

Appendix 2 – Objector 6

From: Sandra Jean Lowe
Sent: 10-Apr-2016 18:07
To: LICENSING (Cheshire East)
Subject: Fw: Licence objection

Apologies I used the incorrect e-mail address therefore am re-sending it. SJ Lowe

From: [Sandra Jean Lowe](#)
Sent: Sunday, April 10, 2016 6:05 PM
To: licensing@cheshireeast.gov.uk
Subject: Licence objection

Good afternoon. One of my fellow Shareholders (of The Stables Management Company) Mr Terence Hogg has sent the attached letter to me which is self explanatory therefore please accept the following as his objections. I spoke to one of your colleagues Friday afternoon who said this is acceptable.

Regards – Sandra-Jean Lowe.

TABLEY TEAROOM LIMITED = APPLICATION FOR A NEW LICENCE : LICENSING ACT 2003

“Provision of Recorded Music and Sale and Supply of Alcohol – Monday to Sunday 11.00 to 22.00.”

In connection with the above application I hereby wish to register my representations (objections) as explained in your “Guidance on Making a Representation”.

1) The prevention of crime and disorder.

“The Stables” (21 properties) and “The Old Laundry” are only yards away from the Tearoom. These are set in a remote location and would allow any visiting opportunist to see how vulnerable our houses are to break-ins etc.

2) Public safety.

Access to the Tearoom is off the busy main road (A5033) via a single track road and, even with the existing amount of traffic creates difficulty. Any additional traffic would greatly increase the possibility of a road traffic accident. There is no form of lighting on this road at all.

3) The prevention of public nuisance.

Apart from the noise from the recorded music our peace and quiet could be disturbed when people are leaving the venue. Next door to the Tearoom is the EMI (elderly, mentally, infirm) unit run by Tabley Nursing home also the main house is partly used as a Nursing Home and they would also incur the same problems. In the past, when functions have taken place in and around Tabley House, people have been trespassing on our private land, leaving empty glasses, vomit, and signs where people have been urinating around our properties.

These Tearooms have been operating without the need for a Licence for almost 20 years and there has been minimal disruption to our homes during this period. Opening times are in tandem with the Museum from April to October between 2 and 5pm. There is direct access from the Tearoom to the consecrated Chapel where people sit and reflect in the serenity. If this Licence is approved it would be detrimental to this sanctuary, the value of our homes, and the end to the lifestyle we have been accustomed to.

Tabley House buildings are Grade 1, and The Stables are Grade 2 listed buildings. The web page for Weddings at Tabley House states: - *"Due to the unique nature of Tabley House we are unable to provide wedding breakfasts or evening receptions"*. Surely these are further reasons for not issuing the Premises Licence.

Another comment is that the days and times requested in their Licence Application are not the same as the Tearoom opening schedule. When querying this we were informed, by Tabley House Collection Trust, "There is no variation to this licence; it is a case of one size fits all".

Regards – Terence Hogg



4 April 2016

Dear Mrs Lowe

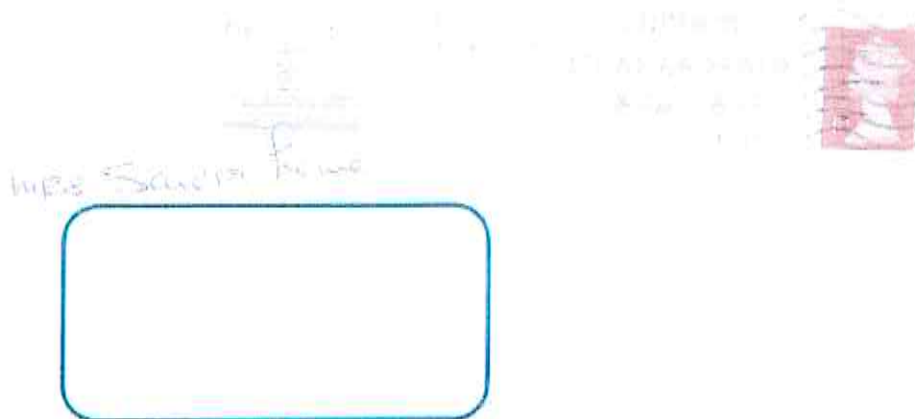
I am the owner of [redacted] les and whilst not living there I support your views on the Tea House

Please feel free to add my name to any letter objecting to this application.

Yours sincerely



Terence Hogg



Licensing Section
Municipal Buildings
Earle Street,
Crewe,
CW1 2BJ

30 March 2016

Dear Sir,

Tabley Tearoom, Tabley House, Tabley Lane, Chester Road, Tabley,
Knutsford WA16 0HB

APPLICATION FOR A NEW LICENCE : LICENSING ACT 2003

Provision of Recorded Music and Sale and Supply of Alcohol - Monday to
Sunday 11.00 to 22.00

We refer to the above and wish to register our objections to the granting of the above application which appears totally inappropriate to the premises and environment in which they are located.

'Tabley Stables' is a group of 21 houses located within 'Tabley House' Grade 1 listed parkland.

The house, which is in a remote location, is visited by members of the public primarily interested in the house museum and the chapel attached to the tea room. After the visit they can be served tea, sandwiches and cake. A quaint and peaceful situation, which occurs between April and October – around 2 - 5pm.

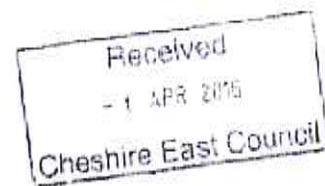
Should this licence be granted the tearoom usage would be changed, bringing with it traffic noise, music noise and alcohol consumption in a remote area, throughout the year between 11am and 10pm. The next thing is we will have applications to hold functions to the further detriment of residents who live within yards of the venue.

In our view this is an inappropriate business for this location.

Yours sincerely

P.J mabon

J.G Mabon



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Another comment is that the days and times requested in their Licence Application are not the same as the Tearoom opening schedule. When querying this we were informed, by Tabley House Collection Trust, "There is no variation to this licence; it is a case of one size fits all".

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

From: Pat Harvey [

Sent: 09-Apr-2016 16:11

To: LICENSING (Cheshire East)

Subject: TABLEY TEAROOMS LTD, TABLEY HOUSE, TABLEY LANE

Dear Sir/Madam

I wish to make representation of my objection to the application for a Liquor and music Licence proposed by Tabley House Tea Room Ltd.

The Tearooms lead directly through to the 16th Century consecrated Chapel which has always been a sanctuary for those seeking peace after visiting sick and elderly relatives in the adjacent Tabley Care Home.

Likewise, the Tearooms have providing refreshment for the family to 'meet up' after those visits.

For those visiting the Tabley Museum - the provision of tea and a piece of cake or a sandwich has been welcome prior to making their way home.

Prevention of Crime and Disorder.

I am concerned this will lift the Status of the present Tearoom to something altogether different from its present use and with it, expose our homes (which are in an isolated location) to the disorder and crime associated with Alcohol consumption.

Public Safety.

There is only single access off the busy Road for cars both in and out between the Lodge Gates and with no lighting whatsoever on the ParkLand.

Sheep and Cattle graze either side of the single track leading all the way up to Tabley House so the hazards for Public Safety are significant both for humans and animals alike.

Prevention of Public Nuisance.

It is further worrying that our Private Lawned Areas to the rear of our properties which are maintained and paid for by the Residents will be an obvious place for them to want to explore - or maybe even see it as an extension to the Tearoom facilities.....

alongside there are Private Woods and the Bird Sanctuary which fringes them.

There are the seasonal Pheasant Shoots the dates of which would be unknown to the public were they to stray into these areas It is indeed worrying.

The days and opening hours of the Tea rooms have run in tandem with the Tabley Museum for the past 20 years - those days being: Thursday to Sunday between April and October The opening hours: 2-5pm.

Because of the Listed Status of Tabley House they are unable to offer the facilities they would perhaps like too - with regard to civil ceremonies and functions, I do hope this is not seen as an ideal way to circumscribe it..

May I request you look favourably on these objections.

With Kind Regards
Pat Harvey

Good Afternoon

Thank you for your e.mail in confirmation of my relevant representation

I wish to add an additional comment to my objection:

To emphasise that Tabley House is not a National Trust Property, it's grounds being privately owned are not open to the General Public - except for visiting the Nursing Home and Museum

and by invitation to any private functions which entail.

Kind Regards

Pat Harvey.

From: Pamela White [
Sent: 10-Apr-2016 10:01
To: LICENSING (Cheshire East)
Cc:
Subject: Tabley Tearoom - Premises Licence Application

Dear Sirs I live at

TABLEY TEAROOM LIMITED = APPLICATION FOR A NEW LICENCE : LICENSING ACT 2003

"Provision of Recorded Music and Sale and Supply of Alcohol – Monday to Sunday 11.00 to 22.00."

In connection with the above application I hereby wish to register my representations (objections) as explained in your "Guidance on Making a Representation".

1) The prevention of crime and disorder.

"The Stables" (21 properties) and "The Old Laundry" are only yards away from the Tearoom. These are set in a remote location and would allow any visiting opportunist to see how vulnerable our houses are to break-ins etc.

My house No 11 is the closest of The Stables to the tearoom. We have noise from weddings in the past in the grounds of Tabley House which over the years has severely disrupted my peace. The licence very often is to 11 pm but this has always been ignored and gone on as late as 1 am Phoning the police is no use as they can not act and advise to phone the council who are of course closed

2) Public safety.

Access to the Tearoom is off the busy main road (A5033) via a single track road and, even with the existing amount of traffic creates difficulty. Any additional traffic would greatly increase the possibility of a road traffic accident. There is no form of lighting on this road at all.

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consecrated Chapel where people sit and reflect in the serenity. If this Licence is approved it would be detrimental to this sanctuary, the value of our homes, and the end to the lifestyle we have been accustomed to.

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Another comment is that the days and times requested in their Licence Application are not the same as the Tearoom opening schedule. When querying this we were informed, by Tabley House Collection Trust, "There is no variation to this licence; it is a case of one size fits all".

Regards - Pamela White (Miss)

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

From: Hilary Greenslade [

Sent: 10-Apr-2016 16:34

To: LICENSING (Cheshire East)

Cc: Simon Geary; Sandra Lowe

Subject: Tabley Tearoom - Premises Licensing Application.

TABLEY TEAROOM LIMITED - APPLICATION FOR A NEW LICENCE. LICENSING ACT 2003.

I wish to register my objections to the above application.

..... is a Grade II listed building in the grounds of Tabley House. It is the former stable block. The 22 privately owned properties provide a quiet and special place to live, who have chosen to live here in peace and tranquility. The Stables and their gardens are situated near the tea rooms.

The Tearooms have operated for 20 years without the need to serve alcohol. In nearby Knutsford there are more than 25 licensed premises, and in the immediate area of Tabley, there are several licensed pubs and restaurants. The Tabley Chapel is approached through and adjacent to the tea rooms. This ancient place of worship is used by visitors to Tabley House and by residents of the Tabley Estate as a quiet place for prayer and reflection. Residents of the estate may also use the chapel for funerals and weddings.

The approach road to the tea rooms is single track and has no lighting. Anyone using this track after dark would have difficulty negotiating their way. It exits through a narrow gateway onto the busy A5033.

In the past, when functions have taken place in and around Tabley House, the residents of The Stables have had trespassers on their land who have left empty glasses vomit and owing to the lack of facilities, used the bushes as lavatories.

I appreciate that times change but hope that the peace and tranquility of this beautiful Estate can be preserved.

Regards
Hilary Greenslade

From: Nicky Owen [
Sent: 11-Apr-2016 15:31
To: LICENSING (Cheshire East)
Subject: Tabley Tearoom Limited - Application for Music and Drinks License

Dear Sir or Madam

I wish to register my concerns regarding the application by Tabley Tearoom Limited for a new licence to provide recorded music and sale/supply of alcohol, Monday to Sunday 11.00 to 22.00.

Whilst not wishing to be obstructive to the notion of a 'glass of wine with afternoon tea', I'm afraid that the extent of this application (year long, morning to night), by a commercial trading company, raises issues of public nuisance, safety, crime and disorder.

Public Nuisance

Within a few meters of the tearooms are 22 private homes and the dementia wing of an old people's nursing home. Access to a chapel is also made via the tearooms. The unrestrained extent of this application means that there is great potential for public nuisance in a quiet, rural location. I believe that the tearoom has traditionally opened only during the opening hours of the museum, namely April – October, 2 – 5pm. Implicit in this application, is the establishment of a venue that can open year round for day and evening functions, including weddings, thereby creating noise and disturbance whenever and as often as the licensee wishes.

Public safety

Access to the tearoom is off a busy main road (A5033), via a private, long, single track road which is jointly maintained by Crown Properties, the residents and Cygnet Healthcare. There are current issues around over-usage and the poor state of the access, including broken stone setts and cattle grid. The road is unlit. Game shoots are scheduled throughout the season when users and residents are warned to be extra vigilant. Additional traffic will greatly increase the risk of accident.

Prevention of crime and disorder

'The Stables' (21 properties) and 'The Old Laundry' are adjacent to the chapel and tearoom. It is a remote location, with no stewardship, and the gardens and private grounds are easily accessed by people wandering around. I am concerned that regular evening use, especially with alcohol involved, will increase the risk of trespass and littering; and at worse, expose the residents to potential theft of property and break-in.

I trust that the Licensing Committee will consider these objections and reject this application in its current form.

Regards

Nicky Owen

From: Jane Johnson [
Sent: 11-Apr-2016 17:59
To: LICENSING (Cheshire East)
Subject: Licensing application for the Tabley Tearoom

Dear Sirs

Application For A New Premises Licence by Tabley Tearoom Limited in respect of Tabley Tearoom, Tabley House, Tabley Lane, Chester Road, Tabley, Knutsford WA16 0HB (the Application)

I write in connection with the above and wish to register my representations in response to the Application as follows:

1) Public safety.

Access to the Tearoom is off the busy, unlit main road (A5033) via a single track driveway through a narrow gateway leading onto the Tabley Estate road. There is very limited space available in the entrance bell-mouth and even with the existing amount of traffic this can create access difficulty. As there is no public transport available to the Tearoom and given its location generally, almost all customers will need to travel by motor vehicle. Any additional traffic, particularly in the evening, could greatly increase the possibility of a road traffic accident.

2) The prevention of public nuisance.

If the licence were granted it would have an adverse effect on the residential amenity of my property and those of my neighbours; and also the residents of the Tabley Nursing Home which immediately adjoins the Tearoom. Apart from the noise from recorded music our peace and quiet would be disturbed by people leaving the venue, particularly in the evening.

I understand the Tearoom has been operating without the need for a Licence for many years and during that time there has been minimal disruption to the residents (certainly during my ownership over the past five years). Opening times have been in tandem with the Tabley House Collection from April to October [between 2 and 5pm](#). There is direct access from the Tearoom to the consecrated Chapel which adjoins the Tearoom, where people are able to sit and reflect in the serenity.

The Tabley House buildings are Grade 1, and The Stables are Grade 2 listed buildings. The web page for Weddings at Tabley House states: - *"Due to the unique nature of Tabley House we are unable to provide wedding breakfasts or evening receptions"*. I would hope these additional considerations must have a direct bearing on any decision whether the Council would approve the Application.

Another comment is that the days and times requested in their Licence Application are not the same as the Tearoom opening schedule. When querying this we were informed, by Tabley House Collection Trust, "There is no variation to this licence; it is a case of one size fits all".

I shall be grateful if you will acknowledge safe receipt of this e-mail.

Yours faithfully

Jane Johnson

Appendix 3 – Objector 9

From: Philip Sowerbutts [

Sent: 12-Apr-2016 10:57

To: LICENSING (Cheshire East)

Subject: Tabley tea rooms licensing application.

I am the resident of My house is a little further from the Tea rooms than the Stable residences but nevertheless I do support the sentiments expressed in the objection to the license expressed by Sandra Jean Lowe. I have seen plenty of evidence of litter and other detritus in the immediate areas from various functions held at Tabley house. I therefore understand the reluctance to see this potentially increased by the granting of the license.

I do see the pros but I believe the cons outweigh them and I would like to put on record my objection to the granting of this license.

Philip Sowerbutts

| | | |
|--|--------------------|---------|
| | Received 13 APR | |
| | Cheshire East | Ref: 10 |

TABLEY TEAROOM LTD - APPLICATION FOR A NEW LICENCE ; LICENSING ACT 2003

"PROVISION OF RECORDED MUSIC AND SALE AND SUPPLY OF ALCOHOL- MONDAY TO SUNDAY 11.00 to 22.00"

In connection with the above Application, we hereby wish to register our representations (Objections) as explained in your "Guidance of making representation".

1. Crime and Disorder. "The Stables" consists of 21 properties and are situated close by the Tearoom. These properties are set in a country estate location and would increase the possibility of vandalism and break-ins by opportunists due to the unfenced open aspect of the grounds.
2. Public Safety. Access to the Tea Room is initially off the busy A5033 road, onto a single track through farmland and even with the existing amount of traffic, this creates difficulties. Any additional traffic would greatly increase the possibility of injury to both pedestrians and motorists. There is no form of lighting along this narrow road, nor any road curbs, and any off-road driving would result in the adjacent farmers fields becoming a quagmire.
3. Public Nuisance. The noise from any recorded music would threaten the peace and quiet currently enjoyed by the residents of "The Stables", as well as "Tabley Nursing Home", notwithstanding the increased noise of people leaving the venue especially at nighttime.

Immediately next door to the Tearoom is the Tabley Nursing Home which occupies part of the main house. The occupants are ; the elderly, and mentally infirm, who would be disturbed if the Application was approved. These occupants presently enjoy a safe and quiet sanctuary with pleasant walks around the estate.

In the past, previous functions that have taken place in and around Tabley

House, has involved visitors trespassing on our land with total disregard to any "Private" signs. Any approved Application will only make this worse.

This Tea Room has been operating without the need for a licence for many years. The opening times reflect the Museum's operating times of April to October between 2 and 5 pm.

The Tea Room is situated within the Consecrated Tabley House Chapel buildings, where people sit and reflect in quiet prayer.

If this licence is approved it would be sacrilegious, also devalue our homes and would put an end to the lifestyle and security that we have become accustomed to.

Due to the unique location, both Tabley House and the Stables are Listed Buildings. The web page for any weddings at Tabley House states "Due to the unique nature of Tabley House, we are unable to provide wedding breakfasts or evening receptions". Valid reasons enough for not issuing a new licence.

(There would appear to be a discrepancy in the operating hours and times applied for by the Tea Room Operators and the License Application which needs clarification)

We, therefore trust this Application will be rejected.

Yours sincerely,



Sent from my iPad

From: GERALD KNIGHT [
Sent: 13-Apr-2016 14:03
To: LICENSING (Cheshire East)
Subject: Tabley Tearoom licence application

Good afternoon

Fourteen years ago we rented a property at for a short period of time and enjoyed the ambience so much that seven years later purchased where we now reside. We have continued to enjoy the pleasure of our lovely grounds, privacy, peace/tranquillity they afford during our advancing years.

We therefore request the application is rejected and the following is our representations:-

Regards - Elsie & Gerald Knight

TABLEY TEAROOM LIMITED = APPLICATION FOR A NEW LICENCE : LICENSING ACT 2003

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In connection with the above application we hereby wish to register my representations (objections) as explained in your "Guidance on Making a Representation".

1) The prevention of crime and disorder.

"The Stables" (21 properties) and "The Old Laundry" are only yards away from the Tearoom. These are set in a remote location and would allow any visiting opportunist to see how vulnerable houses are to break-ins etc.

2) Public safety.

Access to the Tearoom is off the busy main road (A5033) via. a single track road and, even with the existing amount of traffic creates difficulty. Any additional traffic would greatly increase the possibility of a road traffic accident. There is no form of lighting on this road at all.

3) The prevention of public nuisance.

Apart from the noise from the recorded music our peace and quiet could be disturbed when people are leaving the venue. Next door to the Tearoom is the EMI (elderly, mentally, infirm) unit run by Tabley Nursing home also the main house is partly used as a Nursing Home and they would also incur the same problems. In the past, when functions have taken place in and around Tabley House,

people have been trespassing on our private land, leaving empty glasses, vomit, and signs where people have been urinating around our properties.

These Tearooms have been operating without the need for a Licence for almost 20 years and there has been minimal disruption to our homes during this period. Opening times are in tandem with the Museum from April to October between 2 and 5pm. There is direct access from the Tearoom to the consecrated Chapel where people sit and reflect in the serenity. If this Licence is approved it would be detrimental to this sanctuary, the value of our homes, and the end to the lifestyle we have been accustomed to.

Tabley House buildings are Grade 1, and The Stables are Grade 2 listed buildings. The web page for Weddings at Tabley House states: - *"Due to the unique nature of Tabley House we are unable to provide wedding breakfasts or evening receptions"*. Surely these are further reasons for not issuing the Premises Licence.

Another comment is that the days and times requested in their Licence Application are not the same as the Tearoom opening schedule. When querying this we were informed, by Tabley House Collection Trust, "There is no variation to this licence; it is a case of one size fits all".

From: SONIA AMOS [
Sent: 14-Apr-2016 10:06
To: LICENSING (Cheshire East)
Subject: Fwd: Tabley Tearoom Licence Application

Dear Sir,

TABLEY TEAROOM LIMITED = APPLICATION FOR A NEW LICENCE : LICENSING ACT 2003

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provide wedding breakfasts or evening receptions". Surely these are further reasons for not issuing the Premises Licence.

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Regards – Sonia Amos

From: Ann Hughes [
Sent: 14-Apr-2016 10:36
To: LICENSING (Cheshire East)
Subject: Licence Representations/Objections

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Regards – Mrs Ann Hughes

**TABLEY TEAROOM LIMITED = APPLICATION FOR A NEW LICENCE :
LICENSING
ACT 2003**

*"Provision of Recorded Music and Sale and Supply of Alcohol - Monday to Sunday
11.00 to 22.00."*

In connection with the above application I hereby wish to register my representations (objections) as explained in your "Guidance on Making a Representation".

1) The prevention of crime and disorder

The possibility (and fear) of problems arising if the licensing hours extend to 22.00 hours Monday to Sunday throughout the year, because Residents adjacent to the Tearoom have already experienced trespassing and unacceptable drunken behaviour from visitors to events in the vicinity in the past. The security of our homes would be jeopardised.

2) Public safety

The area is dark and surfaces slippery so use in the hours of darkness and during the Winter months would be dangerous.

3) The prevention of public nuisance

The level of noise from recorded music and from wandering drinkers around the area, also people and vehicles leaving the premises at night, is a definite concern for residents.

I do understand that to be competitive, it would be beneficial to the Tabley Tea Room to serve glasses of wine or beer with lunches and the fashionable 'Prosecco Afternoon Teas' during British Summertime from 12 noon to 15.30 hours on Thursday, Friday, Saturday and Sunday (when Tabley House is open to the public) with quiet recorded music playing and the occasional extra event, and I have no problem with this. I do however object to a full licence to include spirits to be served at night all year round, not necessarily accompanied by food. This is entirely unsuitable in the setting of the Tabley Tea Room.

It appears that the licence applied for is to cover the Tea Room as a premises rather than to have a specified individual as a responsible licensee, and I think that could prove to be problematic, as whoever is in charge at any one time could have different views on level of music played and may not have the ability to curb undesirable behaviour which can arise when alcohol is available. Often there is only one person on duty in the Tea Room and they could be taken advantage of, with no one nearby to give support.

There is also local concern that the Tea Room gives access to a consecrated Chapel which is open to the Public as a sacred space. It is also adjacent to Tabley House Nursing Home where elderly people are living, although I hear that their Matron

believes that the licence would be handled sensibly. Noise and too many visitors is stressful to the animals and wildlife surrounding the Tabley Tea Room, quite apart from us neighbours who have moved into the Grade I listed park for peace and tranquility. Obviously we do not wish our homes to be devalued, which they would be by an all day, all year alcohol licence.

Mrs Brenda M Folds,