

I am writing to lodge my objection to the application for a Premises licence at Lady Grey Farm, Ladylane, Mobberley WA16 7NE. My reasons for objection are detailed below:

Live music 7 days a week until 01:30 am is simply not tenable in a residential area. Mobberley benefits from beautiful open fields, across which loud noises carry very easily. Many children of school age live in close proximity to the proposed venue, their sleep would be disrupted and general quality of life would suffer as a result of this venue and their proposed licensing hours. This situation would be made even worse during the warm summer months when windows are open...both in the residential homes and at the wedding venue.

Weddings are lively and busy events. Intoxicated guests will bring a large increase in noise and traffic to a quiet residential area. This will have the same detrimental impact to local residents as outlined in the paragraph above.

It is my understanding that the family who have submitted this application already own Owen House Wedding Barn a short distance away from the new proposed wedding barn, and they FREQUENTLY disregard the restrictions that Cheshire East Council imposed regarding licensing at that venue regarding cut off times for alcohol sales, loud music and keeping windows closed. A local resident has logged the dates and times of the violations and presented these to the council. Therefore even with reduced licensing hours, we have no confidence that the applicant of this license would actually adhere to them. Perhaps someone from the licensing team may want to investigate these allegations further so you may fully understand the proven behaviour of the applicant.

**FALLOWS, Mandy**

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**From:** LICENSING (Cheshire East)  
**Sent:** 06-Jan-2020 07:25  
**To:** FALLOWS, Mandy  
**Cc:** KNIGHT, Jennifer  
**Subject:** FW: Lady Grey Barn

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

**From:** [REDACTED]  
**Sent:** 04-Jan-2020 09:17  
**To:** LICENSING (Cheshire East)  
**Subject:** Lady Grey Barn

Dear sirs

As a resident of Town Lane Mobberley I would like to register my opposition to the proposed application for an entertainment licence until 1.30 am Monday to Sunday.

This is wholly out of keeping with any other licence arrangement within the village; noise carries across open countryside and it will be disruptive and a nuisance not least to those in the immediate vicinity.

I also understand that this barn was constructed without proper planning permission which of itself is a travesty given the strict application of planning elsewhere within this village.

Yours sincerely



Sent from my iPhone

**FALLOWS, Mandy**

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**From:** LICENSING (Cheshire East)  
**Sent:** 31-Jan-2020 10:46  
**To:** FALLOWS, Mandy; KNIGHT, Jennifer  
**Subject:** [OFFICIAL] FW: Lady Grey Farm, Lady Lane Mobberley WA16 7NE - Premises License Objection  
**Attachments:** RegisterPlanC-517099.pdf  
**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**From:** [REDACTED]  
**Sent:** 31-Jan-2020 10:44  
**To:** LICENSING (Cheshire East)  
**Subject:** Fwd: Lady Grey Farm, Lady Lane Mobberley WA16 7NE - Premises License Objection

As requested email resent

Kind regards,



----- Forwarded Message -----

Subject: Lady Grey Farm, Lady Lane Mobberley WA16 7NE - Premises License Objection

Date: Tue, 28 Jan 2020 09:12:11 +0000

To: [licensing@cheshireeast.gov.uk](mailto:licensing@cheshireeast.gov.uk)

Dear Cheshire East Licensing Section

With reference to the recent "Premises License" application for:

Lady Grey Farm (formerly Sunny Bank Farm),  
Lady Lane,  
Mobberley,  
Cheshire,  
WA16 7NE

My name is [REDACTED] and I live with my wife and 3 young children at [REDACTED]

I am gravely concerned about the proposed licence application for Lady Grey Farm and wish to object in the strongest possible terms.

My house is approximately 100 metres from the entrance to the proposed new late-night wedding barn and I fear that if the application were to be granted my life and that of my family, will be seriously affected.

I wish to oppose the granting of the Premises Licence for the following reasons:

1. Noise pollution will be by far the biggest public nuisance to adjacent properties such as ours and personally my primary concern. Like several of my neighbours we have young children in full time education and the noise from the event and subsequent traffic noise in the early hours of the morning will be a major problem and disruption. Please note that the inevitable noise pollution will consequently cause harm to my children due to disturbed and interrupted sleep.
2. Please note that there are no public transport facilities (e.g. Bus or Train) near to Lady Grey Farm. Therefore, the only likely means of getting to and from the proposed venue will be either via private vehicles or Taxi's. The number of taxi's available in Mobberley are very limited and residents often struggle to get taxi's particularly late at night. Two major wedding barn venues in close proximity would inevitably create an additional problem, particular when leaving the premise in the early hours of the morning. The increase in traffic and its associated noise will undoubtedly have a detrimental effect on my family's life.

It is also worth noting that the applicant himself recently opposed a potential new Wedding Barn on the Tatton Estate at Ashley, Cheshire putting forward the argument that there were already enough Wedding Barns in the area.

3. Owen House Wedding Barn Limited have on numerous occasions failed to comply with both License conditions and planning consent. I am therefore concerned that even if a restricted Premises License is provided to Lady Grey Farm, Mr Daniel Morgan and Owen House Wedding Barn Limited would not comply.
4. The application has been drafted in very general and broad terms. The hours applied for are excessive for the area, and far exceed the hours the Council consider might be appropriate for a venue in such a rural location. To have loud music and revellers partying into the early hours, potentially every day of the week, so close to my house fills me with dread. If I were to be cynical, I would suggest that he has tried to get as much into the application as he can and to see what 'sticks.' I wish to make it clear however, that I don't believe the location of Lady Grey Farm is in any way suitable for any sort of licensable activity.
5. Mr Morgan has also offered very little in the way of conditions which I think demonstrates a clear disregard for the location of the premises and its neighbours and a lack of understanding of the licensing process.
6. According to the Valuation Office, "Lady Grey Farm" is currently listed as a Domestic Residence with Mixed Use in the former name "Sunny Bank Farm"; (please refer to Figure 1A below). Please note that according to the Government Valuation Office website (<https://www.gov.uk/correct-your-business-rates>) there are no business rateable values associated with the property.

Local authority reference number	Council Tax band	Improvement Indicator	With effect from	Mixed use property	Court
20311/01/0000794	G				

**Council Tax band details**

**SUNNYBANK FARM, LADY LANE, MOBERLEY, KNUTSFORD, CHESHIRE WA16 7HE**

**Local authority reference number** 20311/01/0000794

**Council Tax band** G

**Improvement Indicator**

**With effect from**

**Mixed use property**

**Court**

Figure 1A: Council Tax Valuation

Therefore; in accordance with Section 4.2 and 13.7 of the Cheshire East Council Statement of Licensing Policy (Licensing Act 2003) Policy Dated 2019 to 2024, as a residential premises would require "Change of Use" planning permission to become a licensed venue for the sale of alcohol and music etc (e.g. Weddings and function)

Please note as per the attached HM Land Registry Title Document (RegisterPlanCH517099.pdf) Lady Grey Farm was purchased by Owen House Wedding Barn Limited (Company Registration No: 04600082) on 26-Jun-2019 of which the license applicant; Mr Daniel Morgan is a Director. The purchase is also a matter of public record on the Companies House website where 2 charges are listed clearly stating "Sunny Bank Farm". Hence the residential property has been purchased by a company for the purpose of running licensable activities and I therefore believe that a change of use planning permission should have been obtained first before any application for either a Premises License or any Temporary Event Notices. This would then allow local residents such as myself an opportunity to make objections if and as required.

I appreciate that Planning and Licensing are totally separate activities, however as per Section 4.2 and 13.7 as previously mentioned in this instance my expectation would be that planning approval is required before any license application process could be started. Particularly where "Change of Use" planning permission is required for a residential property.

7. Extensive building work is currently being performed on the barns to the rear of the property (Refer to figure 2A below)



Figure 2A: Lady Grey Farm aerial view (Barns on left of picture)

As advised by Cheshire East Council Enforcement Officer; Derek Ward in an email to Jane Hopkins (see figure 2B below) the owners (i.e. Owen House Wedding Barn Limited) are in ***"breach of planning control relating to the unauthorised alterations and possible change of use of redundant agricultural buildings."***

In addition to requiring planning permission, the major building work being performed would surely also need to comply with Building Regulations and therefore in accordance with Section 4.5 of the Cheshire East Licensing Policy require a completion certificate before seeking an application for a Premises License or Temporary Event Notice.

From: [REDACTED]  
 Sent: 03 January 2020 14:49  
 To: [REDACTED]  
 Subject: RE: 19/010618 (Breeds of Planning Permission Sunny (bulk farms))

Good Afternoon [REDACTED]

Whilst it was found on my visit to the premises before Christmas that there is a breach of planning control relating to the unauthorised alterations and possible change of use of redundant agricultural buildings, the Local Planning Authority (LPA) have no powers in this instance to make the owners cease all works.

The owners have been advised that they should cease works until such time that they have the full approval that planning permission has been granted by the LPA and that any works undertaken are at their own risk. A request has been made that any planning application is received by no later than 17<sup>th</sup> February 2020. No indication has been given to the owners as to the result of any such application if submitted.

Failure to submit an application may prompt the LPA to consider formal action against the owners / operators.

I have made enquiries as to any Licensing applications for any events at the premises and can advise that currently there are events planned for 22<sup>nd</sup> and 24<sup>th</sup> February 2020 and 10<sup>th</sup> and 11<sup>th</sup> July 2020, with the address given as LADY GREY FARM, LADY LUND, MCIBBERLEY.

should you have any objections please email [licensing\\_12@cheshireeast.gov.uk](mailto:licensing_12@cheshireeast.gov.uk)

In the meantime please contact me should you require further assistance.

Regards  
 [REDACTED]  
 Enforcement Officer  
 Macclesfield Town Hall, Market Place, Macclesfield, SK10 1EA  
 Tel: [REDACTED]  
[www.cheshireeast.gov.uk](http://www.cheshireeast.gov.uk)

Figure 2B: Email from [REDACTED] Cheshire East Enforcement Officer

Please also note a subsequent email from [REDACTED] clarifying the planning concerns.

From: [REDACTED]  
 Sent: Sunday, January 22, 2020 1:52:43 PM  
 To: [REDACTED]  
 Subject: re: Lady Grey Farm

Dear [REDACTED]

I apologise for not getting back to you sooner but I have been out of the office.

With regards to an application being required, this is because there is a material change of use of the agricultural buildings. I have spoken to the owners Agent this morning and advise you that because of all the detailed information required to be submitted for the change of use of the building, it is the intention of the owners and agent to submit an application initially for alterations to the agricultural building and conversion for a new septic tank.

The main application will require consultation from Macclesfield Airport due to the location of the premises to the airport boundary and other parties such as neighbours and environmental protection as well as anyone else deemed necessary.

I hope this information is of assistance to you.

Please be aware that I am not available from Friday 24<sup>th</sup> January 11<sup>th</sup> AM - my back colleagues in the enforcement section will be available to assist you during this period.

Regards  
 [REDACTED]  
 Enforcement Officer  
 Macclesfield Town Hall, Market Place, Macclesfield, SK10 1EA  
 Tel: [REDACTED]  
[www.cheshireeast.gov.uk](http://www.cheshireeast.gov.uk)

  
**Cheshire East**  
 Council  
*Working for a brighter future together*

Figure 2C: Further clarification email from [REDACTED]

8. As a result of the recent unauthorised modifications to the barn, I would have expected that a Fire Safety inspection must be performed, and certificates provided to ensure there is no Public Fire Safety risk etc before a Licence application could be considered. Doesn't the applicant also need to demonstrate other forms of certification checks such as fixed wiring checks etc to avoid invalidating any mandatory insurance policies for such a business premises. Failure to obtain the necessary certification and insurance etc would surely constitute a lack of duty of care on behalf of the license applicant i.e. Mr Daniel Morgan and the company which operates and owns Lady Grey Farm, namely Owen House Wedding Barn Ltd, for which the applicant is a director.
9. The entrance to Lady Grey Farm is on the junction of Lady Lane and Davenport Lane (Refer to Figures 4A, 4B, 4C & 4D below).  
As shown in figure 4B the driveway to the premises is a single-track road, hence when vehicles are arriving and leaving there will be an inevitable traffic queue at the access to the property. This consequently presents a "Public Safety" risk and creates a potential accident hot-spot on a corner junction of Lady Lane and Davenport Lane.



Figure 4A: Lady Grey Farm aerial view





Figure 4B: Property Entrance (prior to gate installation)



Figure 4C: View of Lady Lane down towards Manchester Airport Crash Gate 9

It should also be noted that Lady Lane provides access to Manchester Airport Crash Gate 9 and therefore any obstruction at the entrance to Lady Grey Farm or as a result of cars parked on Lady Lane would create a potential Public Safety concern and Vehicle Parking Public Nuisance.

Please note that the new owners of Lady Grey Farm (Owen House Wedding Barn Limited) have recently installed brick pillars on either side of the driveway and an automatic slide open gate which further restrict the access to the property to only one vehicle at a time which was recently demonstrated on Saturday 25-Jan-2020 at 9:45am when a concrete mixer truck was parked dangerously on the corner of Davenport Lane waiting to gain access to Lady Grey Farm via the single track driveway.



Figure 4D: View of new gates at Lady Grey Farm

A consequence of the restricted access is the concern that in the event of a fire or medical incident then access by Emergency Services would be restricted and hindered. This domestic residence is not appropriate for the intended use as a Wedding Barn.

10. The size of the barn is limited and therefore to ensure Public Safety the occupant capacity would need to be assessed and any restrictions applied to ensure compliance with Clause 8.9 and 8.10 of the Cheshire East Licensing Policy Statement. With the recent building work I also have serious concerns that the premises drawing attached to the application does not reflect the ongoing development work as illustrated on the Building Contractors; Nuthatch Ground Works Ltd website and facebook page (Refer to pictures below, Figure 5A & 5B)



Figure 5A: Nuthatch Groundworks Webpage (<http://nuthatchlandworks.co.uk/>)



25 Comments

Figure 5B: Nuthatch Groundworks Webpage Facebook Link

To conclude, I wish to state again, that I wish the Committee to refuse this application.

I intend to attend any hearing, and would be grateful if you could let me know when the hearing is so that I may make arrangements.

I would be very grateful if you could also acknowledge receipt of this email and my intention to object.

Yours sincerely



Title Number : CH517099

This title is dealt with by HM Land Registry, Birkenhead Office.

The following extract contains information taken from the register of the above title number. A full copy of the register accompanies this document and you should read that in order to be sure that these brief details are complete.

Neither this extract nor the full copy is an 'Official Copy' of the register. An official copy of the register is admissible in evidence in a court to the same extent as the original. A person is entitled to be indemnified by the registrar if he or she suffers loss by reason of a mistake in an official copy.

This extract shows information current on 19 JAN 2020 at 10:24:48 and so does not take account of any application made after that time even if pending in HM Land Registry when this extract was issued.

#### REGISTER EXTRACT

Title Number	: CH517099
Address of Property	: Lady Grey Farm, Lady Lane, Mobberley, Knutsford (WA16 7NE)
Price Stated	: £1,355,000
Registered Owner(s)	: OWEN HOUSE WEDDING BARN LIMITED (Co. Regn. No. 04600082) of Owen House Farm, Wood Lane, Mobberley, Knutsford WA16 7NY.
Lender(s)	: Lloyds Bank PLC

Title number CH517099

This is a copy of the register of the title number set out immediately below, showing the entries in the register on 19 JAN 2020 at 10:24:48. This copy does not take account of any application made after that time even if still pending in HM Land Registry when this copy was issued.

This copy is not an 'Official Copy' of the register. An official copy of the register is admissible in evidence in a court to the same extent as the original. A person is entitled to be indemnified by the registrar if he or she suffers loss by reason of a mistake in an official copy. If you want to obtain an official copy, the HM Land Registry web site explains how to do this.

## A: Property Register

This register describes the land and estate comprised in the title.

CHESHIRE EAST

- 1 (14.03.1995) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being Lady Grey Farm, Lady Lane, Mobberley, Knutsford (WA16 7NE).
- 2 (11.02.2004) The land has the benefit of the rights granted by but is subject to the rights reserved by the Transfer dated 27 January 2004 referred to in the Charges Register.
- 3 (11.02.2004) The Transfer dated 27 January 2004 referred to in the Charges register contains a provision as to light or air.

## B: Proprietorship Register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

Title absolute

- 1 (26.06.2019) PROPRIETOR: OWEN HOUSE WEDDING BARN LIMITED (Co. Regn. No. 04600082) of Owen House Farm, Wood Lane, Mobberley, Knutsford WA16 7NY.
- 2 (26.06.2019) The price stated to have been paid on 20 June 2019 was £1,355,000.
- 3 (26.06.2019) The Transfer to the proprietor contains a covenant to observe and perform the covenants referred to in the Charges Register and of indemnity in respect thereof.
- 4 (26.06.2019) RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate or by the proprietor of any registered charge, not being a charge registered before the entry of this restriction, is to be registered without a written consent signed by the proprietor for the time being of the Charge dated 20 June 2019 in favour of Lloyds Bank PLC referred to in the Charges Register.

## C: Charges Register

This register contains any charges and other matters that affect the land.

- 1 (11.02.2004) A Transfer of the land in this title dated 27 February 2004 made between (1) The Council of The City of Manchester and Manchester Airport Plc and (2) Raymond George Southam and Angela Mary Southam contains restrictive covenants.

*NOTE: Copy filed.*

- 2 (11.02.2004) The Transfer dated 27 January 2004 referred to above contains a right of pre-emption in favour of The Council of The City of Manchester which will subsist until 27 January 2025.

Title number CH517099

## C: Charges Register continued

- 3 (26.06.2019) REGISTERED CHARGE dated 20 June 2019.
- 4 (26.06.2019) Proprietor: LLOYDS BANK PLC (Co. Regn. No. 2065) Dept.No. 3282 of Pendeford Securities Centre, Pendeford Business Park, Wobaston Road, Wolverhampton WV9 5HZ.

End of register

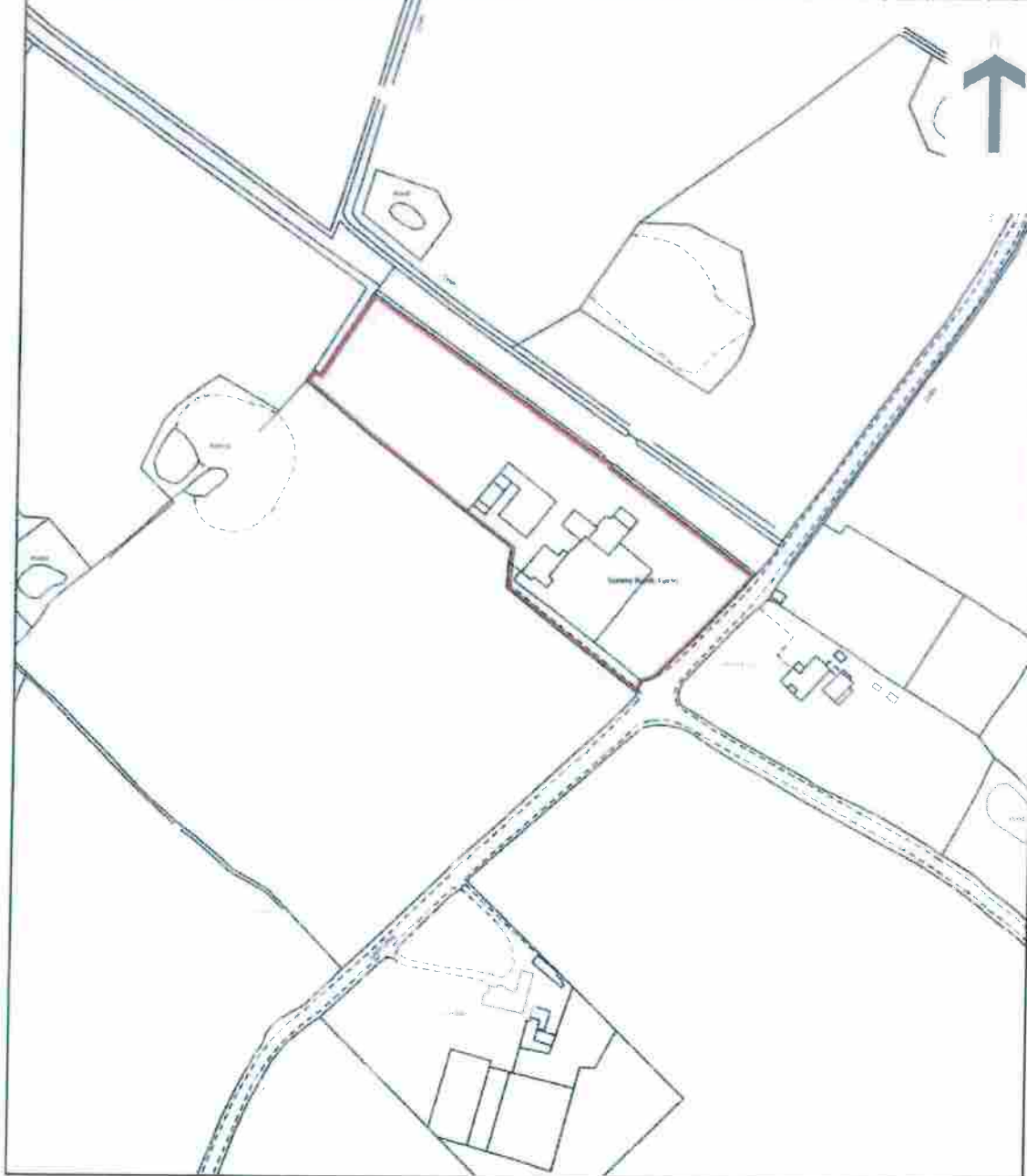


HM Land Registry  
Current title plan

Title number CH517099  
Ordnance Survey map reference SJ79815W  
Scale 1:2500  
Administrative area Cheshire East



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HM Land Registry endeavours to maintain high quality and scale accuracy of title plan images. The quality and accuracy of any print will depend on your printer, your computer and its print settings. This title plan shows the general position, not the exact line, of the **boundaries**. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground.

This title is dealt with by HM Land Registry, **Birkenhead Office**.



FALLOWS, Mandy

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**From:** [REDACTED]  
**Sent:** 27-Jan-2020 22:44  
**To:** LICENSING (Cheshire East)  
**Subject:** Lady Grey Farm License Objection (NON108/13)  
**Attachments:** Lady Grey Farm License Objection - D Appleby.docx  
  
**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Hi.

Please find my objection letter attached.

Kind regards

[REDACTED]

## Cheshire East Licensing Section

Ref: Premises License application for:

Lady Grey Farm / Sunny Bank Farm,  
Lady Lane,  
Mobberley,  
Cheshire,  
WA16 7NE

Dear Sir/Madam.

I am writing in relation to the Premise Licence application for Lady Grey Farm / Sunny Bank Farm on Lady Lane, Mobberley.

As a family of four, with two young girls of primary school age, we moved to [REDACTED] from Altrincham in November 2017. Our decision to move to Mobberley was based on its fantastic location - near the main towns, surrounded with beautiful and (in the main) peaceful surroundings.

Having recently established that the owners of the aforementioned Sunny Bank Farm have applied for a 7-day licence, as part of a wider plan to turn one of the farm buildings into an additional wedding venue, I would like put forward my rationale for strongly objecting to the application.

- **Noise** - We invested in a home in the area due its peaceful location. Notwithstanding the aircraft noise from the nearby airstrip, for the majority of the time, particularly during evenings, we experience little noise disturbance. However, [REDACTED] is situated very close to the **proposed** wedding venue site, across two open fields with little to no trees or foliage to limit the noise transference. Therefore based on the proposed licencing times, our quiet country surroundings will be regularly interrupted by many hundreds of wedding attendees partying until 2-3am each night.

I note that the popularity of Mobberley and the local church has understandably increased the number of property and landowners looking to utilise their assets as wedding venues. Some like Owen House barn establish long-term, successful businesses, whilst other parties apply for the Temporary Events Notices and host a small number of weddings each year. With the growth in the number of wedding venues being developed in the area, I fear little Mobberley is fast becoming the 'Vegas of weddings', further limiting the peace and tranquillity that my family, and no doubt many others moved into the area to experience.

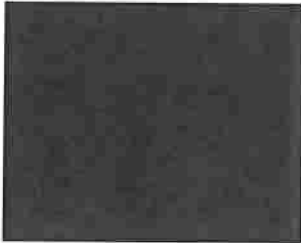
- **Road and Pedestrian Safety** – Being regular walkers down Lady Lane, we currently take great care with the children given the lack of pavements adjacent to the roads. The concern is that this small stretch of road, barely two cars in width, will become jammed with the additional cars and coaches ferrying guests to and from the wedding venue. Evidence of this is already being seen, with both sides of the road currently churned up by the trucks and plant entering and leaving Sunny Bank Farm. Needless to say, country walks with the children down Lady Lane will be compromised in the weekend.

In addition, one would expect most traffic will be generated when leaving the wedding venue late at night. The difficulties surrounding management of this traffic will be further compounded by the narrow access to and from the venue, with Taxi's consequentially meeting guests outside the entrance to make a quick get away. With no street lighting in the area guest safety will be compromised as they stand in the dark, potentially in dark clothing trying to flag down any car that passes, in the belief it's a taxi (we've all been there!!!)

- **Transportation Services** – Mobberley is not well serviced by taxi's or buses, with the train station a 15-20 minute walk away. Referencing my earlier point re the lack of lighting and pavements, there will inevitably be a number of guests trying to walk to their accommodation in the surrounding area, or to the train station if they can't get a taxi. Any guests walking to the train station will need to walk 2/3 mile down Hobcroft Lane (National Speed Limit, poor pavement, no lighting, potentially inebriated wedding guests in dark clothes).
- **Planning** – My understanding is that the granting of a licence is predetermined on planning approval from all parties concerned including Cheshire East, Manchester Airport, and Environmental Protection etc. To date I believe that such consent has not been applied for and therefore approved. Rather their focus and priority appears to have been requesting clearly unreasonable licencing hours, which I find curious.

Please feel free to drop me a line when you have agreed the date for the licencing hearing, as I intend to be there to represent the interests of my family.

Kind Regards



**FALLOWS, Mandy**

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**From:** LICENSING (Cheshire East)  
**Sent:** 29-Jan-2020 15:13  
**To:** KNIGHT, Jennifer  
**Cc:** FALLOWS, Mandy  
**Subject:** [OFFICIAL] FW: LADY GREY FARM LICENSING OBJECTION  
**Attachments:** Lady Grey Farm License Objection - SARAH APPLEBY.docx

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**From:** [REDACTED]  
**Sent:** 29-Jan-2020 14:59  
**To:** LICENSING (Cheshire East)  
**Subject:** LADY GREY FARM LICENSING OBJECTION

Good afternoon

Please find attached by objection letter in writing to the  
Lady Grey Farm licensing proposal.

Best Regards,

**Cheshire East Licensing Section**

Ref: Premises License application for:

Lady Grey Farm / Sunny Bank Farm,  
Lady Lane,  
Mobberley,  
Cheshire,  
WA16 7NE

Dear Sir/Madam.

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- **Noise** - We invested in a home in the area due its peaceful location. Notwithstanding the aircraft noise from the nearby airstrip, for the majority of the time, particularly during evenings, we experience little noise disturbance. However, [REDACTED] is situated very close to the proposed wedding venue site, across two open fields with little to no trees or foliage to limit the noise transference. Therefore based on the proposed licencing times, our quiet country surroundings will be regularly interrupted by many hundreds of wedding attendees partying until 2-3am each night.

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compromised as they stand in the dark, potentially in dark clothing trying to flag down any car that passes, in the belief it's a taxi (we've all been there!!!)

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Please feel free to drop me a line when you have agreed the date for the licencing hearing, as I intend to be there to represent the interests of my family.

Kind Regards



**FALLOWS, Mandy**

---

**From:** LICENSING (Cheshire East)  
**Sent:** 31-Jan-2020 12:53  
**To:** KNIGHT, Jennifer; FALLOWS, Mandy  
**Subject:** [OFFICIAL] FW: Objection to Licencing application by Lady Grey Farm, Mobberley  
**Attachments:** 2020-01-31 Objection to Licensing.pdf

---


**From:** [REDACTED]  
**Sent:** 31-Jan-2020 12:37  
**To:** LICENSING (Cheshire East)  
**Subject:** Objection to Licencing application by Lady Grey Farm, Mobberley

Dear sirs

Please find attached, a letter of objection to the Application for Licensing by Lady Grey Farm, Mobberley.

Please also acknowledge receipt of this e-mail.

Best regards






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

Sent by e-mail to: [licensing@cheshireeast.gov.uk](mailto:licensing@cheshireeast.gov.uk)

**Re: Objection to the Licensing Application for Lady Grey Farm – Lady Lane, Mobberley.**

31<sup>st</sup> January 2020

Dear Sirs

This objection to the Licensing Application for Lady Grey Farm is made by   
and , both of the above address on 

We feel strongly that the Licensing application in question should not be granted on account of the following reasons:

**Prevention of Public nuisance**

**The playing of music** – be it recorded or live – into the small hours will disturb residents across a wide radius.

In the summer, when events are staged at Tatton Park (3 miles from us as the crow flies), the sound carries at least as far as us – probably further. Those events are acceptable to us because (generally) held in the evening whereas Lady Grey (which is 0.8 of a mile from us. Mainly over open fields) intends to make their noise until the small hours.

It is ironic that Manchester airport is bound by planning regulations to cease the use of Runway 2 from 10:00 p.m. to 6:00 a.m. so as to reduce noise nuisance (see Manchester Airport's website at <https://www.manchesterairport.co.uk/community/dual-runway-use/> where it says "Manchester Airport has two runways. We currently use both runways during the day time, but planning permission does not allow us to use Runway 2 between 10pm and 6am, unless we are doing maintenance on Runway 1 or there is an emergency.") when now Lady Grey Farm's application (if granted) would "make a nonsense" of the planning measure that is designed to constrain the airport.



**Increased road traffic** – the lanes around Lady Grey farm and adjacent routes are very narrow and not very well maintained. The increase in traffic that is likely to develop for a venue such as Lady Grey Farm, will clog the lanes at times with taxis, Coaches and private vehicles. The sound of engines and the shining of headlamps into people's bedrooms far into the night will create a Public Nuisance.

### **Preservation of Public Safety**

**Access to Crash Gates** - The stretch of Lady Lane that is beyond Lady Grey Farm is the only route for emergency vehicles to take to and from the airport's Crash Gate 9. The presence of many vehicles to bring and take people and goods to and from Lady Grey Farm at certain times could seriously restrict the ability of emergency vehicles to carry out their function.

**Danger to other users of the lanes** – in addition to motorised traffic, the lanes around Lady Grey farm serve as exercise tracks for walkers and cyclists – but most vulnerable horse-riders, many of whom are children. The increase in traffic that is likely to result from the licenced activities would increase the danger to these users.

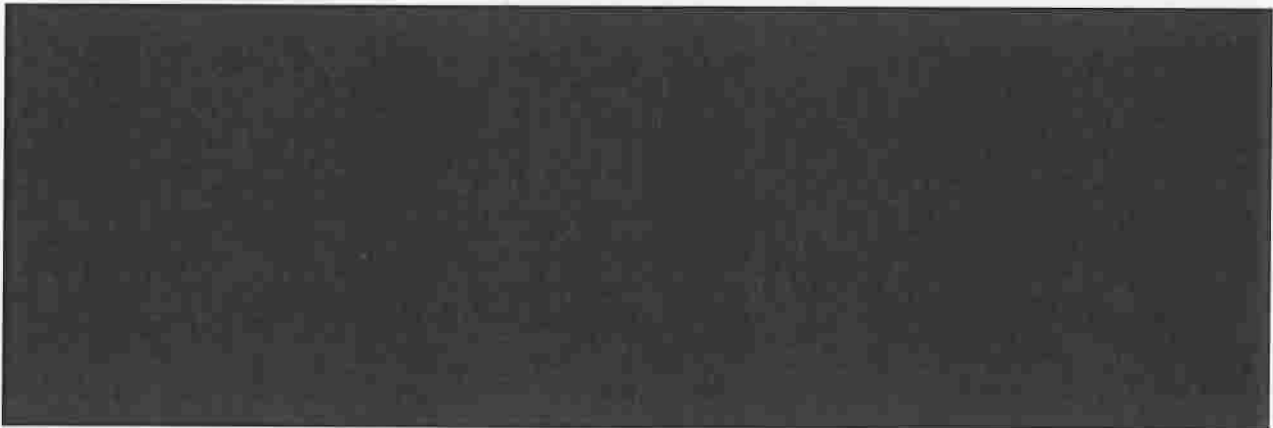
### **The Protection of Children from Harm**

The above point on "Dangers to other users of the lanes" applies in particular to the many young riders who use the lanes as well as young mothers walking with very small children in prams.

### **In Conclusion**

For the reasons set out above, we request that you turn down the application by Lady Grey Farm for a licence, in its entirety.

Best regards



## FALLOWS, Mandy

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**From:** LICENSING (Cheshire East)  
**Sent:** 10-Jan-2020 16:41  
**To:** KNIGHT, Jennifer; FALLOWS, Mandy  
**Subject:** FW: Objections to Licensing Request by Lady Grey, Lady Lane, Mobberley, WA16 7NE

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

**From:** [REDACTED]  
**Sent:** 10-Jan-2020 16:38  
**To:** LICENSING (Cheshire East)  
**Subject:** Objections to Licensing Request by Lady Grey, Lady Lane, Mobberley, WA16 7NE

Dear sirs

We are writing to object to the granting of a license to Lady Grey in the terms set out in the notice that is displayed outside the premises.

In particular, we object to permission being granted to play music, whether live or recorded, after 23:00 each night until 01:30 or 02:00 respectively.

This is a rural community with homes scattered amongst fields over which sound travels very clearly. For instance, we can hear events that are occasionally put on at Tatton Park which is 3.5 miles away as the crow flies - Lady Grey is only 3/4 of a mile away so the disturbance every single night is bound to be intrusive to us and many, many others.

Still on the subject of noise abatement, it seems illogical to allow someone to generate high volume noise in the neighbourhood just as Manchester airport closes down for the night. In fact (as we are sure that you are aware) the airport is required to cease operations on Runway 2 at 10:00 until 06:00 exactly to reduce noise and this license to Lady Grey would make that restriction on the airport meaningless, as far as quality of life here is concerned.

Other worries stem from the prospect of opening a late night drinking establishment in the neighbourhood - intoxicated revellers wandering around our lanes at dead of night; high numbers of taxis coming and going.

Please deny the license to Lady Grey.

Best regards



**FALLOWS, Mandy**

---

**From:** LICENSING (Cheshire East)  
**Sent:** 10-Jan-2020 12:53  
**To:** FALLOWS, Mandy  
**Cc:** KNIGHT, Jennifer  
**Subject:** [OFFICIAL] FW: Lady grey farm

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

**From:** [REDACTED]  
**Sent:** 10-Jan-2020 12:52  
**To:** LICENSING (Cheshire East)  
**Subject:** Lady grey farm

I would like to record my strong objection to the new wedding and party venue at the former Sunnybank Farm. The traffic it would generate is totally unsuitable to the narrow lanes here and would be an added danger to many pedestrians and cyclists. The noise level to neighbours would be unbearable ,most of whom are in close proximity to the farm.

[REDACTED]

Sent from my iPad

**FALLOWS, Mandy**

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**From:** [REDACTED]  
**Sent:** 30-Jan-2020 20:43  
**To:** LICENSING (Cheshire East)  
**Subject:** License Objection Lady Grey Farm, Mobberley, WA16 7QU

To Whom it May Concern.

I write with respect to the application for a licence for Lady Grey Farm which I have previously known as Sunny Bank Farm.

My wife and I, together with our family, have lived at [REDACTED] for some 54 years during which time we have endured the expansion of Manchester Airport and seen Hobcroft Lane go from a country lane into what amounts to a "Rat Run" where the traffic has grown out of all proportion and cars together with heavy goods vehicles travel at excess speed. Our house is about a fifth of a mile from Lady Grey Farm and is within the airport safety zone.

We also have to put up with noise and passing transport including double decker buses etc from Owen House Wedding Barn who do not adhere to their license restrictions which is less than half a mile away. There is bound to be considerable extra traffic on surrounding lanes as Lady Grey Farm is somewhat remote which will cause noise disturbance etc into the early hours of the morning with our proximity to the property which is not acceptable.

I believe that at the present time there is no planning approval for the use of the farm as a public venue which would need to comply with health and safety, fire regulations etc. There must also be concern from Manchester Airport due to the number of people being in such close proximity of the safety zone.

Finally, I do not believe that the applicants have provided enough information and I have further concerns about the possibility of the further expansion with the provision of accommodation etc. I wish to object in the strongest possible way to the granting of a license to serve alcohol into the early hours and play music until late into the night in a rural area where noise travels greater distances and we already have to put up with a similar business in such close proximity.

Yours faithfully,

[REDACTED]

**FALLOWS, Mandy**

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**From:** LICENSING (Cheshire East)  
**Sent:** 31-Jan-2020 11:14  
**To:** FALLOWS, Mandy; KNIGHT, Jennifer  
**Subject:** [OFFICIAL] FW: Lady Grey Farm premises licence  
**Attachments:** image1.PNG; ATT00001.txt

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

**From:** [REDACTED]  
**Sent:** 31-Jan-2020 10:37  
**To:** LICENSING (Cheshire East)  
**Cc:** [REDACTED]  
**Subject:** Lady Grey Farm premises licence

I am not sure you have received this as I have not had an acknowledgement I have already sent a part finished objection to the application for a premises licence for Lady Grey Farm Mobberley WA16 7NE.

My name is [REDACTED]

I would like to continue by drawing your attention to C.E.C. Statement of Licensing Policy on page 48 sect 6.

**FALLOWS, Mandy**

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**From:** LICENSING (Cheshire East)  
**Sent:** 03-Feb-2020 07:09  
**To:** FALLOWS, Mandy; KNIGHT, Jennifer  
**Subject:** FW: Lady Grey Farm premises licence

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**From:** [REDACTED]  
**Sent:** 31-Jan-2020 16:55  
**To:** LICENSING (Cheshire East)  
**Subject:** Fwd: Lady Grey Farm premises licence

Sent from my iPad

Begin forwarded message:

**From:** [REDACTED]  
**Date:** 31 January 2020 at 10:37:14 GMT  
**To:** [licensing@cheshireeast.gov.uk](mailto:licensing@cheshireeast.gov.uk)  
**Cc:** [residents@mobberleycheshire.co.uk](mailto:residents@mobberleycheshire.co.uk)  
**Subject:** Lady Grey Farm premises licence

I am not sure you have received this as I have not had an acknowledgement  
I have already sent a part finished objection to the application for a premises licence for Lady Grey Farm Mobberley WA16 7NE.  
My name is [REDACTED]

I would like to continue by drawing your attention to C.E.C. Statement of Licensing Policy on page 48 sect 6.

Done

## Cheshire East statement\_of\_licensing\_policy\_20

## Suggested Hours Matrix

Area	Vision	Licensing Policy Direction	Rt
The designated areas of Macclesfield and Crewe town centres	Creation of mixed use development	Our aim for this area includes:  To expand the early evening offer to introduce a new customer base and to reduce the reliance on vertical late night drinking	01
The designated areas of Wilmslow, Knutsford, Congleton, Sandbach, and Nantwich town centres	Creation of mixed use development.	Our aim for this area includes:  To expand the early evening offer to introduce a new customer base and to reduce the reliance on vertical late night drinking	01
All other areas	To protect the integrity of the existing community	Our aim for this area is to:  To protect the integrity of the area and to encourage businesses that are consistent with the needs and expectations of the area	00

This seems to say that such a premises licence should not be considered in this rural setting which is Entirely unsuitable for the surrounding small community . To grant this licence would be against the integrity of the existing community.

I notice there is a cross against late bars.

This would not only be a late bar but an early one as well.

I cannot see how this can be granted even with conditions as policing them would be impossible. May I also mention the possibility of fireworks this would be another disaster at

firework time everyone keeps their horses and ponies inside. The potential for sudden firework displays could be disastrous as this rural community has numerous animals that would be affected.

One of the problems with this application is that it is so open ended as far as I can see it is at a residential property as I can find no reference to any planning being granted so I can only speculate as to its use.

With the complete disregard to normal planning procedures I have no confidence as to what may or may not be planned so the extent of the Public Nuisance could be far reaching and this i not to be dismissed.

I believe that inspection of premises is not mandatory but suggest it would be helpful if you would at least visit the location. In this way you would see the total inappropriate location of this property. Private house yes "night and day club" no.

This is where we need to consider public safety. I have already mentioned the rural setting the approach roads are not suitable for the additional traffic this would bring . On unclassified unlit roads with no pavements. There is also no public transport. My granddaughter rides her pony along this road which is designated and signed as Laureens Ride and accesses the bridle ways the airport has provided. With extra traffic constituting strangers to the area may prevent this for her and many others.

It is not only the cars but the huge lorries that would service the site. Many would be H G V Using 7.5 tonne limit roads because they can for access. Because of the recent earthworks big tipping wagons have been using Burleyhurst Lane and Davenport Lane where most of the verges have been wiped out because two could not pass. All without planning permission. The protection of children is the road safety issue and also their well being if reasonable care is not taken to allow proper sleep.

I hope you will take all this into account and refuse any premises licence what so ever.

Sent.. from my iPad [REDACTED]



**FALLOWS, Mandy**

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**From:** LICENSING (Cheshire East)  
**Sent:** 28-Jan-2020 18:04  
**To:** KNIGHT, Jennifer; FALLOWS, Mandy  
**Subject:** [OFFICIAL] FW: Lady Grey Farm Mobberley premises licence application

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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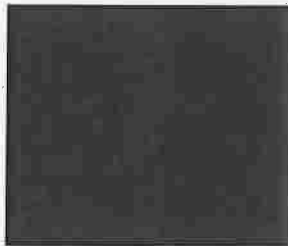
**From:** [REDACTED]  
**Sent:** 28-Jan-2020 18:03  
**To:** LICENSING (Cheshire East)  
**Cc:** [REDACTED]  
**Subject:** Lady Grey Farm Mobberley premises licence application

Sent from Mail for Windows 10

Dear Cheshire East Licencing Dept

1. With ref

**PREMISES LICENCE APPLICATION FOR LADY GREY FARM MOBBERLEY WA16 7NE**



I wish to strongly oppose any granting of any licence for this premises. I object for a number of reasons.

1. Public Nuisance
2. Public Safety
3. The protection of children from harm.

I will continue by enlarging on my concerns.

Firstly the nuisance element. The licence would enable loud music from 10 a.m. until 2.00 a.m.

This would have a detrimental effect to the whole area, It is a small rural community and no one would expect this type of development to be considered appropriate. There are a number of older people nearby who would detrimentally be affected. At the other end there are a number of children of school age who would be severely affected by the noise. Among these is my Granddaughter.

Although suggestions as to keeping doors close may seem something of a solution this does not prove to be the case since the smoking ban people are in and out like yoyos.

As at the moment this property is rated as a dwelling so with the absence of detail any events could be planned but a wedding

**FALLOWS, Mandy**

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**From:** [REDACTED]  
**Sent:** 30-Jan-2020 17:55  
**To:** LICENSING (Cheshire East)  
**Cc:** [REDACTED]  
**Subject:** Lady Grey Farm premises licence  
**Attachments:** image1.PNG; ATT00001.txt

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

I have already sent a part finished objection to the application for a premises licence for Lady Grey Farm Mobberley WA16 7NE.

My name is [REDACTED]

I would like to continue by drawing your attention to C.E.C. Statement of Licensing Policy on page 48 sect 6.

## Appendix 6

## Suggested Hours Matrix

Area	Vision	Licensing Policy Direction	Premise Type			
			Restaurant	Club / Late Bar	Pub	Off Licence LNR
The designated areas of Macclesfield and Crewe town centres	Creation of mixed use development	Our aim for this area includes: To expand the early evening offer to introduce a new customer base and to reduce the reliance on vertical late night drinking	01:30	03:00	02:00	23:00 01:30
The designated areas of Wilmslow, Knutsford, Congleton, Sandbach, and Nantwich town centres	Creation of mixed use development.	Our aim for this area includes: To expand the early evening offer to introduce a new customer base and to reduce the reliance on vertical late night drinking	01:00	02:00	01:00	23:00 01:00
All other areas	To protect the integrity of the existing community	Our aim for this area is to: To protect the integrity of the area and to encourage businesses that are consistent with the needs and expectations of the area	00:30	X	00:00	23:00 00:00

## FALLOWS, Mandy

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**From:** LICENSING (Cheshire East)  
**Sent:** 08-Jan-2020 07:08  
**To:** FALLOWS, Mandy; KNIGHT, Jennifer  
**Subject:** FW: Objection to application for a premises licence - Lady Grey Farm - Lady Lane - Mobberley - WA167NE

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**From:** [REDACTED]  
**Sent:** 07-Jan-2020 17:35  
**To:** LICENSING (Cheshire East)  
**Subject:** Objection to application for a premises licence - Lady Grey Farm - Lady Lane - Mobberley - WA167NE

As residents of Davenport Lane who are less than 0.8 miles from Lady Grey Farm we vehemently object to the application for a premises licence made by the occupants of Lady Grey Farm for the following reasons:

- Prevention of crime and disorder - the applicant is asking for a retail sale of alcohol licence from 10am to 1.30 am Monday to Sunday - this is far more than any public house would be granted and will likely result in drunken/disorderly behaviour in a quiet residential lane.

- Public safety - many of the wedding guests will be travelling in cars including taxis from Wilmslow train station - as we already experience with the other wedding barn at Owen House most of the traffic comes down Davenport Lane and through Lady Lane as a cut through - we know this as our house name seems to confuse many of the wedding guests for Owen House thinking we are the "wedding barn" and often knock on our door asking for directions. These lanes will therefore experience both the existing traffic for Owen House and the additional traffic for the proposed wedding barn at Lady Grey Farm - the opening hours as detailed by the premises licence will mean increased traffic from 10am until 2.00 am the following morning for 7 days per week. These lanes are part of the Cheshire cycle way and are a designated bridleway - the granting of this licence will severely increase the volume of cars driven by people who are not familiar with the local area and at times on roads with no street lighting and no lane markers.

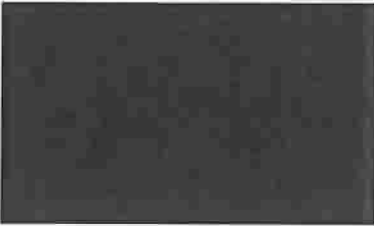
- Prevention of public nuisance - in the premises licence application there is no mention of whether the live/recorded music is to take place inside or outside - this a green belt area with residents purchasing houses to enjoy the peace and tranquility of a rural setting - we do not want to listen to bands and recorded music at any time of the day especially up to 2.00am in the morning seven days a week. The existing residents of the lanes are not allowed to - by law - to play music after 23.00pm - so why should a commercial venture be allowed to do so?

- Protection of children from harm - the increased risk of this from the granting of the premises licence is twofold - one from the increased volume of traffic (many children, including our own, cycle, walk and ride horses in these lanes) and secondly the sale of alcohol to wedding guests (over long periods of each day resulting in unpredictable behaviour) who none of the local residents will know - fills us as parents with dread at guaranteeing the safety of our children.

This application for a premises licence for this quiet green belt residential area **should be rejected in its entirety** - it is totally out of keeping for the area - this application would be challenged in a city centre environment not alone in a rural location. We sincerely hope the Council representatives do not compromise by making a decision on granting "some of the proposal on reduced hours" - as the occupant seems to have submitted a licence application with "the worst case scenario hours" to then be able to negotiate a compromise that ultimately suits their business requirements.

Fundamentally we do not understand why this application for a premises licence would be granted as there is already a wedding barn - Owen House - only 0.7 miles away - providing similar music and alcohol activities as this application (however on very different advertised hours!) especially as the owners of Lady Grey Farm are members of the same family who own Owen House - further there are numerous other facilities within 1-2 miles offering these services including The Church Inn/Bulls Head Inn/Roebuck Inn - how many wedding facilities offering alcohol and music does a quiet village need?

We implore the decision makers to reject this application in its entirety - if granted (in any form) this will detrimentally change the nature and lives of a large number of families in Mobberley - and in particular the residents of Davenport Lane, Lady Lane ,Hobcroft Lane and Burleyhurst Lane.



## FALLOWS, Mandy

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**From:** LICENSING (Cheshire East)  
**Sent:** 27-Jan-2020 07:55  
**To:** FALLOWS, Mandy; KNIGHT, Jennifer  
**Subject:** FW: Licensing application at Lady Grey Farm, Lady Lane, Mobberley WA16 7NE

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**From:** [REDACTED]  
**Sent:** 25-Jan-2020 20:29  
**To:** LICENSING (Cheshire East)  
**Subject:** Licensing application at Lady Grey Farm, Lady Lane, Mobberley WA16 7NE

To the Licensing Team,

Having grown up on Lady Lane and still visiting my parents there with my young family on a regular basis I write to object to the licensing application at Lady Grey Farm, Lady Lane, Mobberley WA16 7NE on several grounds.

1) Public Nuisance

Having a licence for live music from 11pm until 1.30am or recorded music from 11pm until 2am is in the most antisocial time of the day, particularly for a rural area, and will impact significantly on the nearby local residents and their ability to relax and enjoy their homes, as well as sleep. Having lived in Mobberley all my childhood I was aware that music carried from Tatton Park so music from a more local property would undoubtedly be much louder and cause a disturbance to local residents. Despite evidence of building work proceeding I am not aware that there has been a planning application for any development of the property. As a result there is no evidence of the expected number of visitors to the property or that any consideration has been made to reduce noise levels there. In addition, the extra lighting and cars visiting the venue will significantly increase both noise and light pollution in that area and ruin the feel of the local neighbourhood and there is no evidence that any of this has been considered in applying for the licensing application.

As a GP I frequently see the effects that lack of sleep and environmental stress have on the physical and mental health of patients and I am concerned that loud music at antisocial hours in a rural area, especially where people are unaccustomed to this, would cause significant stress to local residents. It would also have a negative impact on us visiting with young children and our ability to sleep in a previously quiet and relaxing environment. Whilst some might argue that in the vicinity of an airport noise levels wouldn't be a grounds for objection, Manchester Airport's runway 2 does not operate between 10pm and 6am on the consideration of local residents unless in exceptional circumstances. Manchester Airport also has a night noise policy to reduce noise pollution from aircraft between 11.30pm and 05.59am whereas this licence would increase noise pollution for several hours after 11pm.

2) Public Safety

I am also concerned that Lady Lane itself is an inappropriate location for a licensed venue. It is a narrow lane with collapsing verges, no lighting, no road markings and a blind corner causing poor road visibility. There are no public transport links within a mile of the farm and there is no evidence of any consideration for parking at the farm and people leaving having been drinking for potentially 15.5 hours and wandering out into the road would be a hazard to both local drivers and a risk to themselves. The farm is on a crossroad with a dead end road with emergency access to the airport runway and because it is a rural road local drivers

often do not expect to meet traffic, which can be hazardous to walkers, horse riders and cyclists as well as other drivers. This could cause a higher risk of accidents with significantly more traffic trying to turn into a private residence on a cross road that most drivers consider to be a T-junction (or actually for the majority a 90 degree bend).

As previously mentioned the applicant has been doing unpermitted development at the property without approval and so there is no evidence that the safety of consumers/ visitors to the farm from a fire or any other perspective has been taken into consideration in applying for this license either.

I have significant concerns about this application, not least that it is being made without any evidence as to what the venue will be used for. I feel that applying for a 6 day alcohol and music licence at such antisocial hours in a rural area will be significantly detrimental to the local residents and area. Any modification of this licence, even to just weekend hours, would be inconsiderate to the rights of local residents to enjoy the current tranquillity of the area.

Kind Regards,

A black rectangular box redacting the signature of the sender.

## **FALLOWS, Mandy**

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**From:** LICENSING (Cheshire East)  
**Sent:** 13-Jan-2020 11:52  
**To:** KNIGHT, Jennifer; FALLOWS, Mandy  
**Subject:** [OFFICIAL] FW: Lady Grey Farm, Mobberley - Application for a new Premises Licence

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**From:** [REDACTED]  
**Sent:** 13-Jan-2020 11:48  
**To:** LICENSING (Cheshire East)  
**Cc:** [REDACTED]  
**Subject:** Lady Grey Farm, Mobberley - Application for a new Premises Licence

Dear Sirs

I write on behalf of myself and my wife regarding the above application by Daniel Morgan. We are the owners of, and live at, [REDACTED] which is situated approximately half a mile from the above Lady Grey Farm.

We wish to object in the strongest possible terms to the above application for the following reasons --

- a) The premises have only very recently been re-named 'Lady Grey Farm'. Historically it was called 'Sunny Bank Farm'. Whilst accepting that any owner has the right to re-name his property, I believe that in this case it has been done to mislead the residents of Mobberley as to where the property is situated. A number of local residents have spoken to me to ask if I knew where the property was.
- b) If a retail licence is granted for the sale of alcohol then it would seem that any member of the public could go to the premises to buy alcohol up to 01.30 am seven days a week. This is totally unacceptable. It could also have a detrimental effect on existing shops in Mobberley Village centre.
- c) A licence to play live music seven days a week from 23.00 hours to 01.30am, and recorded music seven days a week up to 02.00am hours is again totally unacceptable and unneighbourly to say the least. The premises are situated in a totally rural location and any kind of music to the above extent is unrealistic, unreasonable and unneighbourly to nearby private residences. Certainly a great deal of 'Noise Pollution' will be created.
- d) Whilst we do not adjoin the premises, we will certainly be able to hear any music which is unacceptable. The applicant's family currently run 'The Wedding Barn' at Owen House Farm in Small Lane, and whilst we have no objection to this, we can hear music from this location even though it is some 2 miles away.
- e) As far as I am aware, the premises are situated in Manchester Airports 'Crash Zone' to their 2nd runway. To create an 'Events Business' is therefore surely bad planning and could be disastrous in the event of a crash.
- f) I am not aware that since Sunny Bank Farm ceased to be a working farm some years ago, that any application has been made to Cheshire East Council for Planning Permission to allow the buildings to be used for non-agricultural purposes. If I am wrong in this view I would be grateful of your confirmation that the appropriate planning consent has been granted. If I am correct then presumably the current owners will be required to make such application now.



My wife and I therefore reiterate our strong objection to this application and urge your Council to reject the application.



To - Licencing Section,Cheshire East Council, Earle St, Crewe, CW1 2BJ

## FALLOWS, Mandy

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**From:** LICENSING (Cheshire East)  
**Sent:** 27-Jan-2020 11:18  
**To:** FALLOWS, Mandy; KNIGHT, Jennifer  
**Subject:** FW: License application for Lady Grey farm, WA16 7NE

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

**From:** [REDACTED]  
**Sent:** 27-Jan-2020 11:17  
**To:** LICENSING (Cheshire East)  
**Subject:** License application for Lady Grey farm, WA16 7NE

Dear Sirs,

>

> I am writing to appeal the licensing application in the hope of it being refused as it is not appropriate for our rural area. I am aware that no planning application has been made but is normally required prior to the use of premises for Licensable activities. In this instance, given the proximity to Manchester airport and its site under the flight path, Lady Grey farm touches a public safety zone, which has an objective to reduce the number of people in it. This would increase the risk of Public Safety and therefore I feel that even temporary event notices should be forbidden. I note that 3 events have already been booked which is alarming given that a license and planning consent have yet to be granted.

>

> Another factor of unsuitability for licensing is the Prevention of crime and disorder. We reside at [REDACTED] on Davenport Lane and have lived here within our community peacefully for 6 years. We are a rural environment and public transport is difficult. The train station is approximately 4 kilometres away and there are no bus routes in operation. Taxis from neighbouring towns are unreliable and this would tempt people to drive home when they are over the drinking limit. The roads leading to and away from the property are completely unlit and unmarked with narrow bends and bridges. This can be a public hazard as there are many dog walkers, horses, children walking home from school, ramblers, runners, cyclists and tractors regularly using the lanes at all times of the day. Increased usage from service vans, wedding barn staff, customers to the site would put the surrounding roads and lanes under further pressure. There are no pavements and the road edgings are soil bankings which often leak over into the road due to Davenport lane regularly flooding in numerous places. The tree lined lane is susceptible to falling branches and can be slippery and dangerous. In icy conditions on bends and narrow bridges, where visibility is restricted, it is extremely hazardous.

> On the subject of public safety, there is only one very narrow entrance to Lady Grey farm which sits on a sharp junction. Should the emergency services need to be called, then access would be very difficult. Currently I am concerned that there is no evidence of fire certificates and health and safety certificates in place as planning permission is outstanding.

> I am concerned that a license would be a public nuisance encouraging noise and drunken activity not just at all times of day but at night when we are trying to sleep. The noise levels from music and fireworks at events would be disruptive. There are many houses and families locally that would suffer. With the best will in the world, any management would have difficulty trying to regulate this as the average paying customer does not want to be told to keep the music down. We have 2 teenage sons, both of whom are in further education and have heavy A level and undergraduate schedules of work to complete. They have heard Tatton Park celebrations (approximately 15 kilometres) and Owen House Wedding Barn (approximately 4 kilometres) on occasions and found it disruptive as the wind direction can have a massive effect on noise levels.

>

> I hope that all my points are taken into consideration when the license is considered and would be grateful of a response on receipt of this letter.

>

> Yours sincerely,



## **FALLOWS, Mandy**

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**From:** LICENSING (Cheshire East)  
**Sent:** 28-Jan-2020 07:17  
**To:** FALLOWS, Mandy; KNIGHT, Jennifer  
**Subject:** FW: Lady Grey Farm, WA16 7NE - OBJECTION to the Application for a Premises Licence

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**From:** [REDACTED]  
**Sent:** 27-Jan-2020 18:00  
**To:** LICENSING (Cheshire East)  
**Subject:** Lady Grey Farm, WA16 7NE - OBJECTION to the Application for a Premises Licence

Dear Sirs.

I am writing to object to the Licensing Application referred to above.

The main grounds for objection are:

1. The Application well exceeds Cheshire East's stated 'hours matrix' of midnight for public houses and 0030hrs for restaurants.
2. The subject property is in a beautiful, quiet rural domestic location and, if granted, such a licence would result in additional late night noise from both the venue and vehicles transporting wedding guests (and deliveries). to and from the property (likely to occur after the aircraft noise subsides).
3. Noise from idling taxis and coaches is likely.
4. The hours are broadly similar for weekdays and weekends. This could be a 365 days of the year late night/early hours party venue.
5. A Planning Application has not been submitted for the venue (and significant works undertaken already some of which have breached the existing building envelopes).
6. The actual use for which the venue is being promoted is not clear.
7. There is no public transport service in the vicinity and late night services can only be found in Wilmslow (>4 miles away).
8. The area has little/no mobile signal, so visitors exiting the venue will find it difficult to call taxis/relatives outside the property if, for whatever reason, they are left stranded. Frustrated party goers stranded in a quiet hamlet is not safe for all concerned.
9. The above concerns (5, 6 & 7) are in addition to the general noise, disturbance and nuisance crated by such an establishment in a quiet, residential hamlet where a number of children and elderly live.
10. Unlike Owen House Wedding Barn (1 mile away and also owned and operated by the Applicant) the proposed additional music and entertainment venue is adjacent to established residential and accessed from a quiet lane (not an A/B road) and situated on a difficult junction where safe access/egress for those attending the venue will be difficult/compromised.
11. The single track access to the venue may cause queueing on the adjacent junction of Lady Lane and Davenport Lane with no discernible (safety) vision splay for visitors and emergency vehicles.
12. The proximity to the Manchester International Airport flight path (and any likely variations to the same under consideration) especially as, if approved, the venue will increase the amount of persons within the vicinity/adjacent to the current flightpath.
13. Lady Lane is a single track emergency access to Runway 2 (Track Gate No.9)
14. Davenport Lane and Lady Lane are rural lanes constantly used for horse-riding (the lane accommodates many stables), cycling (it's on a registered, National cycle route), walkers/ramblers, etc.. The lanes have many existing

obstacles and restrictions which would be unfamiliar to venue goers and, therefore a danger to them and the public.  
Blind bends, blind bridges, regular floods, blind junctions, etc..

**Mobberley Village does not need another late night party venue!**

Yours faithfully,



**FALLOWS, Mandy**

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**From:** LICENSING (Cheshire East)  
**Sent:** 03-Feb-2020 07:09  
**To:** FALLOWS, Mandy; KNIGHT, Jennifer  
**Subject:** FW: Objection to Premises License Application, LADY GREY FARM, LADY LANE, MOBBERLEY. WA16 7NE

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

**From:** [REDACTED]  
**Sent:** 31-Jan-2020 16:25  
**To:** LICENSING (Cheshire East)  
**Subject:** Objection to Premises License Application, LADY GREY FARM, LADY LANE, MOBBERLEY. WA16 7NE

Dear Licensing Section,

I am writing to appeal the licensing application desperately hoping it will be refused for the reasons listed below:

1. A license will increase the risk of Public Safety as it touches a public safety zone - its proximity to Manchester airport and its location is almost directly underneath the flight path at the end of the runway.
- 2 I am seriously concerned that this will have a detrimental effect on crime and disorder within the community ie cause an increase.
3. Mobberley is a rural peaceful area with very infrequent bus or train links. Taxis are few and far between. This may lead to those attending functions being tempted to drive thus causing drink driving issues.
4. traffic will no doubt increase with suppliers vans, catering companies, marquee, band, staff hire to name but a few. There will be cars parked all over the lanes and a constant stream of traffic at all hours of the day and night.
5. Noise - this will be a public nuisance to all those living in the area. Noise carries - indeed I can hear music from Tatton when large events are taking place. Noise from cars and other such vehicles toing and froing.
6. Horrified to hear that three events have already been planned without licensing and planning permission.
7. Concerned about the property prices being blighted and the wonderful reputation of Mobberley being ruined.

I do hope that you give this your most serious consideration and ask that it be refused.

Yours faithfully

[REDACTED]

## **FALLOWS, Mandy**

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**From:** LICENSING (Cheshire East)  
**Sent:** 31-Jan-2020 15:05  
**To:** KNIGHT, Jennifer; FALLOWS, Mandy  
**Subject:** [OFFICIAL] FW: Objection to premises licence application , ladygrey farm lady lane Mobberley Wa16 7NE

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**From:** [REDACTED]  
**Sent:** 31-Jan-2020 14:57  
**To:** LICENSING (Cheshire East)  
**Subject:** Objection to premises licence application , ladygrey farm lady lane Mobberley Wa16 7NE

Dear Cheshire East Licensing Department

I would like to strongly object to the Premises License Application made by Mr Daniel Morgan on 03/01/2020 with regards to Lady Grey Farm, Lady Lane, Mobberley, Cheshire WA16 7ND.

My name is [REDACTED] and I have lived at [REDACTED] Mobberley, Cheshire [REDACTED] since 2013. My property is neighbouring and is on the opposite side of the Lane. I moved here with my partner and young family as I wanted to live in a peaceful, rural location.

Mr Daniel Morgan led local residents to believe that he would be residing in the main house with his wife and three very young children. If so, with the barns being immediately adjacent to their main house I would think this licensing application with such broad operating hours wholly unsuitable for them as well.

The owners of Lady Grey Farm are Owen House Wedding Barn Ltd who own and run wedding business 600 metres away from the Lady Lane property. In the summer months they hold 2 to 3 weddings every weekend.

Owen House Barn Ltd have not yet entered a Planning Application for the building work being carried out to the Barns. Also needs a change of use. There has been work to the roof which I believe has been raised, a Mezzanine level has been constructed. Windows fitted. Concrete walls have been erected to the side of the Barn and all down the length of the rear garden. The rear garden (around an acre of land) has been completely dug up and groundworks being carried out.

It is my view that Planning Permission should be sought primarily, giving neighbours, local residents, Cheshire East Council and Manchester Airport the opportunity to have their say on the impact of the venue BEFORE a Premises License is granted. Mr Morgan has applied for Temporary Events Notices and has two event booked this year so far. I believe this also inappropriate as no planning permission has been sought for the barns in which the venues will take place.

I believe that Mr Morgan has entered the worst case scenario Licensing Application with the knowledge that a compromise would be made. Owen House Barn of which Mr Morgan is a Director has a history of not complying with their current Licensing Policy and noise complaints from surrounding properties, non of which are as close as my property is to Lady Grey Farm. My other neighbouring property, [REDACTED] Lady Lane is DIRECTLY OPPOSITE the proposed venue.

The licensing application far exceeds the councils own recommendation for licensing hours in a rural residential area.

The Licensing Application is very broad and does not mention proposed capacity, regulated entertainment, dispersal policy or smoking policy.

Loud electronic music til 2am Monday to Sunday/ live music until 1.30am Monday to Sunday will definitely be heard in my property. I have three young children. They will not be able to sleep properly which will affect their emotional and psychological well being. It will also affect their education. Tired children cannot perform to their full potential, and are more likely to suffer anxiety/depression.

An alcohol license from 10am to 1.30am Monday to Sunday will promote binge drinking and bad decision making in the area. Inebriated wedding revellers will be visible and audible from my property. My children

will be able to see and hear everything. The promotion of these prolonged hours of drinking in a residential area is not acceptable and my children should be protected from this.

A huge increase in traffic on the lanes will pose a danger to all those who currently enjoy using them. Many people are attracted to the area for walks, to walk their dogs and ride their bikes. There are no pavements. These lanes will become unsuitable for such activities meaning less children being able to enjoy the area.

The lanes are unsuitable for the substantial increase in traffic that will be generated by this venue. Single track in places. At night there is no street lighting. There is NO PUBLIC TRANSPORT in the area. Guests will be unfamiliar with the roads/area. Horse riders use these lanes. Laurens Ride Mobberley promotes these lanes for the use of bicycle riders, horse riders and walkers.

The Licensing hours are until 2am after this the noise of idling taxis, cars, coaches and revellers and staff leaving the venue. The property single track entrance is on a t-junction. Idling vehicles waiting to enter will cause obstruction to other road users.

This property is wholly unsuitable for the Premises Licence application.

The applicant has a history of flouting his current Premises License at Owen House Wedding Barn.

The surrounding roads are not suitable for increase in traffic.

The property is located in residential area. Many young children will be affected. Please Refuse this application in its entirety.



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