

To/ Cheshire East Council

Licensing Unit

Crewe

Dear Sir ,

We wish to strongly OBJECT to the proposed application to sell alcohol and provide entertainment from Holford Hall, Chester road , Plumley.

This would cause a significant Public Nuisance in the area. Depending on access which would be either through a quiet residential area or onto a trunk road.

We hope this application is therefore turned down.

Yours Faithfully

Received
- 3 AUG 2015
Cheshire East Council

The Licensing Unit
Cheshire East Council
Municipal Buildings
Earle Street
Crewe CW1 2BJ

Dear Sir/Madam,

Premises licence application - Holford Hall, Chester Road, Plumley

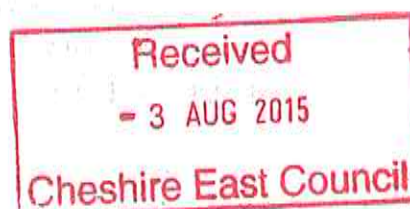
We write to object to the above application to sell alcohol, provide entertainment, and late night refreshments.

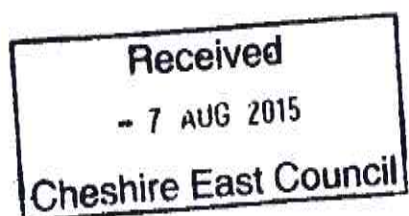
We object firstly on the grounds of public safety. Access to Holford Hall from the A556 is by a long and narrow road, suitable only for a very low volume of traffic. Not for sizeable numbers of vehicles carrying guests and staff, or for the delivery vehicles supplying the alcohol, refreshments, etc. If two vehicles meet there will be a blockage until one reverses, and if this blockage causes a traffic back up onto the A556 this will cause a major accident. Vehicles exiting onto the A556, particularly if turning right, are also a source of risk.

Given the difficulties of access from the A556, it is inevitable that use will be made of the access from Holford Hall to Trouthall Lane. This bridlepath has recently been made up to a standard where it is navigable by a 4x4. Staff and guests will make use of this to avoid the A556. The bridlepath and the lane it connects to are currently safe for children and walkers, and such traffic will make them dangerous.

Secondly we object on the grounds of prevention of public nuisance. The music, dance, and entertainment are going to be loud. Playing inside a marquee does not lessen the sound much. Sound carries over the fields. In the past there have been occasions when we, and our neighbours, have been very much aware of late night music at Holford Hall. For the occasional party at Christmas etc one accepts this, but for such disturbances to be a more frequent occurrence would be a source of real discomfort to the people of the village.

Yours faithfully,





Cheshire East Council
Licensing Unit
Municipal Buildings
Globe St.
Crewe
CW1 2BS

Dear Sirs

Holford Hall, Cheshire Rd. Plumley
Provides License Application

I understand that an application for a license to sell alcohol, to provide entertainment (music & dancing) and to provide late night refreshments from 11 pm to 2 am, has been applied for.

I also understand that the application does not specify where access to the premises is to be provided. The current access from the A556 is off a busy main road which could result in traffic problems any proposal to provide access from front hall lane, Plumley should be turned down due to the narrow access road and safety issues regarding volumes of vehicles crossing the narrow bridge over the Peover Eye.

I object to the proposal on the grounds of:-

1. Prevention of crime & disorder.

What steps would be taken to control events which usually result in drunkenness & rowdy behaviour?

Will steps be taken to control any substance abuse?

2. Public Safety.

As indicated previously with the issue of a license result in road traffic problems on the very busy & accident prone A516? If access was to be sought through the village & town hall lane road works are clearly necessary to facilitate entry.

3. Prevention of Public nuisance

Whilst acknowledging that the Hall is in a rural area, at night sound travels considerably and the primarily elderly local population would not welcome ongoing noise on a regular basis throughout the day and evening.

I hope that the police & licensing unit will take the residents' concerns into account when taking a decision on the license application.

Yours faithfully

4.

Cheshire East Council
Licensing Unit
Municipal Buildings
Earle Street
Crewe
CW1 2BJ

4th August 2015

To whom it may concern

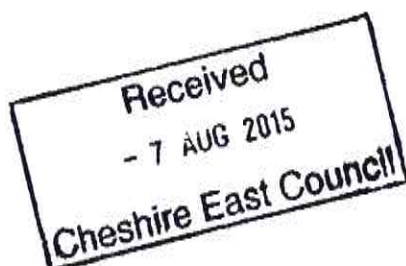
I have recently become aware that Holford Hall, Chester Road, Plumley, is applying for a premises licence in order to do the following: Sell alcohol from 10.30am to 1.30am, play music indoor till 2pm, outdoor till 12am, dance performances until 1.30am, Adult entertainment until 12am.

I understand that door staff will be employed to remove disorderly and anti-social people from the premises.

My objections to this Application are:-

1. Noise from these activities late at night drifting into the Village.
2. Traffic problems both from Trouthall Lane and Holford Lane at all times of day.
3. People denied access to the premises coming into the village causing possible problems.
4. Possible traffic disruption caused by people parking their cars in the Village in and around the Trouthall Lane area.

Yours sincerely



Received

5.

10 AUG 2015

Cheshire East Council

Cheshire East Council

Dear Sirs

Re, Holford Hall licence Application

As a resident of 32 years in Trenchell Lane - now 92 years of age - I was most distressed to learn that the above establishment have applied for a license to sell ~~alcohol~~ alcohol until 2 AM and provide live music + dancing Monday to Sunday

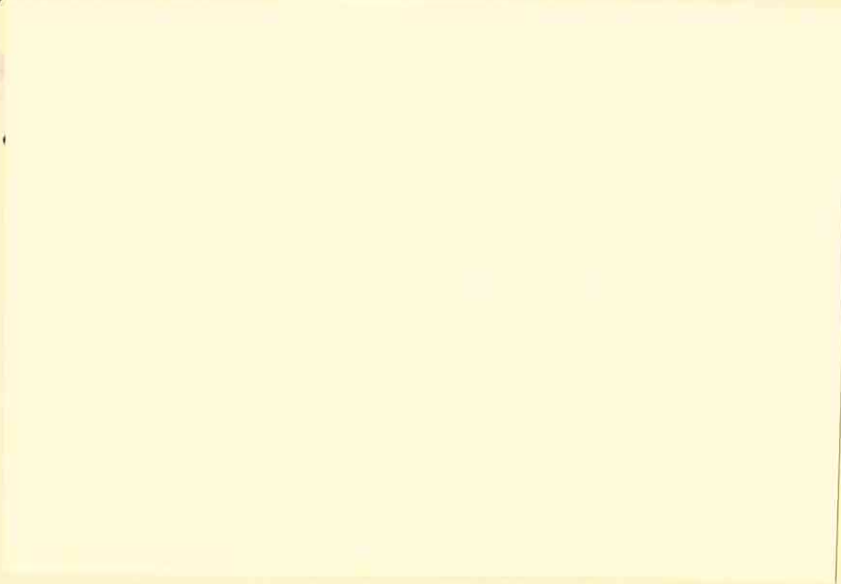
This will inevitably mean large numbers of cars flying down the lane with obvious risk to local residents, many of whom walk their dogs at different times.

I have been burgled three times already and the criminal element will most certainly be on the look-out for properties where people are away.

I hope to be able to enjoy my remaining years in peace + tranquillity, so most certainly object to the proposed developments.

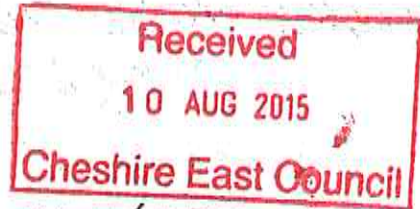
P.T.O

Yours faithfully,




(2)

LCPREMCO 6.



7/8/15 TO WHOM IT MAY CONCERN

I AM WRITING TO STRONGLY OBJECT TO THE APPLICATION FOR A "PREMISES LICENSE" FOR HOLFORD HALL, CHESTER ROAD, PLUMLEY, ON THE GROUNDS THAT THE TRAFFIC IT WOULD BRING TO THE NARROW LANE FROM TRUTHALL LANE TO HOLFORD HALL WOULD BE HIGHLY DANGEROUS AS THE SMALL LANE KNOWN AS "PEPPER STREET" IS WALKED BY MOST PEOPLE IN THE VILLAGE, I.E. CHILDREN, OLD FOLKS & THEIR DOGS AND MANY WALKERS FROM FURTHER AFIELD. AS IT IS AT PRESENT I HAVE TO BE EXTREMELY CAREFUL COMING OUT OF MY ENTRANCE WHICH IS THE CLOSEST TO THE SAID LANE AND ONLY TWO RESIDENCES USE IT ON A REGULAR BASIS, IMAGINE WHAT IT WOULD BE LIKE IF THE TRAFFIC THAT A LICENSED PREMISES WOULD BRING CAME THERE. I WOULD BE SIGNING MY OWN DEATH WARRANT. THIS SITUATION CANNOT BE ALLOWED TO HAPPEN. ALSO THE NOISE THAT THE MUSIC FROM THAT VENUE WOULD CAUSE UNTIL THE EARLY HOUR.



WOULD BE A REAL DISTURBANCE TO THIS
END OF PLUMLEY. I AM SURE YOU KNOW
THAT THE RESIDENTS ARE PRETTY UPSET
ABOUT IT.

YOURS SINCERELY



7.

Received
12 AUG 2015
Cheshire East Council

DEAR SIR OR MADAM

I AM WRITING to voice my objection to this application for a licence. It is going to be a NIGHT CLUB, this sort of establishment should be in a town or city where it can be policed properly, we might not hear the noise from the venue, it is what happens when people make their way home, it is going to be seven nights a week, so people who live in this quiet village will have to put with noise & cars that will probably won't stick to the speed limit on very narrow country roads, I have lived in Plumley over sixty years we do not anything like this in Plumley.

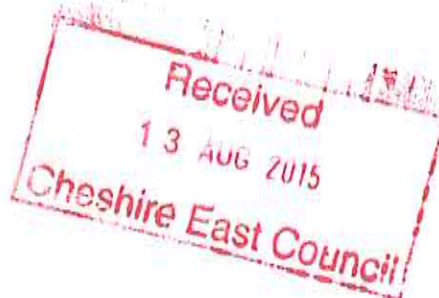
Yours Sincerely



**PLUMLEY WITH TOFT & BEXTON
PARISH COUNCIL**

11th August 2015

Cheshire East Council
Licensing Unit
Municipal Buildings
Earle Street
Crewe
CW1 2BJ



Dear Sirs

RE Premises License Application – Holford Hall, Chester Road Plumley, WA16 0UA

Following a meeting of the Parish Council on the 10th of August 2015 which was attended by 56 local residents I have been asked to formally make representation on behalf of the Council with regards to the above application.

As a general comment about the application there needs to be clarity as to how the access to and from the site for both guests and service vehicles will be managed and where parking of vehicles will be accommodated. This is quite fundamental should a license be granted and large scale events take place within the Hall and the grounds.

The Council also wanted to make you aware that Holford Hall is a listed building and is adjacent to an SSSI site which they feel are important factors you need to be aware of when considering the granting of a license.

During the meeting the Council resolved unanimously to object to the application for a license on the following grounds

Public safety

- The road infrastructure is not suitable in terms of width and lighting to support the increased volume of traffic for proposed events and activity, The likely / expected access routes could be in areas where residents regularly walk and children historically play games and ride horses.
- There is a clear association between late night drinking and anti - social behaviour which could impact on local residents.
- Access to and from Holford Hall via the A556 is already extremely hazardous, an increase in the volume of traffic using this route will create further risk of serious accidents.
- During a previous public inquiry into the request for the movement of a footpath at Holford Hall, part of the justification was that people walking through the grounds of Holford Hall could "spook" the horses thus making them a danger to the public.

The prevention of public nuisance

- Both the noise generated by, and the physical quantity of, vehicles attending events both daytime and during anti- social hours.
- Noise generated by base resonance of entertainment, this was evidenced as an issue on Ascol Drive during a recent late night birthday party at Holford Hall.
- Increase in events and activity will require an increase in larger service vehicles creating an increase in noise and obstructions on the narrow lanes.

The protection of children from harm

- The likely / expected access routes could be in areas where residents regularly walk and children historically play games and ride horses.
- People walking through the grounds of Holford Hall could "spook" the horses thus making them a danger to the public including children.

The prevention of crime and disorder

- It is noted that the intention is for Holford Hall to employ doormen for events which in itself implies that they anticipate some form of disorder confirming residents' concerns.
- Concerns about criminal activity and violence from guests and visitors who have been ejected or not allowed entry to Holford Hall.

Should the licensing committee be minded to grant this application the parish council would ask that access and egress of Holford Hall between the hours of 2100 and 0500 be restricted to Mill Lane and the A556.

I would be grateful if you could confirm receipt of this representation from the Parish Council

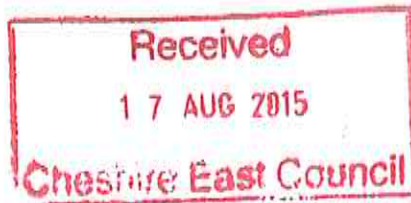
Yours sincerely

David McGifford
Clerk to the Council

12 Bagmere Close, Brereton, Sandbach, Cheshire CW11 1 SG

①

LCPREMCO



9.

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

12th August 2015

Dear Sir/Madam

I believe that I have until the 21st of August 2015 to lodge a Licensing objection.

I live at Plumley Village as the Yewtree Ratepayers Homewatch co-ordinator, caring for the security of a mainly elderly retired community. I live approximately 700 metres across mostly uninterrupted open fields from Holford Hall post code WA16 0UA.

I wish to object to the proposed Licensing application put forward by Ladybarn Corporation on behalf of the owners of Holford Hall on the following three counts.

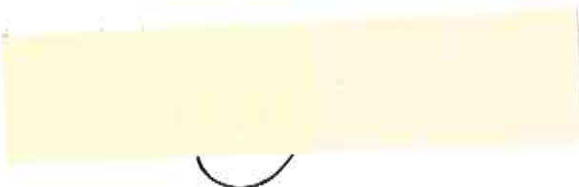
Firstly the antisocial airborne sound level created by loud music especially into the early hours in the summer when my bedroom windows are open for fresh air.

Secondly the safety aspect associated with the main A556 Chester road i.e. taxis turning right in the main road towards Manchester to avoid a longer journey up to the large roundabout towards Northwich.

Thirdly the inevitable drunken behaviour and associated results of late night or early morning revellers cutting through our quiet and peaceful Plumley village to get to the main Plumley Moor Road.

I am yours in anticipation and hope that common sense and a sympathetic ear to these objections I have raised are listened to.

Kind Regards





13th August, 2015

Licensing Unit
Cheshire East Council
Municipal Buildings
Earle Street
Crewe
CW1 2BJ

Sirs,

Re: Application for Licence for Holford Hall, Plumley

We wish to register our very strong objection to the application for licence at Holford Hall.

To say that we were staggered to hear of this application would be an understatement. You will be aware that Plumley is a small village. You may not be aware of the problems that we already contend with.

We object to this on the grounds of it being a public nuisance. Why should a small Cheshire village have to contend with the obvious noise levels from a venue with hours more suited to a London nightclub. Is it not enough that we already have the airport and aircraft noise, the noise of goods trains thundering through during the night, and the prospect of yet more noise if HS2 comes to our doorstep?

What about crime and public disorder. Who is to police this venue? Are we to expect Cheshire Police to control it – hardly likely.

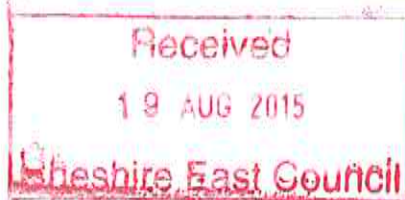
What about the traffic issue? How is the traffic supposed to get to and from this venue. Will it be via the A556 – already a dangerous road and used dangerously by people insisting on turning right across 3 other lanes. Or maybe they will come along Plumley Moor Road – the favourite choice of the boy/men racers. We are continually subjected to vehicles going well in excess of 60 miles per hour on a 30 mile an hour road and more so late at night.

We feel that the application should not be granted licence and that alcohol and music until the early hours benefit no resident in any village.

We therefore register our objection.

Yours faithfully

Cheshire East Council.
Licensing Unit
Eagle St. Crewe.



Re. Application for a licence, for Holford Hall, Plumley to sell alcohol, provide entertainment and late-night refreshment until 2am, 7 nights a week inside or in 2 marquees.

Dear Sir,

As residents, living in Ascol Drive, Plumley, we would like to object to the above application.

1. There are 3 entrances to Holford Hall

- Ascol Drive
- Holford Hall Lane.
- New Road from Troutfall Lane.

Options 'b' & 'c' each have bridges over the Peover bye which will not take heavy vehicles, so almost all Holford Hall heavy traffic uses 'a' Ascol Drive. This drive is an unmade private road leading directly to and from the busy A556 making turning in and out hazardous for residents' cars, without the added pressure from Holford Hall traffic, which would not just be confined to evening, but daytime disruption by the logistics needed to stock and service the premises. When the new road was being constructed from Troutfall Lane all the aggregate and materials came along Ascol Drive, churning up the surface and creating pot holes.

2. There are several children of school age and under, living in Arrol Drive and extra movements of all types of vehicles would be dangerous to all residents.

3. Noise levels, emanating from late night "music and entertainment" would be severely disruptive to all residents as would traffic movements in the late night - early morning hours, ruining the peace and relative tranquility of this small corner of Cheshire countryside.

Hoping these points will be taken into
○ consideration.

Your faithfully,



19 August 2015

Re: Halford Hall, Chester Road, Plumley. WA160UA

Dear Sirs,

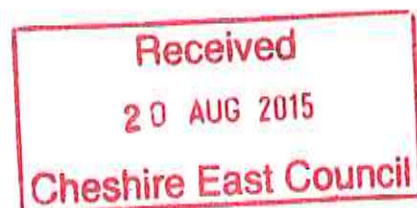
I would like to register my objection to the licensing application for a premises licence for alcohol sale from 10.30 – 1.30 and provision of regulated entertainment between 23.00 and 02.00 seven days a week at the above address on the grounds of Prevention of Public Nuisance.

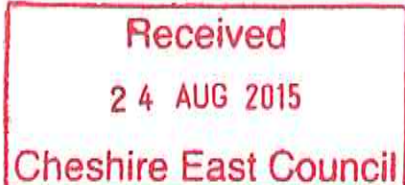
a). Plumley is essentially a quiet semi-rural area and this application is not in the interests of the villagers who live less than half a mile away. Most particularly due to the noise from MARQUEES disturbing the peace in the early hours of the morning.

b). Depending on the access needed to service this application public safety could also be affected due to extra traffic through and around the village.

I do find this application somewhat confusing as it is not five years ago that the same applicant won a court case to change the course of a five hundred year public right of way through the property in order to minimise the noise level and disturbance caused by people passing close to the building's equine business.

Yours faithfully,





20 August 2015

The Cheshire East Council
Licensing Unit
Municipal Buildings
Earle Street
Crewe
CW1 2BJ

Dear Sir/Madam

Re: Application for a premises licence by Ladybarn Corporation for Holford Hall, Chester Road, Plumley

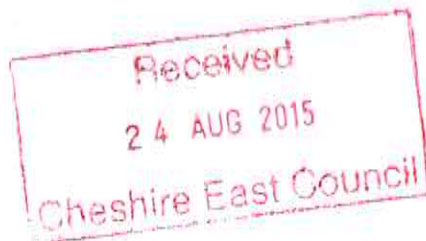
I strongly object to the above application for a premises licence at Holford Hall on the grounds that it would constitute a public nuisance. Holford Hall is located approximately half a mile away from Truthall Lane, across an open field, and we have already experienced how sound travels across open land when Holford Hall played host to a private party one evening last summer. The music and noise from revelers was clearly audible until the early hours of the morning and unfortunately kept us awake. The potential for this level of disturbance seven days a week is totally unacceptable.

The combination of music, entertainment, outdoor loudspeakers, marquees and revelers is not, in my opinion, a recipe for peace and quiet, and could also be a trigger for increased crime and disorder in the neighbouring area as partygoers try to make their way home – two exits from Holford Hall are via Plumley village. This, in turn, could impact on public safety in general, and in particular impact on the safety of children who currently are able to play/dog walk relatively safely in the fields close to Holford Hall.

Plumley is a semi-rural village which offers relative peace and tranquility, very little crime/disorder and a place where children can play freely. This application has the potential to totally disrupt village life and I strongly object to the application.

Yours sincerely

2



14.

20 August 2015

The Cheshire East Council
Licensing Unit
Municipal Buildings
Earle Street
Crewe
CW1 2BJ

Dear Sir/Madam

Re: Application for a premises licence by Ladybarn Corporation for Holford Hall, Chester Road, Plumley

I strongly object to the granting of the above licence on the grounds of the public nuisance that would be caused by the noise from music and dancing accompanied by the sale of alcohol until 2am, especially by the use of external marquees and external loudspeakers.

The surrounding countryside is enjoyed by many, including children, and their safety could be put at risk by disorderly behavior. Plumley is an area enjoyed by its residents for its rural ambience and this would most certainly be jeopardized should this application be granted.

Yours faithfully



20 AUG 2015
14.00

Cheshire East Council
Licensing Unit
Municipal Buildings
Earle Street
Crewe CW1 2BJ

21st August 2015

Holford Hall Premises Licence Application

To whom it may concern

As residents of Plumley we share the considerable concerns of our community about the proposals for the licensing of Holford Hall.

We wish to object to these proposals on the following grounds:

Prevention of Public Nuisance

The use of this venue for the proposed activities will cause unwelcome noise over a significant distance in a largely rural area.

Previously the owners of the Hall were given permission to close the old public right of way because of the noise created by the walkers using the footpath close to the stables. The proposed development will result in considerably more antisocial noise over long periods of time causing sleep deprivation for nearby residents.

Public Safety

The inevitable increase in traffic will result in a greater hazard along roads and tracks which were not built to accommodate the flow of modern traffic. Plumley residents already have concerns about standards of driving with many drivers ignoring the 30mph speed limit. We understand that these concerns are shared by the police and local council

Prevention of Crime and Disorder

At present Plumley has low crime statistics. We wish to keep it that way. The experience of other venues with alcohol and entertainment licences shows that late night consumption of alcohol leads to antisocial and criminal behaviour.

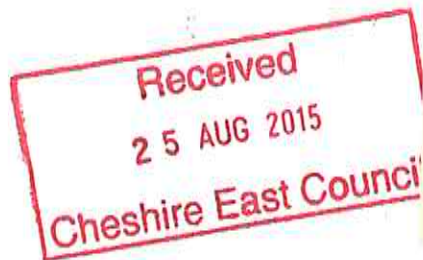
Hoping you will take our concerns into consideration

Yours sincerely



Licensing Unit
Cheshire East Council
Municipal Buildings, Earle Street
Crewe CW1 2BJ

23 August 2015



Dear Sir or Madam

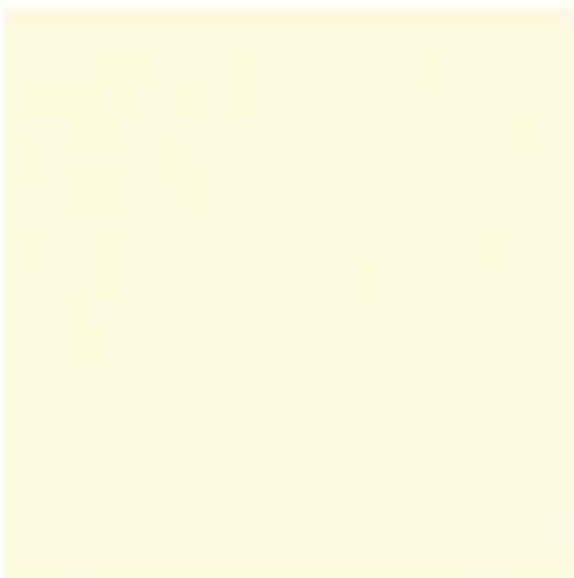
Holford Hall Chester Road, Plumley, Cheshire WA16 0UA
APPLICATION FOR A PREMISES LICENCE - LICENSING ACT 2003

We wish to object to the above application. This is a tranquil, rural locality to which many people moved because of these qualities. This application proposes activities which are incompatible with the nature of the area. The idea of loud music and alcohol-fuelled noise continuing into the early hours in such a quiet rural location is abhorrent and would represent a serious deterioration in the quality of life here. It would be particularly distressing for the elderly residents of the area.

There is also the problem of an increase in traffic. The adjacent A556 is a dangerous road to accommodate all the extra traffic that this proposal will generate. If the lanes away from the A556 are used for access there is then the problem of traffic flow on narrow ill-suited lanes plus the noise disturbance the traffic will generate in the early hours.

The activities to which this proposal relates are far more appropriate to an urban location where noise levels are already high and where the road system is capable of safely accommodating the associated traffic.

Yours sincerely



Received
25 AUG 2015
Cheshire East Council

20th August 2015

Licensing Unit
Cheshire East Council.

Dear Sirs,

I wish to place on record my objections to a proposed licensing application made by Ladybarn Corporation, acting on behalf of Heyrod Hall, in Plumley. The objections - in no particular order - are:

The safety implications of ingress and egress to the site, whether from the A556 or Plumley Village itself, the latter on lanes totally unsuited to heavy traffic

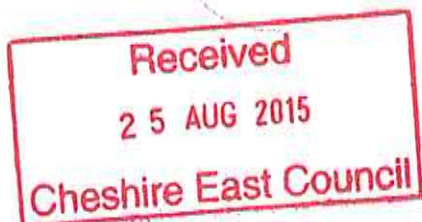
The public nuisance of loud music etc, seven days/nights a week, until the early hours.

2

An update on the proposal in due course, would be much appreciated

Yours faithfully,

To CHESHIRE EAST COUNCIL
 LICENSING UNIT,
 MUNICIPAL BUILDINGS
 EARLE STREET,
 CREWE CW1 2BJ.



Dear Sir/Madam,

I refer to application for license at Holtford Hall.
 Lady Barnard's Vespers/Festivals
 Chester Road
Plumley.

The grounds we object to. A quiet rural area, in conservation area, wild life, sound travels over the fields, the music dancing. Time 10.30am - 1.30am.
 Prevention of crime and disorder, consumption of excess alcohol, consequences wander over fields making public nuisance and safety, and disturbance to the area. Also, many children and their parents walk over public footpaths adjoining fields of Holtford Hall.

Application, states nothing about access to and from premises.
 I'm sure you are aware of narrow country lanes in areas surrounding fields adjoining. Also, access onto a very busy speedy Chester Road.
 Extra traffic particularly late at night, safety features not to mention noise disturbance.

I await your response to this objection, among MANY residents of Plumley which we are proud of our community.

Yours faithfully,

24 August 2015



Dear Sirs,

I write in connection to the application made by the occupants of Holford Hall, Chester Road, Plumley. WA160UA.

May I please make the following initial comment which may not be directly applicable to licencing law but does to me seem relevant to the situation. Some years ago the occupants spent a considerable amount of money and time to secure the moving of an historic footpath and right of way past Holford Hall on the grounds of privacy and noise. This was very much against the wishes of many local residents and other parties, however, permission was granted on those grounds. It does therefore seem strange to me that there should now be an application for a licence to promote drink, dancing and music to all hours, seven days a week at the Hall.

Having made that comment I understand that there are specific criteria that govern licencing laws and I would like to register my objection to the licensing application for a premises licence for alcohol sale from 10.30 – 1.30 and provision of regulated entertainment between 23.00 and 02.00 seven days a week at the above address on the grounds of Prevention of Public Nuisance.

The application seems to suggest that the licence, if granted, would be for the provision of drink, dancing and music in one or more marquees sited in the grounds of the Hall. I do not think that there is any material known to man that can suppress the noise pollution that will come from such a type of building. Plumley has always been a quiet and respectful village with many older residents and to introduce the possibility that any level of noise should be imposed on the residents at unsociable hours is against everything that rural life is about and will disturb the peace.

20.

From:

Sent: 30 July 2015 10:55

To: LICENSING (Cheshire East)

Subject: Licensing Application by Holford Hall, Plumley

Dear Sir/Madam

I note there is an application for Licensing of alcohol at Holford Hall. As a resident of Ascol Drive I would like to submit an objection to this being granted on the following grounds:

Public safety – the area surrounding Holford Hall is very rural , it is frequented by walkers and cyclists who would be at risk on the narrow tracks that any vehicles would have to take to arrive/depart from Holford Hall. The venue is a residential building not designed for large groups of people attending events.

Increase in crime and disorder – this peaceful rural area would be at risk from theft and damage to vehicles/property.

Protection of children – there are a number of young children living in the area where an increase in traffic would have an impact on their safety.

Public nuisance – the noise from large events held at Holford Hall would travel locally to Ascol Drive and other neighbouring properties.

Venues in the area –The Smoker, The Golden Pheasant and the Peover Golf Club all have function rooms capable of holding events and I do not believe another venue is necessary.

In addition the residents of Ascol Drive pay for and maintain the current private road which would be access to Holford Hall. Any increase in vehicles using the drive would have an impact on the cost and manpower needed to retain the standard of the drive.

Please lodge my complaint.

Regards.

Owner of properties at Ascol Drive

21.

From:

Sent: 30 July 2015 10:55

To: LICENSING (Cheshire East)

Subject: Licensing application from Holford Hall Plumley Knutsford- OBJECTION!

To Whom this May Concern,

I write regarding a Licensing Application submitted by Mrs Phillips at Holford Hall. As a resident of Ascol Drive I am concerned about the increase of noise in such a quiet and peaceful residential area that we live in. Access to Ascol Drive is by an unadopted road which the residents contribute to the upkeep of, by way of funding and manpower. Any increase of traffic to Holford Hall would have a major impact on the drive and the access to and from Ascol Drive is directly onto the busy A556.

The location of Holford Hall is not conducive to providing social gatherings for large numbers of people attending events, it involves vehicles driving through small tracks, crossing a bridge not designed for such volume of vehicles and interrupting peaceful countryside enjoyed by walkers, cyclists and the wildlife.

There are alternative wedding/entertainment venues in Plumley namely. The Old Peover Golf club and both Village Pubs, The Smoker and The Golden Pheasant have function rooms and similar types of facilities, so there is no requirement for another venue of this type in this area.

Please lodge my objection to this application being approved.

22.

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

From

Sent: 29 July 2015 15:46

To: LICENSING (Cheshire East)

Subject: Licensing application Holford Hall, Plumley

Dear Sir/Madam,

With regard to the licensing application at Holford Hall, PLumley by Mrs Phillips, I would like to register my opposition to this application.

This is a residential area and noise carries very easily across the fields. I live by myself and I have a young child and feel our peace, quiet and more importantly our sleep will be seriously disturbed. This is a lovely village/rural location that already has several pubs and a designated wedding venue. One of the pubs is only a matter of a couple of hundred yards away. This is not a commercial area or an urban area.

The property of Holford Hall can only be accessed by a single track lane which in turn is off the A556, already a high collision route. This lane is also a footpath with another residential property on the lane, and it cannot possibly cope with increased vehicular traffic. There is limited pedestrian access and completely dangerous to have intoxicated individuals walking from this venue onto the A556, where there is not always a footpath. I very strongly oppose any licensing or change of use at this venue.

Please can you confirm receipt of this e mail.

Yours faithfully

23.

From:

Sent: 29 July 2015 15:04

To: LICENSING (Cheshire East)

Subject: Holford Hall Chester Road, Plumley, Cheshire WA16 0UA

Dear Sir

I wish to strongly object to the Premises Licence application at the above property

I am a local resident and can see the property across the field from my family home, the main reasons for my objection are

1. Holford Hall is in a quiet rural setting with a number of residential properties in the vicinity including, Plumley village, Plumley moor road, Chester Road and Ascol Drive, noise will travel to these properties where a mix of individuals reside including many young children and OAP's causing a nuisance
2. Access to the property is across a small bridge that is not designed for volume traffic and along a public footpath used by walkers and cyclists which may result in injuries or worse.
3. The only access for large vehicles is via Ascol Drive, a private residential drive that is not surfaced and leads to a farm track not designed for heavy traffic.
4. There are alternative wedding/ entertainment venues in Plumley at the old Peover Golf club additionally both Village Pubs, the Smoker and The Golden Pheasant have function rooms, so there is no requirement in the area.

If you would like any further information please do not hesitate to contact me on the details below.

Kind regards

24.

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

From:

Sent: 29 July 2015 19:28

To: LICENSING (Cheshire East)

Subject: licensing application from Holford Hall

Dear Sir/Madam,

As a resident of Manchester Road, Plumley, (near to Ascol Drive), I would wish to raise the following issues in relation to the above licensing request received.

1. Holford Hall is in a quiet rural setting with a number of residential properties in the vicinity including, Plumley village, Plumley Moor road, Manchester/Chester Road and Ascol Drive, noise will travel to these properties where a mix of individuals reside including many young children, disabled residents and elderly residents causing a nuisance.
2. Access to the property is across a small bridge that is not designed for volume traffic and along a public footpath used by walkers and cyclists which is not lit and is likely to result in injuries or worse.
3. The only access for large vehicles is via Ascol Drive, a private residential drive that is not surfaced and leads to a farm track not designed for heavy traffic. In addition, residents of Cranage Villas and Ascol Drive contribute to the private road upkeep, together with Mr Bristow (owner of the Nursery and the road on Ascol Drive). The licensing applicant does not contribute to the road upkeep and we would be unhappy at additional cost for further road maintenance from additional traffic to the property.
4. There are alternative wedding/ entertainment venues in Plumley at the old Peover Golf club additionally both Village Pubs, the Smoker and The Golden Pheasant have function rooms, so there is no requirement in the area.
5. Given the lack of public transport in the area, we also feel that the remote location would increase the potential for drink driving late at night, near a busy bypass; causing a dangerous risk to local residents and wider. We appreciate that there is a request for overnight stays but if the venue was for a large party, it is unlikely that accommodation on site could fully cater to eliminate this risk.

Finally, should the above points not be considered and the request is approved- has a personal licence been approved for sale of alcohol? what experience does Mrs Phillips have of this type of enterprise and have any training courses been arranged by Mrs Phillips to satisfy quality aspect.

I would also like to add to these that Ascol Drive, past the first gate (at the end of the last house), is single track with no passing points for vehicle access.

If you require further information, please do not hesitate to contact me.

Kind Regards

25.

From:

Sent: 30 July 2015 20:39

To: LICENSING (Cheshire East)

Subject: Holford Hall Plumley

To whom it may concern,

I write to object to the license application for Holford Hall, Plumley. As this is a small semi rural village the surrounding area and road networks are not able to cope with an entertainment venue with it's environs. It will pose a threat to public safety and local children because of increased traffic. Also another objection is that it could possibly cause a public nuisance in terms of noise, traffic, drunken behaviour etc.

Regards,

26.

From:

Sent: 30 July 2015 21:21

To: LICENSING (Cheshire East)

Subject: holford hall premises license

Dear sir/madame,

I write to register my objection to the application for Holford hall to be given a license to sell alcohol, and provide entertainment (music and dancing).

my grounds for objection are as follows:-

1) Prevention of crime and disorder, public safety, public nuisance, protection of children from harm.

Alcohol consumption is associated, with disorderly and antisocial behaviour. Door staff will bar or remove disorderly individuals. Where will these individuals end up? In order to reach public transport links they would need to navigate off road tracks and small lanes or dual carriageway on foot or in vehicles. This may create a public nuisance and safety risk to local people and other road users especially if the newly refurbished track from Plumley is used for ingress or egress.

2) Holford hall is in a rural location surrounded by flat farmland. Noise will carry further than might be the case in a more built up area and is more out of character. The noise will be unconstrained by buildings if it is to be held in marquees. This will constitute a public nuisance in areas such as Plumley and other adjacent residential areas.

3) Events will create additional demand and traffic on rural infrastructure i.e. roads. Plumley already has a problem and this is evidenced by Cheshire East Highways installing traffic calming measures in the village.

4) It is the case that when other developments at Holford hall have been subject to agreements made, the owner of Holford hall has not abided by these agreements e.g. open day for local residents (footpath diversion) viewing platform occluded by new planting - requiring intervention by parish/ Cheshire East Councils. I have therefore no confidence they would honour any promises made in support of the current license application.

Whilst Holford hall may wish to provide a venue for events, there are arguably four other licensed premises within walking distance better suited to such activity who have established their low impact on the area.

Yours sincerely

(Plumley resident)

27.

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

From:

Sent: 30 July 2015 21:02

To: LICENSING (Cheshire East)

Subject: Holford Hall application for a licence.

As a senior citizen living on Ascol Drive, I am deeply concerned that an application for an alcohol licence has been applied for at the end of our lane. Who in their right mind would want the sort of disturbance this could cause in our area. This is a country lane that has been used for many years by dog walkers and children who are able to cycle safely. If this lane becomes an access route to Holford Hall with late night activity up and down it, the whole area will be spoilt. Do we really need yet another venue in the area when there are plenty in the locality already. Please, we have the very busy Chester road with ever increasing traffic. We are frequently on the flight path for Manchester Airport. We have the threat of HS2. How much more are we expected to cope with?

Sincerely,

28.

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

From:

Sent: 03 August 2015 11:52

To: LICENSING (Cheshire East)

Subject: PremisesLicense - Ladybarn Corporation Ltd re Holford Hall, Chester Road, Plumley WA16 OUA

Dear Sirs,

I wish to make representations regarding the above application for a Premises License which as a resident in the locality of the said premises it is my right to do.

I have no objection to issuing a Premises License, however, my objection is to the terms of that License as requested in the Application. Therefore I would make representation that the said License, if granted, is issued with Conditions which is the Committee's remit to do. These are:

- 1) Sell Alcohol between the hours of 12 noon and 12 midnight.
- 2) Play Music indoors till 1.0.a.m
- 3) Play music outdoors till 11.0.a.m
- 4) Dance Performances until midnight, if indoors, and 11.0.p.m. if outdoors.
- 5) Adult Entertainment until 11.0.p.m.

The reasons for my representations are:

- 1) The selling of alcohol at 10.30.a.m and before 12 noon. is unnecessary.
- 2) The playing of music indoors after 1.0 a.m. means that partygoers will not be leaving the said premises until very much later therefore causing disturbance to local residents through noise and increased traffic flow.
- 3) The playing of music outdoors later than 11.0.p.m. will cause disturbance and a nuisance to both farm stock and local residents. Plumley is a rural area and therefore sound carries easily.
- 4) Dance Performances after midnight will cause further disturbance within the locality and increase traffic flow.
- 5) Adult Entertainment after 11.0.p.m. is unnecessary.

I believe my representations are reasonable, come within the Council's Guidelines for Objections and would ask the Committee to take these into consideration.

29.

From:

Sent: 01 August 2015 16:26

To: LICENSING (Cheshire East)

Subject: holford hall licence application

hello

I am emailing to formally object to the application for holford Hall to sell alcohol. The grounds for the objection are prevention of public nuisance.

The application doesn't state which entrance they plan to use for the venue and if it is the trouthall lane route this will have an impact on the surrounding neighbours with drunk and disorderly behaviour. Although we are moving very soon, I feel I have to object for the benefit of the new owners of the cottage and the other neighbours we are leaving behind.

.

30.

From:

Sent: 02 August 2015 19:21

To: LICENSING (Cheshire East)

Subject: Holford Hall Chester Road Plumley

Licensing application for Alcohol and Entertainment

As a Plumley resident , a resident that will be affected by this proposal I am totally against this application on the grounds that there will noise from these Marquees and the surrounding roads are just not suitable for the possible traffic that could be created by this proposal.

Plumley has its fair share of elderly residents and such a proposal being granted would be noisy, upsetting and certainly dangerous for the elderly and all residents in this area.

I object on the grounds of public safety and the prevention of Public nuisance and excess noise

31.

From:

Sent: 02 August 2015 20:35

To: LICENSING (Cheshire East)

Subject: Holford Hall Premises Licence Application

Dear Sirs,

Subject: My Objection to the granting of a Premises Licence for Holford Hall

Would you please accept this email as my formal objection to the Application that a Premises Licence - Licensing Act 2003 be granted;

My objection is based on the following grounds:

1. Environmental Noise.

The noise environmental issue of music being played from 10.30 am to 1.30 am Monday to Sunday outdoors which together with aircraft noise, traffic noise from the A556 Chester Road and in the future noise from the High Speed train is going to have a severe and unacceptable impact on the residents in Plumley and other houses nearby. We are all aware of the terrible impact of loud music and how it travels across the countryside when played outside.

2. Access to Holford Hall

The access to Holford Hall is **severely** restricted past some houses and directly on to the A556 Chester road

with heavy traffic travelling up to 60 mph and sometimes beyond this legal limit. Many drivers leaving Holford Hall will have consumed alcohol and considering the opening hours applied for – 10.30 am to 2 am Monday to Sunday this in my opinion constitutes a considerable risk to the visitors of Holford Hall and other members of the public using the A556 Chester Road. In my opinion it would contravene Health & Safety Regulations and there could be consequences under the Road Traffic Act. Public Safety would certainly be compromised. I have already experienced an incident with a Land Rover coming out of the access road to Holford Hall on to the A556.

3. Residents living on the access road to Holford Hall

The passing traffic, the noise from music between the suggested times together with the consumption of alcohol is going to subject these people to what I would describe as a "living hell" and will devalue their properties and I believe compromise their Human Rights under European Law and certainly this would have to be tested.

I earnestly request those responsible for considering this application to take account of the consequences and ask themselves could they and their children tolerate and live with the consequences of this application if it were granted.

Please reject this application in it's entirety.

Would you kindly acknowledge receipt of my objection to this Application.

Thank you.

Plumley Resident.

From:

Sent: 01 September 2015 14:24

To: CADMAN, Nikki

Subject: Re: NOTICE OF HEARING - PREMISES LICENCE APPLICATION - HOLFORD HALL, PLUMLEY

Dear Mrs Cadman

There is a potential serious traffic risk problem associated with this application and for experienced professional authorities to disregard this is something which perhaps should be kept on record. You may consider the Highways/Road Safety, not acting as a consultee, should be at least be informed about what is being proposed in terms of the road and traffic criteria so that, in the event of any future incident, this action will be a matter of record.

I do hope you appreciate I am merely trying to help your Committee as it seems to me most people can appreciate imminent danger but not so often potential danger. If this were otherwise perhaps the terrible aircraft accident in the South of England could have at least spared the lives of innocent people. Having flown jet fighters in the RAF myself I have been aware of the potential danger! There have been some terrible accidents, some fatal at the junction of Plumley Moor Road and the A556 and that is why the Highways Department spent so much money constructing a link road and traffic lights.

As a retired pensioner (82) I am merely trying to help the present and younger generations in a logical, fair and constructive manner and trying to ensure your Committee has a true understanding of the facts. That is why I suggested a visit to Holford Hall would be appropriate so you can form your own opinions by direct observations without relying on the statements of others and images from maps and photographs etc.

Thank you for your attention.

32.

From:

Sent: 10 August 2015 10:05

To: LICENSING (Cheshire East)

Subject: Holford Hall Chester Road Plumley

I am absolutely amazed that a neighbour would even consider inflicting such thing on the surrounding area .

If you were to list the things you would not want to live near this comes pretty close to the top .

Noise must be a major concern , the sound travels for very long distances and when the wind is in certain directions we can already hear the noise from events many miles away .
The thought of this noise on a regular basis from a venue on our doorstep will complexly shatter our quality of life . Noise travels as the crow flies and as the crow flies we are all very close to this venue.

They are proposing to use marquees , they have little or no sound reducing capabilities what so ever.

In addition to this we have crime prevention , disorder and public nuisance , it is interesting to see they have their own door staff to remove anti-social and disorderly people from their premises which is great for them , but not so good for us when they turn up on our door step . These event inevitably bring this type of problem that is why they have door staff.

When the event finishes all the above will continue for many hours afterwards .

No doubt the staff which will be used will come from outside caterers , event hire companies , deliveries , guests arriving , leaving etc . Coaches taxis , cars, mini buses etc travelling down the lanes getting lost looking for the venue and the drunken drivers leaving looking for back roads to avoid detection.

The developers may well be able to demonstrate proposed routes but guests and delivery companies will be all over the village looking for this venue, no matter what the organisers say or promise.

These are large numbers of people all arriving and leaving at the same time who are not regular visitors to the area and have very little knowledge of the roads and routes to the area. It will be chaos.

Not only in summer we will also have the Christmas period for events which is a major part of the events calendar.

We are local voices up against well organised business people who are well versed in obtaining licences for this type of venue, and will no doubt have expensive lawyers to go with it , we can only look to our official bodies such as yourselves to bring common sense and fair play into being .

Kind Regards

33.

From:

Sent: 09 August 2015 14:54

To: LICENSING (Cheshire East)

Subject: Holford Hall, Chester Road, Plumley

I refer to the application for a premises licence for the above premises.

Planning permission was given recently to upgrade an existing footpath and farm track from Pepper Street in Plumley to Holford Hall. In addition electric gates were fitted. It is obvious that this is the route for vehicle access to the Hall

This will entail a considerable number of vehicle journeys down a very narrow lane passing very close to residential properties. In addition these vehicle journeys will be made well into the early hours of morning thus causing noise and disturbance to residents.

The public footpath is used extensively not only by Plumley residents but by residents of other local villages. Increased access by vehicles will constitute a safety hazard to all walkers.

In view of the above I strongly object to this licensing application.

Plumley Resident.

34.

From:

Sent: 09 August 2015 17:02

To: LICENSING (Cheshire East)

Subject: re:license for entertainment and alcohol at Holford Hall, Plumley

I have lived in the small village of Plumley for over 17 years and frequently walk my dog or grandchildren along the path from Trouthall lane and passed Holford Hall. Over these years, changes have been made to the path itself, the gates leading to the hall and the diversion to the path that crosses the halls grounds which seems to indicate bigger changes to come. This license application seems to indicate a much increased expected number of cars would be travelling along inadequate paths with no indication of which path would be used. This would cause hazards for the public, including children, when walking to the village from Astley or visa versa. Noise carries in the countryside and I consider it unreasonable to have outside music until 1.30am every night of the week. The only notice I could see about this application was attached to the entrance of the path over the halls grounds but have been told that others have been torn down.

35.

From:

Sent: 09 August 2015 19:07

To: LICENSING (Cheshire East)

Subject: Objection to Licencing request for Holford Hall, Plumley

Hi,

I wanted to write to you to voice mine and my families objections to the licencing application for Holford Hall.

It seems that we are progressing from a cookery school to Equestrian residence to weddings and parties 7 nights a week and drinking in the morning through to the early hours.

This is a residential area with quiet and dark country roads. The risk to public safety will rise dramatically and somebody will get hurt driving home before too long.

The increased noise level in the early hours of the morning from the increase in traffic will cause disruption and concern to the village and I am guessing it is only a matter of time before crime increases dramatically.

I am not sure what the long term plans for Holford Hall are but it seems they change by the day and I suspect where things will end up will be very different to the variety of things they have been along the way. Maybe this is their plan all along and we are all being played for fools?

Either way, we object very strongly.

If this gets through, maybe I will turn my house in to a night club for bikers.....

Best regards

Plumley Resident

36.

From:

Sent: 06 August 2015 11:00

To: LICENSING (Cheshire East)

Subject: Holford Hall - OBJECTION

I object profusely to the application for Holford Hall to obtain a premises license.

It will bring alot of unwanted vehicles, noise and inappropriate behaviour from drunken people to the village. Most of the residents in Plumley are elderley and the noise from the music and people is a given NO NO. We all moved here for peace and quiet - if we had wanted music and noise we would have moved into a town / city!!!!!!

What a stupid thing to suggest when the road leading to Holford Hall is a dirt road and single track.

I certainly OBJECT.

37.

From:

Sent: 05 August 2015 14:27

To: LICENSING (Cheshire East)

Subject: Holford Hall Licenses Application

I would like to object to the granting of a Alcohol License on the following grounds.

1. Prevention of Public Nuisance.

There could well be a breach of the Noise Criteria Levels associated with Evening and Night-time levels listed for Rural Areas.

The noise propagation from one to three noise sources can become apparent after noise calculations are fed into a Noise Map/s.

The noise will not be contained within the Hall or Marquees and any amount of trees and bushes will have no affect on the noise

Levels. Even acceptable day-time levels at NC 30/35 could well be exceeded.

2. Public Safety / Prevention of Public Nuisance.

A cursory glance at the expectant number of vehicles travelling either to or from the A556 can cause a serious hazard by traffic 'backing up' into the turning to the entrance of the Hall. The A556 can be 'a race track' during the day let alone at night,second only to Brands Hatch, Oulton Park etc.

There could well be a possibility of traffic using the track road at the rear of the Hall which is frequented by walkers and ramblers from outside the area which eventually merges with Trouthall Lane. The thought of cars using this route presents itself as even more hazard forming for pedestrians the residents who are already besieged by wannabee Louis Hamiltons.

Thank you for your consideration.

38.

From:

Sent: 04 August 2015 14:01

To: LICENSING (Cheshire East)

Subject: Formal objection to the Premises License application by Holford Hall, Chester Road, Plumley, WA16 0UA

Importance: High

4th August 2015

Objection by email:

Dear Sir / Madam,

RE: Formal objection to the Premises License application by Holford Hall, Chester Road, Plumley, WA16 0UA

Please accept the attached letter as an official objection to the Premises License application by Holford Hall, Chester Road, Plumley, WA16 0UA. In the attached we outline seven points for your consideration under the following categories of objection: A. Prevention of Public Nuisance B. Public Safety C. Protection of Children from Harm D. Prevention of crime and disorder.

RE: Formal objection to the Premises License application by Holford Hall, Chester Road, Plumley, WA16 0UA

Please accept this letter as an official objection to the Premises License application by Holford Hall, Chester Road, Plumley, WA16 0UA.

In the following we outline seven points for your consideration under the following categories of objection: A. Prevention of Public Nuisance B. Public Safety C. Protection of Children from Harm D. Prevention of crime and disorder

A. Prevention of Public Nuisance

1/ Increase in disturbance: noise

Our first objection concerns the disturbance that will result from this scheme. We believe these disturbances are twofold: noise disturbance and disturbance resulting from significant influx of people moving into, through, and from the village.

Noise pollution:

Plumley is a quiet village with a strong sense of community. The noise that will result from this venue will have a significant impact on the nature of the area and will have a very negative effect on those living in the village. Plumley is often silent from as early as 8pm even on the weekends. This is because the dominant demographic of Plumley is made up of elderly and semi/retired people. The noise pollution from this proposal to hold licensed events from as late as 2pm will be devastating to this community.

Disturbance from increased flow of people:

Presently movement through the village is mostly limited to local residents and, at weekends, small groups of walking enthusiasts and dog walkers. The disturbance caused by a temporal flow of visitors to wedding events will be significant.

B. Public Safety and C. Protection of Children from Harm

2/ Traffic and highways issues:

It is not clearly stipulated in the application details we have seen as to how the venue is to be accessed for this premises purpose. If it is accessed via Trouthall Lane and the small private road running from Trouthall Lane to Holford Hall's secondary entrance, these proposals will introduce a number of negative issues.

The roads on this route do not have the capacity for this purpose and are not suited to anything more than slow, occasional traffic. The small dusty road from the corner of Trouthall Lane to the secondary entrance to Holford Hall is steep and must accommodate access to and from the two properties at the bottom of this road, but other than access to these dwellings, is mostly used by walkers and children. Situated on the corner, it offers very limited visibility. This is currently not an issue as traffic flow through this section of Trouthall Lane is exceptionally light and occasional. Adding additional traffic along this road would render this turning very dangerous and the use of the roads in question would become a hazard for walkers and children.

These risks are all the greater when one considers access for emergency vehicles such as ambulances, police and fire services. By changing the use and population density of Holford Hall as per this proposal, we do not feel that these roads would provide sufficient emergency access without endangering the lives of local residents or significant changes to the highway provision, which would be highly detrimental to the area.

A further traffic and highway concern centres on parking. Trouthall Lane is already used as informal parking for walking enthusiasts and dog walkers. This already proves problematic at weekends. Introducing a high capacity event venue to this area may make this issue far worse and render this lane unusable.

3/ Conflict with current use:

We also worry that there is a clash between current and proposed uses. Dog walkers often use these paths late at night, especially those who work long hours or commute. Large flows of traffic along these dark paths would put these people and their pets at risk.

D. Prevention of crime and disorder

Plumley is currently a low crime area. Any introduction of large groups of people external to the village may increase the likelihood of crime and public disorder – particularly given the nature of the application license to sell alcohol, hold adult entertainment and play music until 2am potentially from Monday to Sunday.

E. Other

5/ Loss of amenity value:

Holford Hall and the access routes around the fields and paths surrounding Holford hall have long been an important feature of the area. It has a significant amenity value treasured by the community and the broader community. It is used regularly by walking clubs, dog walkers, local families and local children who use this space as a place to play safely (i.e. without the risks associated with traffic and groups of strangers) This license will put this amenity value at great risk. Please note that the amenity value of Holford hall has already been compromised through a previous planning approval to limit public access around the building by diverting the public access route. This recent application reflects a further distancing of this historic building and grounds from the local community.

6/ Harm to the green belt and countryside:

We hold that this proposal could have a very negative impact on the countryside resulting from damage to pathways and roads not designed for this purpose as well as the increased risk in

littering.

7/ Other more suitable venues:

We would like to draw your attention to other local venues that are far more appropriate for this function. In Plumley, the Oak Tree of Peover (the old Peover Golf Club) is used as a successful wedding and function venue. It successfully avoids many, if not all, the issues we raise above. It is accessed from a main road (Plumley Moor Road) with a distanced connection to the local village. This road is used for all visitors and emergency vehicles. The venue is acoustically isolated from the village as a whole and is masked by its location close to the motorway and Plumley Moor Road. It is visually isolated from the village and is set in grounds formerly used as a private golf club rather than a series of paths open to the public.

Given the six points raised above we urge you to consider this application, not simply as an opportunity for the owners of Holford Hall to generate further income, but to take into account the character of the area and the negative effects it will have on the established community of Plumley village.

Yours faithfully,

39.

From:

Sent: 04 August 2015 14:55

To: LICENSING (Cheshire East)

Subject: Re: licensing application from Holford Hall

I would be concerned if another licensed establishment was to open in the quiet rural setting of Holford Hall as it would destroy its character and create noise for the mixed neighbouring communities of Ascol Drive and Plumley village. Therefore I do NOT want it.

I object to any activities which will potentially increase the volume of traffic on the A556, which is already very busy and too noisy especially for the residents of Ascol Drive. Also there are some slow vehicles (tractors and other agricultural machines) it may lead to more traffic accidents.

We should not make it easy for anybody to obtain/buy alcoholic beverage as it often leads to unruly behaviour even from the best of people. I do not want this on my doorstep.

Finally there are a number of other venues with licensing in the area therefore it seems to me that there is no need of another one.

40.

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

From:

Sent: 10 August 2015 14:54

To: LICENSING (Cheshire East)

Subject: Licensing app Holford Hall, entertainment and alcohol

Dear Sir or Madam,

My wife and I would like to object to the submitted licensing app for the above premises.

The idea that dozens of cars could travel through the village and back again at up to 2am is not conducive to a stable natural environment, or, the peace of a small rural village.

The access, which used to be a farm track, and is single width, has a blind bend coming off Trouthall lane. This part is used daily by a number of walkers and is therefore a safety concern.

Delivery vehicles to supply these functions would find access difficult also.

We therefore object on two grounds :-

Public Safety and Prevention of Public Nuisance

Yours faithfully

41.

From:

Sent: 11 August 2015 10:20

To: LICENSING (Cheshire East)

Subject: Representation against application for premises licence for Holford Hall, Plumley WA16 0UA

Dear Sirs

Re: APPLICATION FOR A PREMISES LICENCE - LICENSING ACT 2003 -

Holford Hall Chester Road, Plumley, Cheshire WA16 0UA

My name is and I live at Manchester Road, Plumley. I wish to make a representation against the above application for a premises license at Holford Hall in Plumley, with a number of grounds for objection. I recently attended a parish council extraordinary meeting on this subject and the level of feeling in the village was apparent by the number of attendees.

I object primarily on the grounds of public safety; the accesses to Holford Hall, of which there are potentially three, are inadequate for this volume and kind of traffic. The lane from Holford Hall exits onto the Chester Road which is a busy and extremely fast moving dual carriageway without centre a divide. Volumes of traffic entering and exiting from here will cause an additional hazard as fast moving traffic will have to brake hard to avoid a collision.

The farm track from Holford Hall to Trouthall Lane, Plumley, which has been recently surfaced in rough aggregate, is used by walkers and people exercising their dogs. A volume of traffic along this track will cause a hazard to them, particularly in the hedged sections where there are blind bends and no separate footpath.

The track from Holford Hall to Chester Road via Ascol Drive passes many residential properties where some families with young children live. Young children play in Ascol Drive and their safety would be compromised by the increase in traffic, not only from the guests but also from the delivery lorries of catering contractors and brewery/vintners. Undoubtably some of the people leaving the premises will be driving whilst under the influence of alcohol causing further problems. Ascol Drive again exits onto the Chester Road at a hazardous junction and the volume of traffic here will cause the fast moving traffic to make avoiding manouvres.

The playing of loud amplified music at Holford Hall until late at night will cause a significant public nuisance as the noise will carry a significant distance across open farmland. This will disturb residents in nearby properties, particularly those in Ascol Drive with young children who are trying to sleep.

Regards

▪ The prevention of crime and disorder ▪ Public safety ▪ The prevention of public nuisance ▪ The protection of children from harm

42.

From:

Sent: 11 August 2015 09:40

To: LICENSING (Cheshire East)

Subject: Holford Hall

Dear nikki cadman

thank you for replying to my e-mail, this is a formal objection to the granting of a premises licence.

Objection 1-prevention of public nuisance. door staff to be employed. where will the disorderly anti-social people go; this is a rural location; no buses no taxi ranks also close proximity to the A556.

Objection 2-prevention of public safety. there are three entrance ways to holford hall two are of the mentioned A556. one opposite linnards lane is a cars width road used by walkers. the other is ascol drive which is a privately owned road. the next is off truthall lane. again a narrow road to brookfield farm access to holford across a field track. this is a popular route for dog owners and their children as there is no definite access route on the application this is the most critical issue to be considered.

yours peter wright

resident 58yrs ish

43.

From:

Sent: 10 August 2015 16:47

To: LICENSING (Cheshire East); Cheshire East Planning; Ed Long

Subject: Holford Hall, Plumley, Objection to Liquor Licence and associated Development

Dear Sir or Madam,

Please find my objection to the above proposal attached.

Yours faithfully,

Dear Sir or Madam,

RE: Objection: Proposed Liquor Licence and Subsequent Ultimate Significant Residential Development and Catering Facilities Expansion at HOLFORD HALL.

My letter is by way of an objection to the granting of any form of liquor licence. It is understood that the granting of a liquor licence is a necessary requirement in order to lead to extended catering and residential use of Halford Hall and create significant and dangerous traffic problems and that will create significant noise generation which in itself will detract from the rights of the local population to a quiet and peaceful existence. The proposals which include the current application for a liquor licence take the property away from being the beautiful and serene country residence that it is, blending harmoniously with the locality and country ambience that has existed for hundreds of years. The reasons for my view are set out below.

I would also plea to your good selves to think of and consider the feelings, wishes and lives of the local population on both sides of Halford Hall that are going to have their lives dramatically changed permanently by the commercial development and increased traffic volumes that will be generated by such a significant development of the house and grounds in the way ultimately proposed.

The house is presently occupied by one person who naturally wants to put the house to a more extensive use and whilst one can understand this desire on her behalf, I believe the lives and emotions of many hundreds of other people that will be adversely effected should be the overriding consideration. The owner/occupier Frances Phillips has already admitted that should the property be subsequently sold at some later date, she could not have any control of what the property may become or how a "new business" may further develop in the event of her new commercial enterprise being achieved.

The view may be taken by controlling authorities that this may well be a good use for such a building, and no doubt if the property was placed in a more accessible location and either further from other significant populations or in a more commercial area one might not disagree with them.

We have lived in Plumley for over 25 years, as indeed have many other "small country village lovers" that currently call Plumley home. I am sure that many of those that were not born here in Plumley came here to be in the peaceful community and rural setting that the village offers.

Plumley has an ideal balance sought by so many people. The infrastructure that makes Plumley so wonderfully rounded off is the existing infrastructure that it has, and at the same time, the limited nature of that same infrastructure. The population of Plumley is harmonious, happy and socially desirable which is due not only to what it does offer but also to what it does NOT. Your good-selves will know we have one village store with post office, one chapel, one community hall, tennis courts, one "in village" public house, a railway station located well for commuting and at the same time only being a short drive to lovely surrounding towns together with more extensive towns of Chester and Manchester.

It is hoped that it is appreciated that these reasons are by and large why PLUMLEY has been chosen by these residents to be the peaceful village where they live.

The direct concerns of the proposed uses for Holford are essentially two fold. The more significant one being the largely increased traffic generation and the second the intrusion of loud party music late into a peaceful summer evening in particular when bedroom windows are open to the fresh country air.

TRAFFIC. The Halford Hall property technically has three access points, one its own driveway and the other two by rights of way. Taking these one at a time.

Halford Hall driveway. The existing driveway is single track, narrow and as a driveway is relatively long by most standards. The driveway is accessed from Halford Lane which is also considered a narrow country lane. This having been said the most concerning point about the possible use of this driveway is the ultimate need to enter and depart from Halford Lane from or onto a notoriously dangerous highway where there is a speed limit of 60 miles per hour. There are already restrictions in place in relation to the turning into the lane on the opposite side of the Chester Road but it should be pointed out that local residents are very aware that the wider public's extensive abuse of this restriction is widespread. Essentially it is hard to police such movements and no doubt such abuses would be increased in the event of similar restrictions being imposed on the lane opposite being Halford Lane. Even

given that such restrictions were imposed and adhered to in relation to the use of this ingress and egress point from Halford Hall and the Chester Road it is a very dangerous highway to enter from the lane, which is itself all but invisible until you are almost upon it.

Ascol Drive. Whilst Ascol Drive itself has many of the same concerns as does Holford Lane it is wide enough for two vehicles to pass for the first part of its construction, which is privately owned. There will no doubt be very strong opposition to the increased traffic on this private road which is used to access dwelling driveways and is also used for parking of resident's and visiting cars. The road itself is in a poor condition and then leads to a very long narrow section, more of a track and possibly the longest of the three access options. It is envisaged that there would be traffic problems on this track generated to an unmanageable level with the track in its present form. This indeed may be said of all the access options.

Pepper Street, off Trouthall Lane. This lane is a Public Highway, albeit possibly the narrowest and most dangerous of all the options. Sight distances are not good, the road has a seal on it which is somewhat degenerated and overhanging trees and heavy growth on the road banks makes driving down this lane dangerous even with the limited traffic use of today. The street or more accurately lane is used by farm machinery on a year round basis and by the two residences that currently have this as their only access. These residents are patently aware of the inherent dangers of the lane here and drive with caution at all times. Access to Halford Hall from Pepper Street is gained by a sharp right hand turn at the end of Pepper Street with virtually no sight distance at all and after entry into the hall property proceeding down a very narrow track in the region of a kilometre long and itself having poor sight distances in some locations. The track ends at the Halford Hall. Access though Pepper Street itself and the use of this route as an option perhaps presents the greatest problems because of the Public Highway status of Pepper Street, the narrowness of it and it could NOT be made one way. The village of Plumley itself and the general use of Trouthall Lane would become adversely effected at concentrated times, some of which will be very late at night when guests of Holford Hall were passing en route for their homes.

Access summation; all the possible access points are fraught with problems for any larger traffic volumes than at present and the dangers of using any of them will of course only increase late at night and with the consumption of alcohol.

A one way system has been mooted. Who would police such a system? Are guests to the Hall going to take any notice of such restrictions especially as they will have no legal bearing. How could a one way system work for the

residents of Pepper Street and their visitors and for the agricultural traffic and public services and utilities that presently use Pepper Street as their only legal or safe access. The Chester Road has a very bad history of accidents and any increased traffic concentration at the peak times of either the public at large on the main road or of the Halford guests at either of the Chester Road junctions would obviously create further difficulties and increase driver aggravation. This itself can be very dangerous.

NOISE POLLUTION. Creation of this style of development in proximity of a quiet country village, bringing all the traffic **noise** and other problems that it would together with the **noise pollution** aspect from loud music would be intolerable. Loud music played in marquees or indeed outside in the grounds of Holford Hall would travel for miles on a calm and balmy summer night and make the concept unacceptable to the people of Plumley.

It is not considered that granting a liquor Licence and/or consent to any further proposed developments of related nature could be said to be in the Public interest. I would urge the consenting authorities to recommend refusal.

Yours faithfully,

44.

From

Sent: 12 August 2015 11:00

To: LICENSING (Cheshire East)

Cc:

Subject: Holford Hall Chester Road, Plumley, Cheshire WA16 0UA

Dear Sir / Madam

I am writing to register an objection to the application for a premises licence - licensing act 2003, for Holford Hall, Chester Road, Plumley, Cheshire WA16 0UA.

There are a number of areas to my objection.

1) Public Safety

The village is a small place and has previously been deemed by Cheshire East Council as a tranquil area, as such the roads, with the exception of Plumley More Road are generally quite, and the byways used by walkers and children. The delivery of stock to the Hall would significantly increase the danger of road traffic accidents involving pedestrians and other vehicles on what is a tight lane. This is without considering the traffic moving individual party goers and patrons to the hall which would be significantly higher than the commercial delivery traffic for the Hall.

There is also the safety of the customers who have potentially been explicit from or refused entry to the Hall on by the door staff that will be employed. These individuals will need to find some means of getting home / to another venue. There are a number of potential shortcuts that could be taken by individuals to get back to the main A556 or to the village, all of which pose significant risk of injury to one whom is intoxicated or unfamiliar with the area.

2) Prevention of Public Nuisance

As stated above the village is a quiet place, occupied by a mixture of young families and retired pensioners. Drunken revellers returning through the village hold the ability to create a public nuisance with noise and other offenses such as urinating in public, or on private property. There is also the consideration of noise from Holford Hall itself and the planned marquees to be erected. Late night music and dancing will involve low level base and drum sounds that will travel across the village and be highly audible. On previous occasions when events have been held at the Hall the noise of the music has been clearly audible within the village.

3) Prevention of Crime and Disorder.

Trespassing on to private property by rejected revellers and those looking for a way home is a concern. There is also the potential damage that could be caused to both physical property within the surrounding farms / residential properties and injury to livestock held

on the various farms around the Hall. There are many examples of issues where drunken individuals have taken their frustrations and anger out on residence adjacent to venues.

I would also ask that the planning application Planning ref 15/2446M for a variation to allow guest to stay at Hartford Hall for the equestrian business, not for a wedding venue business be considered in relation to the application for a license. This is in contradiction to the details of the licensing application for late night provision for the sale of alcohol, and provision of late night entertainment.

I look forward to your response.

Yours sincerely

45.

From:

Sent: 12 August 2015 17:51

To: LICENSING (Cheshire East)

Subject: 15/2446M Holford Hall Plumley

Dear Sir/Madam

I would like to register my objection to the Licence Application being made for Holford Hall.

I live in Plumley.

There are a number of reasons based on my current understanding of the application and I have attempted to categorise them as per the East Cheshire guidelines although inevitably there is some overlap.

Prevention of Public Nuisance

Plumley is currently an 'area of tranquillity' which is the reason most people seek to live here.

Generally there is little noise (despite the relatively infrequent aircraft, largely during the day) so much so that an event being held at Tatton Park or Tabley Hall can often be heard quite easily. Similarly on the odd occasion that the village hall is used for a party or celebration it can be heard in most parts of the village. But both of the above finish by ~11pm if not before and so cause little nuisance.

The planned hours for the activities at Holford Hall will mean that not only will the noise (generally party music) be heard in many parts of the village, that noise may be happening to various degrees from late morning opening to early next morning 7 days a week. This is totally unacceptable and will utterly destroy what Plumley is - a quiet peaceful village. There have already been examples of events at Holford Hall in marquees which have disturbed residents in the village and on Ascol Drive so we know what to expect and this is not simply hysteria.

Traffic nuisance is already an issue in Plumley both speeding on Plumley Moor Road and the fact that all the local roads and lanes are narrow so that traffic flow is restricted. This application if passed will lead to greatly increased traffic volumes throughout the day and into early morning. There will be delivery and similar vehicles during the day with visitors to the Hall including taxis at all times. Not only will this cause traffic volume problems in the surrounding lanes and at the junction near the Chapel, it will also cause increased pollution, there will be large delivery vehicles trying to get down narrow lanes and will certainly increase significantly the likelihood of accidents to pedestrians since many of the lanes do not have footpaths and accidents between vehicles due to the narrow lanes. It will not even be possible to restrict which routes are used because it will be impossible to know who should or should not be on a lane at any given time and anyway it will be nigh on impossible to 'police'.

Public Safety

As stated above traffic is already a problem and this will be significantly increased if this application is approved. There are a significant number of dog walkers in and around the village and on the footpath past Holford Hall. Children also play on the path and near the Peover Eye. And so increased traffic is bound to increase the likelihood that there will be accidents.

However, there are also safety implications for the visitors to the Hall especially at night. Plumley village has few street lights and so is quite dark. Worse however are the paths and fields surrounding the Hall where there are of course no lights. We understand that access to events will be controlled by 'door staff' so there is every likelihood that people will be refused access or ejected especially those that are drunk. Unless there are taxis to hand this will result in the ejected people wandering about in the dark potentially falling into ditches, fields, gardens, etc and possibly being injured but no-one will know.

It is also likely that people will expect to be able to arrive and depart by train without realising how far the station is from the Hall. This will lead to those people wandering about the village often lost and in the dark.

The village already has past experience of this when members of Take That lived here and there were often large groups of 'fans' milling around in the village. There was also increased vandalism and damage in the village and at the station during that period.

Another area of concern for safety is the road and junction near the village shop. There is very limited parking for the shop and even now there are near accidents due to bad parking and drivers not able to see clearly when pulling away. This will only get worse because inevitably there will be more people and vehicles using the shop.

Prevention of Crime and Disorder

For many of the reasons set out above there are likely to be more people around the village at all hours including those who will wish to take advantage of the situation. Many older people live in the village and there are many large houses with secluded gardens and drives and these will be particularly attractive to those with any criminal intentions, planned or opportunist.

There is little lighting in the village (as the villagers want) and again this will be ideal for criminality. Currently in most parts of the village 'strangers' tend to be noticed especially if acting what might be perceived to be suspiciously. With increased numbers of cars and hence people in the village it will be extremely difficult to know who is associated with the Hall activities and who is not.

Up to a year or so ago there were very few crimes committed in Plumley. This has changed and with the activities at the Hall it is unlikely to reduce.

Protection of Children from Harm

As outlined above children play in the woods near Holford Hall, on the footpath past the Hall, on Ascol Drive, at the Peover Eye, etc. Clearly with a greater number of vehicles and people around the possibility of harm (vehicular or otherwise) to those children will be greater.

Similarly children playing in the village (e.g. village hall, tennis courts, on the various avenues) will be at greater risk arising from the increased numbers of people and the fact that they are unlikely to be challenged especially if they are 'worse for wear'.

I trust that the above meets your criteria for categorisation and that you will reject the application for the good of the village rather than narrow commercial interests.

Please contact me if you require any further information.

Best Regards

46.

From:

Sent: 14 August 2015 13:33

To: LICENSING (Cheshire East)

Cc:

Subject: Holford Hall Premises Licence Application

Dear Sir/Madam,

I am a resident of Plumley and would like to register my objection to the application for the premises licence for Holford Hall.

I feel that 2am is excessive, particularly if drinking, music, dancing etc is to be held outside or in marquee tents.

11pm is a reasonable deadline so close to the residential areas which sit nearby and along the line of the prevailing winds.

Noisy outside parties, particularly in summer months risk becoming a statutory nuisance to the neighbours in Plumley.

These type of venues also invariably set off fireworks late into the night - and I can see this happening with parties at Holford Hall if they are allowed to operate until 2am.

So I would like to register this objection on the grounds of potential public nuisance.

Yours faithfully,

47.

From:

Sent: 15 August 2015 20:05

To: LICENSING (Cheshire East)

Subject: holford hall premises license application

we wish to object strenuously to the above application. plumley is a quiet and tranquil small village. we feel that granting this application would be detrimental to village life. we are very concerned that there will be a lot of late night noise from the premises which will be a nuisance and keep a lot of the residents awake. the constant flow of traffic in a small village will present a considerable public safety issue. this application should be refused.

48.

From:

Sent: 17 August 2015 12:55

To: LICENSING (Cheshire East)

Subject: Holford Hall Chester Road, Plumley, Cheshire WA16 0UA Premises License Application

Good afternoon,

I wish to express my concerns about the license application for Holford Hall. I have lived in Plumley Village for nearly 30 years and from our house Holford Hall is visible across the fields. My main concern is from a road safety aspect should the Hall be used for large scale events on a regular (potentially daily) basis which would be facilitated by the granting of a premises license with the scope requested in the application

There are three access routes to the hall, Mill Lane, Ascol Drive & onto the old Pepper Street which joins Trouthall Lane. Mill Lane is the usual road access to the Hall. It is surfaced but is not wide enough to allow vehicles to pass in both directions. It also joins the A556 opposite Linnards Lane a serious potential hazard for any vehicle trying to turn left let alone right.

Ascol Drive is essentially an unadopted road it has a poor road surface & is only used normally by the residents of the drive & the nursery business. It is not a through road and also joins the A556 at a hazardous junction.

Following the Hall gaining permission to re-route the public footpath away from the hall, the owners of Holford Hall have turned the route of the former footpath into a gated drive leading from the hall onto Pepper Street and then onto Trouthall Lane. Pepper Street is a single track with a small bridge over the Peover Eye & apart from the residents of Brookhouse Farm is used regularly by walkers & farm vehicles accessing the fields. It is unlit & leads onto Trouthall Lane, a quiet residential lane with minimal street lighting, no directional signage. As far as we can tell planning permission has never been sought to make this a vehicular access however should it be used as such the village roads cannot accommodate a large increases in traffic without it being dangerous to residents, walkers and the visitors to the Hall.

My other concern is noise. We are less than a kilometre from the Hall across open fields & nightly late night events are potentially a nuisance to us & could encroach upon our peaceful enjoyment of our home. Increased traffic noise is also another potential nuisance as the front of our house is on Plumley Moor Road.

Thank you for taking my concerns into consideration when reviewing this application.

Yours sincerely

49.

From:

Sent: 18 August 2015 20:31

To: LICENSING (Cheshire East)

Subject: Holford hall objection

Dear Sir

We are residents of ascol drive plumley and we wish to object to the impending holford hall function facility which is located near to our property

We wish to object on the grounds of nuisance noise - we purposely moved to the area to be in a semi rural location away from excessive noise and disturbance yet this potentially will create nuisance noise at unsociable hours affecting our welfare

We are concerned re the public safety of all the residents especially children and elderly residents. There is a risk of increased traffic flow to the location causing restrictions to the current childrens lifestyle within our community. Increased traffic flow will also affect the general wear and tear of the road surface where we live and again the increased nuisance noise disturbance past our homes. There is also concern that individuals could be intoxicated with alcohol at unsociable hours causing disturbance and disorder issues to our community

Undoubetly there will be an increase risk of litter affecting the habitats of wildlife and the general feel of the community which we live.

Regards

50.

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

From:

Sent: 19 August 2015 19:39

To: LICENSING (Cheshire East)

Subject: Holford Hall objection

Dear Sir/Madam

I would register the strongest possible objection to the planning application to provide alcohol, music and dancing etc until 2 a.m. 7 nights per week at the Holford Hall premises.

I object on the grounds of Prevention of Public Nuisance which includes noise and access problems.

I find it incredible that such an activity could be even considered in this quiet country area, an area that I and many others moved to in order to escape from the noise of town and city life.

Yours sincerely -

51.

From:

Sent: 20 August 2015 17:38

To: LICENSING (Cheshire East)

Subject: Objection to application for premises licence at Holford Hall

I wish to object to the application for a premises licence at Holford Hall, Chester Road, Plumley on the following grounds:

Prevention of crime and disorder

I feel that there is a risk of increased public disorder for premises that are open from 10.30 am to 01.30 am Monday to Sunday in what is essentially a rural location. The application indicates that "anyone who tries to get in who is disorderly or behaves anti-socially won't be allowed in or will be removed from Holford Hall. Door staff will be employed when appropriate." My question would be where would these individuals go having been ejected from the premises and there is risk that unsuitable people will then be roaming around the village of Plumley.

Public safety

For the reasons stated above there is a risk to public safety from disorderly conduct. The access to the hall is also very limited and there will not only be cars coming and going but also dray lorries, marquee companies and catering deliveries all of represent a risk to public safety. The access from the village is limited and similarly the A556 is a fast two line highway where traffic turning right from the Northwich direction towards Holford Hall would be extremely dangerous.

Prevention of public nuisance

There is likely to be an unacceptable level of noise coming from Holford Hall during events in terms of loud music, fireworks etc and this would undoubtedly cause a public nuisance if the premises were occupied on a regular basis for events. Indoor music is less likely to be a problem but outdoor music until 12 am will be an issue.

Protection of children from harm

There is a risk the safety of children from heavy traffic and potential disorderly conduct from anyone who has been removed from Holford Hall.

In summary Holford Hall is situated in a rural location with no public transport links (apart from the train in Plumley) and if this licence were granted there is a significant risk that the peace and quiet we enjoy in the village will be disrupted.

52.

From:

Sent: 20 August 2015 22:20

To: LICENSING (Cheshire East)

Subject: holfordmhall.docx has been shared with you.

Please see attached.

Regards

Paul

Licensing unit.

Cheshire east council.

Municipal Buildings.

Earle St.

Crewe

CW1 2BJ

20th August 2015

Ref: licensing application for Holford Hall, Plumley, WA16 0UA

Dear Sir or Madam

I would like to object to the above licensing application, I live in close proximity to the above property and feel that this application if approved would be detrimental to the village, firstly the noise would carry to and through the village disrupting quiet peaceful life in this rural village.

Second vehicular access, if from the A556 then it would be extremely dangerous for cars Turing on and off this main trunk road with speed at 60 mph approaching a 70 mph speed limit not too far up this road. If from Trouthall lane it would be totally unacceptable for cars to be travelling down this single width farm track at all hours of the day and night this could potentially ruin Plumley village one of the few remaining traditional Cheshire village Third and finally the possible increase in disorderly behaviour by people leaving this venue late at night and cutting through the village.

I hope that the council sees that this is a totally ludicrous idea.

Regards

Secretary of The Yewtree Ratepayers

53.

From:

Sent: 23 August 2015 21:27

To: LICENSING (Cheshire East)

Cc:

Subject: Objection against premises license at Holford Hall

Dear Cheshire East,

I am formally objecting against the proposed premises licence and an entertainment licence at Holford Hall. This is on the following grounds;

Prevention of Public Nuisance

The guests will be leaving Holford Hall at past 2am in the morning and the main route will be through Ascol drive. This will lead to noise, taxis coming and going with many houses on the road having young children the night time peace will be shattered and the affect that will have on school work and education.

The nearest hotel is the Travelodge and Ascol drive will be the main route to it from Holford Hall, this again will be gone 2am in the morning potentially 7 nights a week. This will also be one of the main ways to get to the venue from the Travelodge. The noise and Anti Social Behaviour will cause great distress to the residents.

The Hall had a party last year with 1 Marquee and the music was plainly heard in my house on Ascol drive all night, if this will be seven days a week it will be intolerable. Plumley is a 'tranquil place' and should remain that way.

The hours are so long that, incorporating deliveries for the hall and people making there way from Holford Hall the residents of Ascol Drive and Plumley may just get 6 hours away from the noise.

The length of the time for the licenses is excessive and there are many venues in the area that already supply this market adequately.

The environment agency state that it is good planning strategy to complete a noise impact assessment, has one been completed for this application?

Prevention of Crime and disorder

The licence for alcohol and music is so long it will lead to people getting drunk as they do at weddings. The application states that anyone misbehaving will be removed or not let in. This then leads to drunk aggressive people at large in Ascol Drive or in Plumley Village. This is a fact of the issues brought from such wide licenses. The Police are known not to support them as it is a fact that it causes crime and disorder.

People leaving the Hall may commit vandalism and crime as they make there way home either down Ascol Drive or into Plumley.

Public Safety

The area is very poorly lit and this may lead revellers injuring themselves under the influence of drink whilst making there way home.

The senior people in Ascol Drive and Plumley village will feel threatened by this influx of rowdy all night partying so destroying their quality of life.

Protect Children from Harm

The influx of people to the hall for parties will leave many residents concerned about the safety of their children with people suffering the affects of alcohol being in the area.

The will be considerably more traffic which will put the children in danger.

The children on Ascol Drive play in Mill Wood and we could not let this continue with unknown people in the area for the children's safety.

54. (See Appendix 3 number 8)

From: WALTON, George (Councillor)
Sent: 19 August 2015 17:05
To: CADMAN, Nikki
Cc: EVANS, Kim
Subject: Holford Hall, Plumley WA16 0UA

Dear Nikki

I attach an email from the Clerk to Plumley Parish Council, dated 11/8/2015, which attaches a letter, dated 11th August, relating to the objection to the application for a premises licence.

I wish you to know I am in full support of the Parish Council's letter for all the reasons contained within their letter.

Kind Regards

Cllr George M. Walton
Chelford Ward

55.

From:

Sent: 24 August 2015 15:33

To: LICENSING (Cheshire East)

Subject: Holford Hall Premises Licence

Dear Sir / Madam,

Please find attached a letter concerning the Premises Licence application for Holford Hall, Plumley,

Regards

D.Lees

Cheshire East Council,

24th August 2015

Reference: Holford Hall application for a Premises Licence.

Dear Sir / Madam,

We write to object to the application for a Premises Licence at Holford Hall, Chester Road, Plumley WA16 0UA by Ladybarn Corporation Limited. We have reviewed the four licencing objectives and strongly object on the following grounds:

Nuisance

We are greatly concerned about the increase of traffic through the village at unsociable hours, should the licence be granted. If traffic is directed from the Hall through the village, the route back to the main A556 carriageway passes directly in front of our house and therefore, as a result of this traffic, there will be an increased noise disturbance, potentially after 2:00 A.M. We are also concerned about the safety aspect, as there are no local taxi ranks, and guests at events may choose to drive through the village or down the A556 following alcohol consumption.

In our view, there are no adequate roads either into or out of Holford Hall that could cater for the potential volumes of traffic that an event would attract.

Although our house is separated from the Hall by a number of fields, the bass from music is extremely loud and disturbing, even from a distance, thus causing us an audible nuisance. The prospect of hearing a bass beat until 2 A.M. is extremely concerning, particularly as the application is for a 7 day licence.

Whilst not directly related, we refer to the Applicants previous history of re-directing a public highway used by walkers / dog walkers, on grounds that we believe were the invasion of privacy and noise disturbance to their horses which, on the face of it, appears hypocritical.

Plumley is historically a tranquil village with limited traffic and little disruption and therefore the prospect of a high capacity licenced venue and the increased volume of traffic it will bring with it will greatly upset this tranquillity.

Public Safety

There will be a safety risk given that walkers / dog walkers frequently use the tracks to the Hall as these will be required as routes for all traffic to and from the Hall and presumably this will include larger delivery vehicles.

I think it's important to highlight that we have no objection to any of our neighbours holding an individual family celebration event. However, the prospect of such events being hosted at Holford Hall, potentially seven days a week, is extremely concerning.

Yours sincerely

56.

From:

Sent: 25 August 2015 20:26

To: LICENSING (Cheshire East)

Subject: Holford Hall Chester Road Plumley WA16 0UA

To : Cheshire East Council, Licensing Unit.

Re : "Holford Hall", Chester Road, Plumley, Cheshire WA16 0UA

I wish to register my objection to the premises licence application in respect of the above property on the following grounds :-

1)Prevention of Crime and Disorder

By its very nature a licence to sell alcohol until the early hours of the morning will result in drunken behaviour with late night drinking resulting in associated problems of anti-social behaviour, crime and disorder. As well as being likely to adversely affect the occupiers of residential properties in this area the potential for damage to surrounding farmland and forestry must also be considered.

2)Public Safety.

Anti-social behaviour associated with excessive alcohol consumption clearly has the potential to result in danger to residents in this area. The granting of a licence would result in a significant increase in traffic with guest vehicles, taxis, delivery vehicles etc. requiring access to and exit from Holford Hall over single track/public footpaths which are totally unsuitable for this purpose. The prospect of large numbers of vehicles using Ascol Drive and/or Mill Lane to access or exit Holford Hall from the main A556 Chester Road – a dangerous high speed four lane carriageway – represents a major road safety hazard and will significantly increase the risk of serious traffic accidents on this stretch of road. The relatively high volume of traffic already using Plumley Moor Road necessitated the recent introduction of road safety measures involving the construction of a new mini roundabout and pedestrian traffic light crossing – any further significant increase in traffic usage in this area would be unacceptable.

3)Prevention of Public Nuisance.

The granting of the licence will potentially result in large numbers of people using Plumley railway station with this being of particular concern given the fact that many of the alcohol fuelled partygoers will be looking to catch the "last train home". The potential for noise nuisance and associated disturbance to all residents in the area together with the likelihood of criminal damage to vehicles, properties etc. on the unlit roads cannot be over-emphasized.

The playing of loud music and the associated disturbance created by large numbers of partygoers until the early hours of the morning will inevitably create a serious disturbance to all residents in the locality.

In the light of the above observations/objections it is my strongly held view that this licence application should be refused.

Date : 25th August 2015

57.

From:

Sent: 25 August 2015 20:21

To: LICENSING (Cheshire East)

Subject: Holford Hall, Chester Road, Plumley WA16 0UA

To : Cheshire East Council, Licensing Unit.

Re : "Holford Hall", Chester Road, Plumley, Cheshire WA16 0UA

I wish to register my objection to the premises licence application in respect of the above property on the following grounds :-

1)Prevention of Crime and Disorder

By its very nature a licence to sell alcohol until the early hours of the morning will result in drunken behaviour with late night drinking resulting in associated problems of anti-social behaviour, crime and disorder. As well as being likely to adversely affect the occupiers of residential properties in this area the potential for damage to surrounding farmland and forestry must also be considered.

2)Public Safety.

Anti-social behaviour associated with excessive alcohol consumption clearly has the potential to result in danger to residents in this area. The granting of a licence would result in a significant increase in traffic with guest vehicles, taxis, delivery vehicles etc. requiring access to and exit from Holford Hall over single track/public footpaths which are totally unsuitable for this purpose. The prospect of large numbers of vehicles using Ascol Drive and/or Mill Lane to access or exit Holford Hall from the main A556 Chester Road – a dangerous high speed four lane carriageway – represents a major road safety hazard and will significantly increase the risk of serious traffic accidents on this stretch of road. The relatively high volume of traffic already using Plumley Moor Road necessitated the recent introduction of road safety measures involving the construction of a new mini- roundabout and pedestrian traffic light crossing – any further significant increase in traffic usage in this area would be unacceptable.

3)Prevention of Public Nuisance.

The granting of the licence will potentially result in large numbers of people using Plumley railway station with this being of particular concern given the fact that many of the alcohol fuelled partygoers will be looking

to catch the "last train home". The potential for noise nuisance and associated disturbance to all residents in the area together with the likelihood of criminal damage to vehicles, properties etc. on the unlit roads cannot be over-emphasized.

The playing of loud music and the associated disturbance created by large numbers of partygoers until the early hours of the morning will inevitably create a serious disturbance to all residents in the locality.

In the light of the above observations/objections it is my strongly held view that this licence application should be refused.

Date : 25th August 2015

58.

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

From:

Sent: 25 August 2015 17:25

To: LICENSING (Cheshire East)

Subject: HOLFORD HALL, CHESTER ROAD, PLUMLEY, WA16 0UA - Application for Premises Licence

As a resident/home owner on Trouthall Lane I wish to object to the above Application.

I have lived in PLUMLEY for approx 14 months. A few weeks after moving into PLUMLEY there was a wedding being held at HOLFORD HALL. The noise from the event was very disturbing and caused us sleep loss! The traffic volume was a public nuisance not to mention a risk to local children. Whilst this was a one off event if this became a regular problem in a peaceful village it is possible we would see an increase in public nuisance and crime! There is a risk with late night functions and attendees under the influence of alcohol, creating a public nuisance, rowdy behaviour and property damage! This is a quiet rural location which should remain as such and not be turned into a hipe of drunken activity.

In view of my concerns I strongly object to the permission being granted.

Kind regards,

Sent: 27 August 2015 08:11

59.

To: LICENSING (Cheshire East)

Subject: Licensing application for Holford Hall, Chester Rd, Plumley

To whom it may concern,

We are writing to object to the licensing application for Holford Hall on the grounds of prevention of public nuisance (noise and traffic) to residents of Plumley and Ascol Drive. We are also objecting on the grounds of prevention of crime and disorder in Plumley. In the event that access to Holford Hall is via Plumley village, Trouthall Lane would be the return route for anyone ejected or refused access for being disorderly or for anti-social behaviour, placing residents and their property at risk.

60.

From:

Sent: 27 August 2015 06:36

To: LICENSING (Cheshire East)

Subject: holford hall email objection

Cheshire East Council,
Licensing Unit
Municipal Buildings
Earle Street
Crewe
CW1 2BJ
26th August 2015

Objection by email: licensing@cheshireeast.gov.uk

Dear Sir / Madam,

Please accept this letter as an official objection to the Premises License application for Holford Hall, Chester Road, Plumley, WA16 0UA applied for by Ladybarn Corporation Limited.

My names is and I live at Trouthall Lane, Plumley, Cheshire,

I object to the premises licence on the following grounds:

Prevention of Public Nuisance

For my wife and my two young children the biggest issue is noise and the misery this would bring.

A licence to play music and supply alcohol and adult entertainment seven days a week till the early hours of the morning.

Of particular concern, is the fact that music is to be played in a marquee – which of course has a very thin skin, and offers limited reduction in sound.

I attach with this letter for your consideration, an acoustic engineer's report in relation to possible noise disturbance from the property.

He estimates that our home which is the second nearest to Holford Hall is some 650m away from it.

Please see points 1) and 2) in the acoustic report attached below. They refer to Cheshire East Council's own licensing policy.

This policy says “consideration must be given to whether the operating schedule contains adequate measures to prevent noise and vibration, generated from within the premises, outside it, or from an open site, that may cause disturbance.”

It goes on to say that: “Applicants will be expected to have included measures in their Operating Schedules that make adequate provision to:” (Section 9.5)

- i. “Restrict the generation of any noise within the premises and from activities associated with the premises in the vicinity, or from an open air site”
- ii. “Limit the escape of any noise from the premises or open air site”
- iii. “Restrict any noise emissions to below levels that could affect people in the vicinity going about their business, at work and when at home both while relaxing and while sleeping”
- iv. “Minimise and control any noise from customers arriving and departing from the premises”

Its conclusion, and my own too, is that there is no mention within the licence of “adequate measures to prevent noise, and vibration, generated from within the premises, outside it, or from an open site, that may cause disturbance.”

The report then refers to a similar application in a separate part of the country, where acoustic reports were obtained and provided helpful information when considering a licence. It also says that a noise survey needs to be carried out to establish the possible problems and the houses it will affect. This should be carried out at night time and then accurate measurements can be taken to determine how the noise will affect those neighbouring properties.

No such reports have been obtained in this case and they need to be, ensuring of course that they are completely independent. Based on these results, and only on these results, can it be ascertained whether there would be disturbance.

It is my understanding that anything which interferes with my ability to live without disturbance and sleep in my house should not be allowed in a residential area.

I moved to Plumley from West Didsbury in Manchester because I wanted to live in a quiet, rural village. I chose to move away from venues playing music until the early hours, from large groups of people wandering home drunk after a night out and from petty acts of crime and vandalism. I would not have moved here if Holford Hall had this licence.

Plumley is a quiet, residential village and that is why and I and so many who live here chose it. This licence would ruin that.

Prevention of Crime & Disorder

Plumley is currently a low crime area. Any introduction of large groups of people external to the village may increase the likelihood of crime and public disorder – particularly given the nature of the application licence to sell alcohol, hold adult entertainment and play music until 2am potentially from Monday to Sunday.

The licence talks of CCTV, of security, of refusing entry to anyone who is involved in disorderly conduct or anti-social behaviour and removing anyone inside who does the same.

Where will these people go? Into Plumley – they will simply take their disorderly conduct and anti-social behaviour into our village and there will no security to deal with them there. This in my opinion has not been thought through. This also therefore feeds into the prevention of public nuisance objection.

Public Safety

I also question how this venue would be accessed. There is no mention of entrance / exit in the licenses application which seems to me to be crucial.

My property is also one of three (including Holford Hall) that use the narrow track off Trouthall Lane for access.

It is only just wide enough for one car. I drive no faster than 5mph down it because it is popular with walkers and most importantly children.

It is the place young children ride their bikes in safety and often fish over the bridge.

If the proposal is for the access point to be the track off Trouthall Lane which leads to three houses, including my own and Holford Hall, this is very concerning.

Situated on the corner, it offers limited visibility. Currently, it is just three residential houses that use it, plus a steady stream of walkers with dogs and children, because there is a public right of way alongside Holford Hall.

It is a fairly narrow track, it goes over a small bridge. It is not suitable for big vehicles, it is certainly not suitable for a lot of traffic, and turning it into such a road would make it dangerous. It is also not lit.

If this is to be the access route how will hundreds of people, and many cars use it?

Further there must be safety concerns about a number of cars turning into the two Holford Hall entrances on the A556 and travelling legitimately up to 60mph, if this is instead to be used as the access route.

I trust there will now be a hearing into this licence. Please keep me informed of all and every development.

Many thanks,

61.

From:

Sent: 26 August 2015 23:36

To: LICENSING (Cheshire East)

Subject: Holford Hall Chester Road Plumley - Premises Licence Application

Dear Sirs,

Re; Holford Hall Chester Road Plumley - Premises Licence Application

We would like to raise a few concerns in connection with the above application, please find further details below;

The only access for large vehicles to Holford Hall is via Ascol Drive.

Ascol Drive is privately owned, it is not surfaced, and it already has many potholes.

When the potholes are filled it quickly deteriorates, with just the cars coming to and from the houses on Ascol Drive.

With this in mind Ascol Drive is definitely not designed for heavy traffic and large vehicles, which would be used when organising entertainment events etc...

If more than one vehicle tries to get down to or come back from Holford Hall via Ascol Drive and the single track lane at the end of Ascol Drive leading to Holford Hall, currently used by pedestrians (and farm vehicles depending upon the time of year), there isn't enough room to pass safely if coming in opposite directions.

This would pose a safety risk to both the public, i.e. pedestrians including local children, and drivers of said vehicles.

The music, especially outdoors until 12am and indoor until 2am, adult entertainment until 12am, and dance performances until 1.30am (presumably also with music) potentially Monday to Sunday is a real concern.

This is because the area is very quiet and noise will travel causing nuisance to all living close by, however especially the children and the elderly residents living within the area.

The noise of people leaving potentially after 2am Monday to Sunday would also travel to the quiet surrounding area causing a nuisance to locals whilst they try to sleep.

If people are leaving via cars along the unsurfaced and pot hole covered Ascol Drive, this would cause a particular nuisance to those living on Ascol Drive.

We hope our concerns are taken into consideration when reaching a decision.

Yours faithfully

Ascol Drive Residents

62.

From:

Sent: 26 August 2015 22:46

To: LICENSING (Cheshire East)

Subject: Holford Hall Application

Cheshire East Council

Licencing Unit

Municipal Buildings

Earle Street

Crewe

CW1 2BJ

Wednesday, 26 August 2015

Objection by email: Licensing@cheshireeast.gov.uk

Dear Sir/ Madam

Re Formal objection to the application for a premises licence by Ladybarn Corporation Limited for Holford Hall.

Please accept this letter as an official objection to the Premises licence application above. My objections are as follows:

1. Prevention of crime and disorder

- a. The applicant plans to have security guards at entrances so as to prevent people involved in disorderly conduct or anti-social behaviour gaining entry, and any people involved in such activity on the premises will be ejected. Such individuals will be ejected not into a busy town centre, with lighting, policing and cameras, but instead into a quiet rural community with endless opportunity for unobserved nefarious activity. That the applicant sees fit to state the need for security for Holford Hall indicates that they anticipate trouble already.

2. Public safety

- a. There would be a significant increase in traffic through the village or down Ascol Drive if this application is permitted. The lanes of Plumley are not currently busy with traffic and consequently are safe for children and walkers to use. Any increase in traffic will compromise this amenity.
- b. The lane from Pepper Street to Holford Hall is currently a public right of way, narrow and safe for walkers. There is no refuge or footpath for those using

the route leading to a significant increase in potential injury in the event of additional traffic.

- c. Additional traffic may compromise the structural integrity of the bridge over the Peover Eye and lead to a flooding risk for the properties locally.
- d. The management of traffic exiting onto the A556 will pose a very significant additional risk with the temptation to turn right from Ascol Drive irresistible.

3. Prevention of Public Nuisance

- a. There is an extensive history of noise related issues in Plumley with complaints relating to the use of the village hall for normal village pursuits such as band practice. It is inconsistent with previous decisions by the council to allow what will be a very significant noise intrusion by events held in Holford Hall if this application is permitted. There is nowhere on the Holford Hall site in which an event could be held in a temporary structure without a major impact on evening and night time noise levels.
- b. The traffic associated with the arrival and, even more, the departure of guests attending events at Holford Hall will cause a very significant nuisance as such high spirited guests will be tempted to hoot as they depart, especially if entreated not to.

Given the points above I urge you to refuse this application.

Yours faithfully

63.

From:

Sent: 26 August 2015 22:38

To: LICENSING (Cheshire East)

Subject: Holford Hall premises licence

I am writing with strong objections with regards to the proposed entertainment and premises licences at Holford Hall.

Prevention of Public Nuisance.

It is a concern that guests would be leaving at 2am and this would cause a much increased volume of traffic using Ascol Drive, private cars and taxis being used to transport guests to and from the venue, creating an increase in noise especially in the early hours of the morning. Ascol Drive is a quiet rural location and home to many young children who will potentially be disturbed, causing an adverse affect on their established sleep routines, which will create further problems : of lack of concentration at school for example and general behaviour at home.

Access to the Travlodge hotel (the nearest overnight accommodation) would again be using Ascol Drive, potentially 7 nights a week, and later than 2am. Any anti social behaviour and increased noise levels will become very distressful. Deliveries to the hall would also have to make use of Ascol Drive, thus causing increased traffic and noise levels during the day, upsetting and disturbing the more senior residents. There are many suitable and already established venues in the area supplying this market. The application hours are excessive for such a rural location, considering the function that was held there last year, with the noise clearly being heard until the early hours of the morning. If this was to continue 7 nights a week it would become unbearable.

Has a noise impact assessment been completed with regards to this application ?

Prevention of Crime and Disorder.

The license for alcohol and music is extensive. This will lead to drunken behaviour. Anyone misbehaving will either be refused entry or evicted from the premises, putting them now at large in Ascol Drive or Plumley village and being such a rural location, nowhere else to go, leading to loud and aggressive behaviour, with the potential to commit crime and vandalism. The police are known not to support such wide licenses as it is a known cause of crime and disorder. It is rare to see policing in Ascol Drive and I would like to keep it that way.

Public Safety.

I am sure many people will feel threatened and afraid knowing that this sort of behaviour is now on their doorstep. I enjoy an evening stroll most nights with my children in the local area and frequently use the local walks as part of an exercise regime, jogging with colleagues and sometimes alone. Ascol Drive and surrounding areas are also popular with dog walkers and local ramblers, walking and running clubs...this now destroying a safe environment we have all become accustomed to.

Areas are poorly lit, roads are unadopted and hazardous, leading to railway crossings, brooks and rivers, woodland areas...a whole host of potential dangers to people under the influence of alcohol and unfamiliar with the area. Anyone inebriated coming to harm could potentially go unnoticed too.

Protection of Children from Harm.

The influx of people attending the hall for functions is a major concern with regards to the safety of my children and other residents of Ascol Drive with youngsters. People under the influence of alcohol can be loud, abusive, offensive and act irrationally..frightening children and putting them in danger. The increase in the volume of traffic also has an effect on their safety. The road is

unadopted and non resident drivers are inconsiderate with regards to speed and awareness. I have already experienced a near miss involving my child and can foresee the potential for disaster. My children play freely in the private gardens to the rear of my property and in Mill Wood and I could not let this continue with an increased amount of strangers in the area who are under the influence of alcohol.

Ascol Drive and Plumley were chosen as safe peaceful and tranquil areas to live, the outcome of this license application will cause a devastating effect on our community.

64. (See also Appendix 4 for Acoustics Report attached to this objection)

From:

Sent: 26 August 2015 22:21

To: LICENSING (Cheshire East)

Subject: Official objection to Holford Hall, Plumley Premises Licence application

Please find attached an official objection to the Premises License application for Holford Hall, Chester Road, Plumley, WA16 0UA applied for by Ladybarn Corporation Limited.

Also attached a preliminary acoustics report on the same licence.

Please acknowledge receipt of this email and the objection.

Many thanks,

Cheshire East Council,
Licensing Unit
Municipal Buildings
Earle Street
Crewe
CW1 2BJ
26th August 2015

Objection by email: licensing@cheshireeast.gov.uk

Dear Sir / Madam,

Please accept this letter as an official objection to the Premises License application for Holford Hall, Chester Road, Plumley, WA16 0UA applied for by Ladybarn Corporation Limited.

My names is and I live at Trouthall Lane, Plumley, Cheshire,.

I attach with this letter for your consideration, an acoustic engineer's report in relation to possible noise disturbance from the property.

He estimates that our home which is the second nearest to Holford Hall is some 650m away from it. My property is also one of three (including Holford Hall) that use the narrow track off Trouthall Lane for access.

I object to the premises licence on the following grounds:

Prevention of Public Nuisance

For us, by some way, the biggest issue. A licence to play music and supply alcohol and adult entertainment seven days a week till the early hours of the morning. Of particular concern, is the fact that music is to be played in a marquee – which of course has a very thin skin, and offers limited reduction in sound.

Please see points 1) and 2) in the acoustic report which refer to Cheshire East Council's own licensing policy. This policy says "consideration must be given to whether the operating schedule contains adequate measures to prevent noise and vibration, generated from within the premises, outside it, or from an open site, that may cause disturbance."

It goes on to say that: "Applicants will be expected to have included measures in their Operating Schedules that make adequate provision to:" (Section 9.5)

- i. "Restrict the generation of any noise within the premises and from activities associated with the premises in the vicinity, or from an open air site"
- ii. "Limit the escape of any noise from the premises or open air site"
- iii. "Restrict any noise emissions to below levels that could affect people in the vicinity going about their business, at work and when at home both while relaxing and while sleeping"
- iv. "Minimise and control any noise from customers arriving and departing from the premises"

Its conclusion, and my own too having studied the application is that there is no mention within the licence of "adequate measures to prevent noise, and vibration, generated from within the premises, outside it, or from an open site, that may cause disturbance."

The report then refers to a similar application in a separate part of the country, where acoustic reports were obtained and provided helpful information when considering a licence. It also says that a noise survey needs to be carried out to establish the possible problems and the houses it will affect. This should be carried out at night time and then accurate measurements can be taken to determine how the noise will affect those neighbouring properties.

No such reports have been obtained in this case and they need to be, ensuring of course that they are completely independent. Based on these results, and only on these results, can it be ascertained whether there would be disturbance.

It is my understanding that anything which interferes with my ability to live without disturbance and sleep in my house should not be allowed in a residential area.

I moved to Plumley from West Didsbury in Manchester because I wanted to live in a quiet, rural village. I chose to move away from venues playing music until the early hours, from large groups of people wandering home drunk after a night out and from petty acts of crime and vandalism. I would not have moved here if Holford Hall had this licence.

Plumley is a quiet, residential village and that is why and I and so many who live here chose it. This licence would ruin that.

Prevention of Crime & Disorder

Plumley is currently a low crime area. Any introduction of large groups of people external to the village may increase the likelihood of crime and public disorder – particularly given the nature of the application license to sell alcohol, hold adult entertainment and play music until 2am potentially from Monday to Sunday.

The licence talks of cctv, of security, of refusing entry to anyone who is involved in disorderly conduct or anti-social behaviour and removing anyone inside who does the same.

Where will these people go? Into Plumley – they will simply take their disorderly conduct and anti-social behaviour into our village and there will no security to deal with them there. This in my opinion has not been thought through. This also therefore feeds into the prevention of public nuisance objection.

Public Safety

I also question how this venue would be accessed. There is no mention of entrance / exit in the licenses application which seems to me to be crucial.

If the proposal is for the access point to be the track off Trouthall Lane which leads to three houses, including my own and Holford Hall, this is very concerning.

Situated on the corner, it offers limited visibility. Currently, it is just three residential houses that use it, plus a steady stream of walkers with dogs and children, because there is a public right of way alongside Holford Hall.

It is a fairly narrow track, it goes over a small bridge. It is not suitable for big vehicles, it is certainly not suitable for a lot of traffic, and turning it into such a road would make it dangerous. It is also not lit.

If this is to be the access route how will hundreds of people, and many cars use it?

Furthermore, if the access route is instead to be the two Holford Hall entrances off the A556, there must be safety concerns about a number of cars turning into those entrances from a road where traffic travelling legitimately up to 60mph, is regularly very heavy.

I trust there will now be a hearing into this licence. Please keep me informed of all and every development.

Many thanks for your consideration in this matter,

65.

From:

Sent: 26 August 2015 10:35

To: LICENSING (Cheshire East)

Subject: Application for a premises licence for Holford Hall

Dear Sir/Madam

I would like to make a formal objection to the Premises Licence Application by Holford Hall, Chester Road, Plumley, WA16 0UA. Please find the attached giving my reasons.

Yours faithfully

26th August, 2015

Dear Sir or Madam

I would like to formally object to the application for a Premises Licence by Holford Hall, Chester Road, Plumley, WA16 0UN.

1. Prevention of Public Nuisance

- I would be very concerned about the increase in noise coming from Holford Hall, particularly in the evening/at night when the background noise in this rural community is very low. This would be even worse if an event is held in a marquee as has been proposed when there will be little barrier to the noise travelling over the fields to us on Trouthall Lane, residents on Plumley Moor Road and those on Ascol Drive. The late hours proposed are bound to disturb residents both during a summer's evening if trying to sit in our gardens and also prevent sleep.
- The increase in traffic to the venue both along Trouthall Lane or Ascol Drive would cause both noise and disturbance to residents as both are quiet, narrow lanes where there is barely room for 2 cars to pass each other. Any cars left parked on the side of either lane cause obstructions to other vehicles passing and for residents to enter or leave their drives.
- The service vehicles needed to provide for events would cause more of a problem on the narrow roads also.
- Many dog walkers use Trouthall Lane and the lane from there towards Holford Hall and any increase in traffic will cause disturbance to them.

2. Public Safety

- As a dog walker myself, I would be concerned about walking the public footpath with the increase in traffic. Also this would be a concern due to the narrow footpath and the width of Trouthall Lane.
- Ascol Drive is also narrow and the houses there have many families with children which would be a concern with increased traffic flow.
- The A556 is well known to be a busy, dangerous road which would make accessing the venue from there a concern.

- Larger vehicles carrying supplies to Holford Hall would be a danger on the narrow access routes.
- I would be concerned how emergency vehicles might access Holford Hall.

3. Prevention of Crime and Disorder

- There is the potential for increase in antisocial behaviour if the doormen are proposing to eject or refuse admission to people who appear drunk. These people will inevitably then be wandering around Plumley looking for transport.
- After events there will be again be people wandering around looking for transport who may be drunk and I would be concerned about rowdy behaviour and/ or damage to property.

4. Protection of children

- Increased risk to children walking along Trouthall Lane, Ascol Drive or using the footpath towards Holford Hall from the increase in traffic.
- Likely disturbance to their sleep by loud music late at night or by people passing through the village late at night.

Yours faithfully,

66.

From:

Sent: 26 August 2015 21:25

To: LICENSING (Cheshire East)

Subject: Holford Hall , Chester Road, Plumley License Application

Dear Sirs

Representation Re Holford Hall, Chester Road, Plumley – Application for Premises License

In respect of the above application I am writing to object to the granting of a license as follows:

Public Safety and Public Nuisance

There is a lack of footpaths along parts of Ascoll Drive, Touthall Lane and Plumley Moor Road. This is also the case for street lighting. Event attendees, residents and drivers will be placed at increased risk of accident through increased traffic along narrow roads that would result were a license granted. I live on a part of Touthall Lane that has no street lighting or footpath and have experienced how dangerous it can be to walk during evening darkness when drivers barely have passing space, never mind the room to move around pedestrians.

The application covers the provision of late night refreshments between 11pm and 2am. There is little provision of public transport in the area so venue attendees will either require late night taxis or expect to drive once the venue closes. This will add to both late night noise and increase road traffic accident risk.

The granting of a license for external sound speakers and live and recorded music to be played inside the premises and marquees in the grounds will cause significant noise nuisance. The local area is currently a quiet place. The open nature of the surrounding countryside will allow noise and vibration to travel to nearby dwellings. The council's own statement of licensing policy states that consideration will be given to whether the operating schedule "contains adequate measures to prevent noise and vibration.....that may cause disturbance". As the application fails to address noise nuisance issues I believe it should be rejected.

Yours faithfully

67.

From:

Sent: 26 August 2015 20:33

To: LICENSING (Cheshire East)

Subject: Holford Hall, Plumley

We are writing to say that we agree wholeheartedly with the contents of the letter sent to you by Plumley with Toft and Bexton Parish Council opposing this application.

In particular we are concerned with the safety aspect. The vehicular route from the notoriously busy and dangerous 4-lane A556 does not have a safe turn right lane into Mill Lane which gives access to Holford Hall. Mill Lane is narrow, with no street lights and no pavement. Should CEC be minded to allow this application, which we firmly hope they are not, then a No Right Turn in or out of Mill Lane should be imposed at the expense of the applicant.

Mill Lane is used by pedestrians, and many of these are dog walkers using it to access the footpath which was diverted two or three years ago as the residents of Holford Hall felt that the disturbance of walkers near the Hall were making the stabling of their horses unsafe.

Perversely, this current proposal is to have social functions for many people in the buildings near the footpath which was diverted because of potential disturbance from walkers. We feel there is a potential dangers to visitors to the social functions from the horses, and problems too for the horses, which a vet should consider.

There is an ancient footpath, roughly a mile long, leading from the Hall across fields going towards Trouthall Lane. In the last year or two this has been gravelled over by the owners of Holford Hall. The gravelled, unlit footpath passes by a recently constructed brick gateway which can be opened by remote control. It then links into a tractor track to Pepper Street and thence to Trouthall Lane. Pepper Street is very narrow, room for only one vehicle in width and again has no pavement or lighting. It is used extensively by walkers, particularly dog walkers at all hours of day and night. Trouthall Lane is narrow and unlit and without a pavement at the point that Pepper Street joins it.

On safety grounds, therefore, we are opposed to the proposals should there be any intention at all that attendees at the proposed social functions should use this route to or from Holford Hall.

68.

From:

Sent: 26 August 2015 21:18

To: LICENSING (Cheshire East)

Subject: Re application for Holford Hall

Dear Sir/ Madam ,

I am writing with respect to the application for a premises license at Holford Hall , Plumley We live 1 kilometre from the named premises . I wish to object to this application on the following grounds .

1 .There are going to be issues regards access to the premises as the main access is a single track road so would not really be suitable for delivery vehicles , along with vehicles attending the functions this will increase the traffic through the area . Creating which surely is a public safety issue.

2. There is another route the property can be accessed is through the area down Trouthall lane . Again this is a narrow lane that is not really suitable for two lane traffic . The volume of traffic will increase through the village and create a public safety issue .

3. Access to the property off the A556 is a safety issue . Particularly accessing it from the Chester direction . People wanting to turn right will have to wait in the inside lane and this is the main road to Manchester / Chester traffic traveling at 60 miles an hour . Also people wanting to turn right leaving the property are going to have to cross three lanes of traffic again travelling at 60 miles an hour . There is going to be an increase in accidents . Creating a public safety issue .

4.The application states that bouncers will be in attendance the people that are refused entry or made to leave the party , These people are going to be in the area and walking narrow lanes with no lighting and cars might not see them . Creating public safety issue . Also causing a public nuisance in the village and possibly increase the crime rate . There was an instance in last week Northwich Guardian were there was a party held at a local barn some 1 kilometre from the above named property and the police had to be called and the police helicopter was in operation . People had commented how it had disturb them that night .

5 . It is only 2 years or so ago were the owners of the property had a public footpath which had been there for years going through their property re routed as they claimed walkers upset the horses . Now they are inviting people on to their land .

6. Everybody accepts that from time to time people might hold a party but it is a one off . But this is going to be 7 days a week . As they are in marquees the noise is going to travel and cause a public nuisance to the local village community .

Yours Faithfully,

69.

From:

Sent: 27 August 2015 10:46

To: LICENSING (Cheshire East)

Subject: Fwd: Licence Application Holford Hall

-----Original message-----

From :

Date : 26/08/2015 - 11:47 (GMTST)

To : licensing@cheshireeast.gov

Subject : Licence Application Holford Hall

Dear Sir

I would like to register my objections to the application for a licence to sell alcohol and provide entertainment at Holford Hall, Chester Road, Plumley, WA16 0UA.

My main ground for objection is the disruption and noise which is likely to be generated late at night, seven days a week. I live in Ascol Drive and sound from previous events at Holford Hall has carried across the fields. Operation of the venue every night will be disruptive to residents of Ascol Drive during the working week. I do not believe this type of business is appropriate for a rural location; Plumley is already served by two licensed premises, The Smoker and The Golden Pheasant, with more restricted opening hours.

I am also concerned at the safety aspects of access to the site. At present, private access to Holford Hall is via a narrow road and bridge over the Peover Eye. Increased use of this access route will require traffic coming from the Chester direction to make a right hand turn across a section of the A556 which already has a poor safety record. I have similar concerns over customers exiting the venue by this route and making a right turn onto the A556 if they were returning towards Knutsford/Manchester. Right hand turns out of Ascol Drive onto the A556 are illegal and an appropriate Traffic sign is in place. Alternative access is possible via the public footpath between Plumley and Ascol Drive - this has been resurfaced with stone and can be used by motor vehicles. However, this would require access via Ascol Drive (a private, unadopted road) and its use, late at night, would cause further disruption to residents during the working week.

In conclusion, I do not believe that the scale and scope of the proposed licence is appropriate

Your Sincerely

70.

From:

Sent: 27 August 2015 20:08

To: LICENSING (Cheshire East)

Subject: Holford Hall premises Licence Application

As a Plumley village resident I have the following objections to the above application.

1. prevention of crime & disorder: Likelihood of crime & disorder due to late night drinking.
2. public safety at risk once again due to late night drinking and the fact that the access roads to the the Hall have private dwellings nearby.
3. public nuisance could be caused yet again by the late serving of alcohol and if no taxis are available for the customers at the hall they will have to make their way past the homes of local residents.

71.

From:

Sent: 27 August 2015 20:59

To: LICENSING (Cheshire East)

Subject: Objection against premises license at Holford Hall

Dear Cheshire East,

We would like to add our names and support to various communications you will have received from other residents of Ascol Drive, namely, our formal objection against the proposed premises licence and an entertainment licence at Holford Hall.

On the following grounds;

Prevention of Public Nuisance

The guests will be leaving Holford Hall at past 2am in the morning and the main route will be through Ascol drive. This will lead to noise, taxis coming and going with many houses on the road having young children the night time peace will be shattered and the affect that will have on school work and education.

The nearest hotel is the Travelodge and Ascol drive will be the main route to it from Holford Hall, this again will be gone 2am in the morning potentially 7 nights a week. This will also be one of the main ways to get to the venue from the Travelodge. The noise and Anti Social Behaviour will cause great distress to the residents.

The Hall had a party last year with 1 Marquee and the music was plainly heard in my house on Ascol drive all night, if this will be seven days a week it will be intolerable. Plumley is a 'tranquil place' and should remain that way.

The hours are so long that, incorporating deliveries for the hall and people making there way from Holford Hall the residents of Ascol Drive and Plumley may just get 6 hours away from the noise.

The length of the time for the licenses is excessive and there are many venues in the area that already supply this market adequately.

The environment agency state that it is good planning strategy to complete a noise impact assessment, has one been completed for this application?

Prevention of Crime and disorder

The licence for alcohol and music is so long it will lead to people getting drunk as they do at weddings. The application states that anyone misbehaving will be removed or not let in. This then leads to drunk aggressive people at large in Ascol Drive or in Plumley Village. This is a fact of the issues brought from such wide licenses. The Police are known not to support them as it is a fact that it causes crime and disorder.

People leaving the Hall may commit vandalism and crime as they make there way home either down Ascol Drive or into Plumley.

Public Safety

The area is very poorly lit and this may lead revellers injuring themselves under the influence of drink whilst making there way home.

The senior people in Ascol Drive and Plumley village will feel threatened by this influx of rowdy all night partying so destroying their quality of life.

Protect Children from Harm

The influx of people to the hall for parties will leave many residents concerned about the safety of their children with people suffering the affects of alcohol being in the area.

There will be considerably more traffic which will put the children in danger.

The children on Ascol Drive play in Mill Wood and we could not let this continue with unknown people in the area for the children's safety.

72.

From

Sent: 27 August 2015 22:04

To: LICENSING (Cheshire East)

Subject: Holford hall licensing

For the attention of:

Cheshire East Council,
Licensing Unit,
Municipal Buildings.

I would like to object to this licensing application, we have moved to the area in the past month, to live in the countryside, only to find out that across a field we could have late night function in operation, this will also play a huge part in the increased traffic on our lane when we have small children and dogs that we regularly take our walking an on our bikes.

Sent from my iPhone

73. (See also Appendix 4 for Acoustics Report attached to this objection)

From:

Sent: 26 August 2015 08:32

To: LICENSING (Cheshire East)

Subject: Holford Hall - Premises License Application

Dear Sirs

I am writing this email to formally object to the Application for a Premises Licence at Holford Hall by Ladybarn Corporation Ltd.

I have been a resident of Plumley since July 2014 and one of the factors for my choice in moving to the village was because the area is rural and offers a level of peacefulness and tranquillity that cannot be replicated when living within the suburbs of towns and cities.

Having read the grounds upon which residents can formally object to this application, I would like to address my concerns in relation to a number of them:

1. The prevention of crime and disorder

The granting of this application would undoubtedly bring a substantial increase in the number of people passing through the village either travelling to or returning from any event held at Holford Hall. Given the applicant's stated opening hours and intention to serve alcohol for the entirety of any event, it is therefore not unreasonable to assume that a common occurrence would be for members of the public attending such events to be under the influence of alcohol. This in turn could potentially lead to an increase in "alcohol related crime".

The Institute of Alcohol Studies (www.ias.org.uk) states that the term "Alcohol related crime", it is used to refer to 2 main categories of offences:

- Alcohol-defined offences such as drunkenness offences or driving with excess alcohol
- Offences in which the consumption of alcohol is thought to have played a role of some kind in the committing of the offence, usually in the sense that the offender was under the influence of alcohol at the time. Examples of offences often committed by people under the influence are assault, breach of the peace, criminal damage and other public order offences.

The IAS website clearly shows that alcohol related offences are increasing as a proportion of all violent crimes committed in England & Wales.

(<http://www.ias.org.uk/Alcohol-knowledge-centre/Crime-and-social-impacts/Factsheets/UK-alcohol-related-crime-statistics.aspx>)

2. Public Safety

East Cheshire Council are already aware of the issues regarding speeding that are impacting upon the village in terms of public safety as per the ongoing discussions between East Cheshire Council and Plumley Parish Council. The increased volume of commercial (i.e. delivery vans / heavy goods vehicles for catering, alcohol, venue services such as port-a-loo's and marquees etc) traffic will potentially add to the existing issues the village is already facing with regard to speeding traffic and the use of Plumley Moor Road and other "B" roads in the village as "rat runs".

Furthermore Trouthall Hall Lane and Ascoll Drive are narrow roads and not suited to volumes of two way traffic or larger delivery vehicles' as they have neither pavements nor street lighting. Given that the area around Holford Hall is popular with ramblers, dog walkers, runners and cyclists, an increase in both commercial and private traffic on either of these roads would substantially increase the potential of injury to pedestrians and other users of these roads.

3. The prevention of public nuisance

I referring you your own document, the Cheshire East Council Statement of Licensing Policy (Licensing Act 2003) The policy dated January 2014 to January 2019 (Cheshire East Council 2014); one of the council's duties is 'The prevention of public nuisance' (Section 2.5) and the following statements are taken from Section 9 within the document:

- a. "Consideration will be given to whether the operating schedule contains adequate measures to prevent noise and vibration, generated from within the premises, outside it, or from an open site, that may cause disturbance." (Section 9.4)
- b. The document further notes "Applicants will be expected to have included measures in their Operating Schedules that make adequate provision to:" (Section 9.5)
 - i. "Restrict the generation of any noise within the premises and from activities associated with the premises in the vicinity, or from an open air site"
 - ii. "Limit the escape of any noise from the premises or open air site"
 - iii. "Restrict any noise emissions to below levels that could affect people in the vicinity going about their business, at work and when at home both while relaxing and while sleeping"
 - iv. "Minimise and control any noise from customers arriving and departing from the premise"

I can see there is absolutely no reference to any adequate measures to prevent noise within the licence application by Holford Hall.

As my property is 1.2km away from Holford Hall across relatively open land, I refer you to the attached report that I have had prepared and the questions I feel it raises in relation to the license application that East Cheshire Council should require the Applicant to respond to.