

FALLOWS, Mandy

From: LICENSING (Cheshire East)
Sent: 31-Jan-2020 14:20
To: KNIGHT, Jennifer; FALLOWS, Mandy
Subject: [OFFICIAL] FW: Premises License Application - Lady Grey Farm, Lady Lane, Mobberley, Cheshire, WA16 7NE

From: [REDACTED]
Sent: 31-Jan-2020 14:19
To: LICENSING (Cheshire East)
Subject: Premises License Application - Lady Grey Farm, Lady Lane, Mobberley, Cheshire, WA16 7NE

I write to register my objection to this licence application.

I live with my family at [REDACTED] which I estimate to be approximately 1 km from Lady Grey Farm and is connected by Davenport Lane.

When I learnt of the licence application I immediately searched the CEC planning portal to view the relevant Planning Application and very quickly ascertained that no Planning Application had been submitted for this property.

With reference to section 4.2 of the CEC Statement of Licensing Policy; "*Planning Permission will usually be required prior to the use of premises for Licensable Activities*". I respectfully believe that the application should be refused immediately on this basis to avoid incurring further unnecessary cost to the Authority.

Notwithstanding this apparent oversight of process I wish to convey my objections to this application as follows:

Public Nuisance

1) Noise Nuisance from Loud Recorded and Live Music/Events

There have been a very small number of private parties in the village during the four years that I have lived here, perhaps one a year. These parties have taken place at locations beyond where Lady Grey Farm is situated, the noise of music from these parties reached my home – proving without a doubt that any noise created by recorded and live music at Lady Grey Farm will travel to my home and most likely to other properties beyond my own.

On occasions when the noise from these private parties prevented my family from sleeping, it also affected our plans for the following day as we were tired and it made the weekend, which should a time for relaxing and recovering, feel somewhat shortened.

The property at Lady Grey Farm was not built for staging events such as weddings and hosting live music or recorded music and I see no evidence in the application of any sound proofing being installed at the property, in fact quite the contrary.

The application states at Section 18 d) "WHERE POSSIBLE DOORS AND WINDOWS WILL BE CLOSED AFTER 23.00". This application does not provide for the installation of a modern air conditioning system. From my own knowledge of the size of the property at Lady Grey Farm and the "floor plan" provided with the application, this venue is clearly going to hold a significant number of guests/party-goers and which will create heat inside the venue. I do not believe it is credible that in such circumstances as I describe above,

and no doubt other circumstances, that these windows and doors will remain closed after 11pm particularly during summer time and other warm parts of the year. I have absolutely no doubt whatsoever that if this application is approved it will result in a significant amount of noise pollution from this property which will affect the wider surrounding area.

It would severely affect our enjoyment of living in our home if music/loud noise was to be permitted at Lady Grey Farm late in to the evening at the weekends, let alone everyday as would be permitted if this license application is approved!

2) Increased Traffic

There will be a significant volume of late night/early morning traffic created by this venue including taxis, minibuses, coaches and private vehicles. The main route to take much of this traffic away from Lady Grey Farm is likely to be Davenport Lane/Burleyhurst Lane and towards the M56.

I believe this traffic will create a further significant noise nuisance which will extend far beyond the time limits of the licence application, this is likely to be at least 4:00am if recorded music is being played up until 2:00 am and also allowing for party-goers to depart and employees to clean up and leave the location.

As the airport operates from 6:00am it would seem extremely unreasonable to allow this business a license which would lead to imposing so much stress and unhappiness on my family and have such a detrimental effect on our enjoyment of living here.

3) Potential for Nuisance Caused by Lost Party-Goers

It is also possible that residents could find their door bells being rang in the early hours by lost and intoxicated party-goers seeking to use landlines to 'phone for transport or help. I have found myself that some mobile-phone network coverage is very weak in parts of this area.

Public Safety

1) Higher Risk of Road Traffic Accidents

Davenport Lane is a narrow country road, it does not have road markings, it does not have any footpaths, there is no street lighting, much of the lane is enshrouded by large trees which create pitch black/extremely low visibility zones at night and the road itself has a 60 mph speed limit.

As stated above if this license is approved it will lead to an increase in road traffic. I do not believe this road was built for high levels of traffic. I am very concerned about the increased risk to the safety of any pedestrians and other drivers using Davenport Lane during the late evening or early hours and believe it to be dangerous for anyone who finds themselves on the lane in the dark without sufficient high-visibility clothing.

I myself work in an office environment and occasionally need to use the train to commute to work via Davenport Lane, when this occurs in the winter months I ensure I wear high-visibility clothing as the risk to pedestrians at night is so high.

2) Accessibility of Lady Grey Farm Site

The entrance to Lady Grey Farm is a single track drive, quite suitable for residential purposes but completely unsuitable for an entertainment venue. The lack of proper entrance and exits will lead to a build-up of vehicles waiting outside the venue (on narrow roads). The location of the entrance to Lady Grey Farm is directly opposite the road junction, no doubt there will be a build-up of vehicles parked around this junction

waiting to collect the party-goers.

I am concerned that this could create a significant hazard and hindrance for the emergency services in the event of an incident at the airport - potentially resulting in a risk to life.

3) Remoteness of Surrounding Location

As the venue will be serving alcohol for long periods of time and well in to the early hours I am very concerned for the safety of anyone who leaves the venue who is intoxicated. They could easily get lost through the many surrounding fields or collapse and remain undiscovered in the hedges until the following morning.

I do not believe the location is suitable for a venue that will be allowed to serve alcohol for such prolonged periods of time and late in to the evening. If it was to proceed I believe it would poise a genuine risk to the safety of the party-goers.

For the reasons I have outlined above the only acceptable outcome I would find is that the application be refused.

Yours faithfully



FALLOWS, Mandy

From: LICENSING (Cheshire East)
Sent: 31-Jan-2020 12:07
To: KNIGHT, Jennifer; FALLOWS, Mandy
Subject: [OFFICIAL] FW: Lady Grey Farm (formerly Sunny Bank Farm) Mobberley
Attachments: Lady Grey Farm Premises Licence Objection Letter.pdf

From: [REDACTED]
Sent: 31-Jan-2020 12:01
To: LICENSING (Cheshire East)
Subject: Lady Grey Farm (formerly Sunny Bank Farm) Mobberley

To Whom it May Concern

Please see attached our letter of Objection to the Application for Premises Licence (PREM879) for the address detailed below :

Lady Grey Farm (formerly Sunny Bank Farm)

Lady Lane

Mobberley

Cheshire

WA16 7NE

Please acknowledge receipt of this letter

Regards

[REDACTED]

Reference to the recent "Premises License" application for:

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

To Whom it May Concern :-

I am writing with regard to a recent application for "Premises Licence" at the above address (Lady Grey Farm)

Myself and my Partner bought our property a couple of years ago and one of the main reasons for choosing this particular area was that we wanted to live in a rural area. In the time that we have lived here we have embraced the countryside lifestyle, including country walks on the quiet lanes and public footpaths. We only see and hear vehicles belonging to local residents and the odd farm vehicle including tractors etc which is only to be expected..

We wanted to move away from a town with all the associated traffic, noise, drinking of alcohol on the streets etc. We did not think for a minute that a **residential property** within close proximity to our house and our neighbours houses would be eligible to apply for such a licence and to run a business of this nature from their address !

We have major concerns about the impact of this potential licence and business operating in our area,

Transport / Access

We are concerned that due to the fact that there are no public transport facilities in the area that people will be using a large amount of taxi's / minibus's or driving their own vehicles which will ultimately have an impact on the area. Access to the address in question is very limited with only Lady Lane & Davenport Lane being the optional routes available, these lanes are very quiet lanes and are definitely not designed for a lot of traffic. Access into the property is very limited and with a lot of vehicles trying to get in / out it will no doubt create a safety issue in general. I can only imagine the chaos caused and if we were to drive down our lanes with all the extra traffic it would surely be unsafe with vehicles parked up waiting to collect people.

Noise Pollution

The impact on the area regarding noise pollution would be dramatic, currently in the evening the area is very quiet and that it how it should be in a rural area, We would have to put up with noise from people at the property, noise from people arriving and leaving the property and noise from vehicles arriving and leaving the property. The worrying part of this is that there would be little or no control on this noise pollution. Also if people were not using taxi's etc the they would potentially be walking up these quiet lanes causing a disturbance and also putting themselves at risk from traffic on these unlit lanes

Public Safety

Many venues of this type that have a licence undoubtedly have issues with general public safety. This property is very close to the Airport and it's Crash Gate No 9 which surely is not ideal for various reasons including the lack of access for Emergency vehicles. How would Emergency vehicles get past numerous taxi's and minibuses parked up waiting to collect people ? Local residents will potentially be put at risk when large numbers of people that will probably have been consuming alcohol are leaving the property. It is a well known fact that many Weddings have incidents / fights etc which are usually fuelled by alcohol. This is not what we, as residents of a rural community should have to be subjected too

Protection of Children from Harm

We and many of the local residents have children and grandchildren that could potentially be at risk if this property was to be used as a Wedding Venue. Our children & grandchildren should be able to walk down these rural country lanes as they currently can and feel safe and not threatened. Large numbers of people that have potentially been consuming alcohol are not what rural areas need on their lanes. Please also note that these lanes do not have pavements to walk on so we as adults and our children / grandchildren have no other option that to walk on the actual lanes. Surely the increase in vehicles / traffic would be unsafe for any pedestrian.

Prevention of Crime and Disorder

The area currently has a very low crime rate and no "disorder" issues, which is what we love about the area and is what we would expect in a rural country community. We envisage that with the vast increase in people / guests / visitors / vehicles there could be a risk of crime rates increasing and potentially issues with disorder in general.

On the whole we feel that this application for this licence and the purchase of the property has been carried out in a rather calculated manner. The owners of the Owen House Wedding Barn are obviously not content with their existing business but are choosing the potentially ruin a quiet rural country community although we believe that they have previously objected to another business of a similar nature being given permission in the locality. How can this be ok for them and not for others ? One thing for sure is that if this application is granted and this business is actually permitted to run in a residential property / area then all the other properties in the vicinity will "devalue".

Why should our properties current market value/s be affected by a business of this nature being run on our doorstep/s ?

We would like to reiterate that we strongly oppose this application and wish that the committee refuse the application

Yours Sincerely



FALLOWS, Mandy

From: LICENSING (Cheshire East)
Sent: 03-Feb-2020 07:09
To: FALLOWS, Mandy; KNIGHT, Jennifer
Subject: FW: Objection to License application at Lady Grey Farm, Lady Lane, Mobberley WA16 7NE

From: [REDACTED]
Sent: 31-Jan-2020 18:19
To: LICENSING (Cheshire East)
Subject: Fwd: Objection to License application at Lady Grey Farm, Lady Lane, Mobberley WA16 7NE

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From: [REDACTED]
Sent: Thursday, January 30, 2020 13:50
To: Licensing_CE@cheshireeast.gov.uk; licensing@cheshireeast.gov.uk
Subject: Objection to License application at Lady Grey Farm, Lady Lane, Mobberley WA16 7NE

Hello

Regarding Premises License Application; Lady Grey Farm, Lady Lane, Mobberley, WA16 7NE

This is my third objection email regarding this application. This is very important to me as it could affect mine and my children's quality of life immeasurably, I want to make sure I cover everything.

This Email should precede the previous emails sent.

I live on the opposite side of Lady Lane to Lady Grey Farm. I live here with my three children aged 14, 11 and 8.

The councils statement of licensing policy 2019/24 suggested hours matrix states that alcohol should not extend beyond midnight for a pub or 00.30 for a restaurant. The property at Lady Grey Farm does not fit into any of the definitions in the matrix, and the hours requested are significantly later considering its quiet, rural, residential location.

The applicant seems to have applied for the maximum possible license, with no regard to his surrounding neighbours welfare. There is no explanation why he needs such a broad premises license. He currently breaks his licensing conditions regularly at the sister site Owen House Wedding Barn, with music playing later than agreed and windows/ doors left open in the summer months.

The proposed venue has been purchased by Owen House Barn Ltd. This sister site is 0.7 miles away from Lady Grey Farm. Music can already be heard from mine and surrounding properties from the original wedding venue at Owen House. The Daniels family who are the owners of Owen House Barn, along with Mr Morgan recently objected to a wedding barn development that was potentially going ahead in Ashley, Cheshire by Tatton Estates. Their objection was to the fact there were already enough wedding barns in

the area. They were not allowed to speak at the Ashley Parish Council meeting as they are not residents of Ashley.

As there has been no Planning Permission Application, we as neighbours have no idea of the extent of this development. Heavy construction has been underway for months, six days a week starting as early as 7.30 am with heavy wagons and plant regularly driving up and down the lane causing damage to the grass verges. There is extensive work to the existing barns including the construction of a steel mezzanine level. There are also a heavy amount of groundworks being carried out to the rear of the property. The property has a single track driveway which is positioned adjacent to a T-junction and Wagons are left waiting in the lane on a 'one in one out' basis. This causes a blockage to the right of the property which is single track and access to Manchester Airport Crash Gate 9.

It is my understanding that Temporary Events Notices can be used to hold events in 2020 whilst a Planning Application is made.

Prevention of Crime and Disorder

The sale of alcohol from 10am to 01.30am Monday through Sunday is bound to cause drunk and disorderly behaviour. Given the remote location and lack of public transport, guests may be inclined to get behind the wheel of their cars to drive home.

Public Safety

The purpose of this venue as admitted to Derek Ward on his initial site visit is a Wedding Barn. A wedding is booked on 22nd February 2020 with the use of a Temporary Events Notice. The lanes surrounding the venue are not appropriate for heavy traffic flow, they are narrow, at some points single track with blind corners. There will be a significant increase in traffic. As there is currently no Planning Application the council have not had an opportunity to risk assess, and their duty of care to residents is being overlooked. As mentioned earlier this is also an access route for Manchester Airport Crash Gate 9. It is not yet known what parking arrangement will be in place, if cars parked along the lane this would block emergency access to Crash Gate 9. Drivers unfamiliar with these lanes especially tired late at night, maybe intoxicated leaving the venue, cause a considerable risk to the public and their own safety. There are no street lights on any of the lanes surround the venue. Local families and visitors to the area use these lanes regularly, as do dog walkers, cyclists and horse riders.

The property is also in close proximity to Manchester Airport Public Safety Zone and the airport will be consulted at the planning stage.

Prevention of Public Nuisance

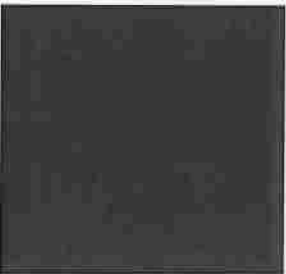
The playing of recorded music until 2am and live music until 01.30 Monday through Sunday will cause immeasurable public nuisance. The rural location and the venue being surrounded by fields means that the sound travels much further than in a built up area. I can hear all the building works being carried out at the venue from my property and so will definitely hear the boom boom of music until the early hours of the morning. Although we live near the Manchester Airport, they are very respectful throughout the night time hours and I currently enjoy sleeping with the windows open in the summer time with no aircraft noise what so ever. This is a peaceful, neighbourly, residential area. Music blaring until 2am every night is simply not suitable to a neighbourhood like this where many families have decided to make their family home and bring their children up. The music will cause immense distress to all residents and animals. The added noise created by the idling of Taxis, coaches, mini buses and cars due to the lack of public transport will add to this nuisance until long after the music has ceased playing.

Protection of Children from Harm

My children currently use the lanes to ride their bikes, walk the dogs, walk to see their friends and for the school bus, and to school and back especially in the summer months. With no footpaths an increase in traffic would make the lanes too dangerous for my children to use. As I mentioned earlier the grass verges are already being worn away by the increase in traffic to the venue, this is before it has even opened. Vehicles are struggling to pass each other on the narrow lanes.

The nature of the venue with increased noise, drunken revellers, loud music, speeches, traffic, every day, prolonged hours will change my children's habitat from the calm rural surroundings they are used to and cause them unimaginable stress. We occasionally have experienced noise from Weddings on the farmers field opposite St Wilfred Church which is further away from our home than the proposed venue. As the children have experienced this on a handful of occasions they are aware of what it will be like if the Licensing Application is granted and they are already suffering anxiety at the prospect of having a wedding venue on their doorstep. Their anxiety is based around how they will be able to get to sleep with the music blaring until 2am every night. The lack of sleep in children is proven to cause mental health problems and will affect their education. Children need their sleep and need to feel safe and secure.

Granting this licence in any form would negatively affect a substantial number of residents surrounding the proposed venue. I urge you to refuse this application.



FALLOWS, Mandy

From: [REDACTED]
Sent: 30-Jan-2020 13:51
To: LICENSING (Cheshire East); LICENSING (Cheshire East)
Subject: Objection to License application at Lady Grey Farm, Lady Lane, Mobberley WA16 7NE

Follow Up Flag: Follow up
Flag Status: Completed

Hello

Regarding Premises License Application; Lady Grey Farm, Lady Lane, Mobberley, WA16 7NE

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The proposed venue has been purchased by Owen House Barn Ltd. This sister site is 0.7 miles away from Lady Grey Farm. Music can already be heard from mine and surrounding properties from the original wedding venue at Owen House. The Daniels family who are the owners of Owen House Barn, along with Mr Morgan recently objected to a wedding barn development that was **potentially going ahead** in Ashley, Cheshire by Tatton Estates. Their objection was to the fact there were **already enough wedding barns** in the area. They were not allowed to speak at the Ashley Parish Council meeting as they are not residents of Ashley.

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Public Safety

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The property is also in close proximity to Manchester Airport Public Safety Zone and the airport will be consulted at the planning stage.

Prevention of Public Nuisance

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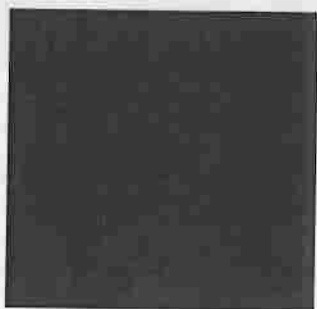
Protection of Children from Harm

My children currently use the lanes to ride their bikes, walk the dogs, walk to see their friends and for the school bus, and to school and back especially in the summer months. With no footpaths an increase in traffic would make the lanes too dangerous for my children to use. As I mentioned earlier the grass verges are already being worn away by the increase in traffic to the venue, this is before it has even opened. Vehicles are struggling to pass each other on the narrow lanes.

The nature of the venue with increased noise, drunken revellers, loud music, speeches, traffic, every day, prolonged hours will change my children's habitat from the calm rural surroundings they are used to and cause them unimaginable stress. We occasionally have experienced noise from Weddings on the farmers field opposite St Wilfred Church which is further away from our home than the proposed venue. As the children have experienced this on a handful of occasions they are aware of what it will be like if the Licensing Application is granted and they are already suffering anxiety at the prospect of having a wedding

venue on their doorstep. Their anxiety is based around how they will be able to get to sleep with the music blaring until 2am every night. The lack of sleep in children is proven to cause mental health problems and will affect their education. Children need their sleep and need to feel safe and secure.

Granting this licence in any form would negatively affect a substantial number of residents surrounding the proposed venue. I urge you to refuse this application.



FALLOWS, Mandy

From: [REDACTED]
Sent: 09-Jan-2020 18:57
To: LICENSING (Cheshire East)
Subject: Objection to Licensing Application- Lady Grey Farm, Lady Lane, Mobberley WA16 7NE

Further to my previous email with the background of this Licensing application I now give my objections covering the four main criteria.

Prevention of Crime and Disorder

The sale of alcohol Money to Sunday from 10am to 1.30am is bound to cause drunk and disorderly behaviour. A percentage of these wedding guests will be inclined to get behind the wheel of their cars. This being a quiet residential family area this is wholly unsuitable.

Public Safety

The lanes surrounding the venue are not designed for heavy traffic flow. As its purpose is a wedding venue (the owner told this to Planning Officer Derek Ward when he was investigating the breach of planning 19/12/19) there will be a significant increase in the number of car journeys. As planning permission currently not submitted there has been no opportunity for the council to risk asses. This also applies to the airport Crash Gate 9 at the end of the single track lane. Emergency vehicles need to be able to access. Families use these lanes regularly as do walkers, dog walkers, cyclist and horse riders. The lanes surrounding the venue are very winding and single track in parts with blind corners and no street lights. Drivers unfamiliar with the roads and especially tired at 2am leaving the venue, cause a considerable risk to the public and their own safety.

Prevention of Public Nuisance

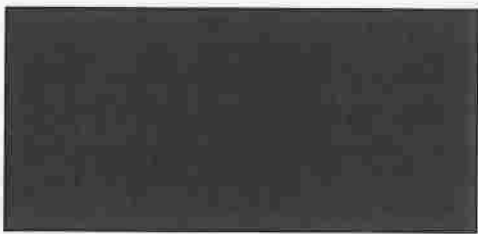
Recorded music till 2am and live music till 1.30am Monday through Sunday will cause immeasurable public nuisance. This is a peaceful, neighbourly residential area. Music blaring everyday until 2am is simply not conducive to a neighbourhood like this where a lot of families have invested in property in this area to bring their children up. The music will cause immense distress to all residents and animals.

Protection of children from Harm

Increased traffic poses a risk to the children who currently use these quiet lanes for walking, bike riding, horse riding. With no footpaths my children are at risk with the increased volume in traffic. The grass verges at both sides of the road are being damaged already as vehicles are struggling to pass each other currently without the increase in traffic. How are our children meant to walk safely down the the lane if there is an increase in traffic? The nature of the venue with increased noise/loud drunken revellers/speeches/music/traffic is changing their habitat from the calm rural surroundings they are used to, causing them undue stress. I live opposite this venue my children are already worried as to how they will get to sleep with music blaring till 2am Monday to Sunday especially as this may affect their education and cause mental health problems.

Granting this license in any form would negatively affect a substantial number of residents surrounding this proposed venue. I urge you to decline this application.

Kind Regards



FALLOWS, Mandy

From: LICENSING (Cheshire East)
Sent: 06-Jan-2020 07:24
To: FALLOWS, Mandy
Cc: KNIGHT, Jennifer
Subject: FW: Lady Grey Farm, Lady Lane, Mobberley WA16 7NE

From: [REDACTED]
Sent: 03-Jan-2020 17:25
To: LICENSING (Cheshire East)
Subject: Lady Grey Farm, Lady Lane, Mobberley WA16 7NE

Hello

I am a neighbour of the above mentioned property and am writing to object to an application for an alcohol/music licence that has been submitted.

The residents of recently acquired Lady Grey Farm are the creators and son and daughter-in law of Owen House Wedding Barn in Mobberley, Dan and Vanessa Morgan.

Extensive work is being carried out on the barns with the intention of running a wedding venue business there, however no planning application has been submitted.

I reported a breach of planning application and Derek Work Planning Officer attended the property on 19/12/2019. He advised the Mr Morgan to cease work but he declined saying that retrospective planning would be entered. A request of the 17th of February was given by Derek Ward as a cut off for submission of planning or further action could be taken.

Mr Morgan is obviously 'working the system' for his own financial gain ignoring the procedures in place. This is the second time that he has done this, the first time with Owen House Barn where he entered retrospective planning and got it. He is fully aware of the correct procedures and is trying to cheat the system as he has already booked 4 weddings this year dates 22/02/2020, 24/02/2020, 10/07/2020, 13/07/2020.

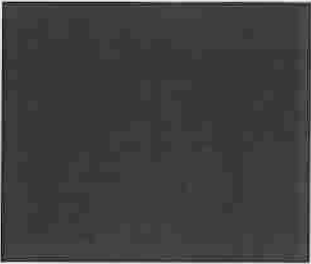
I would urge you to refuse the application for an alcohol/music licence. The proposed wedding barn is situated in a residential area. The noise from the wedding barns would be extremely anti-social. The property is opposite my family home and alcohol/ drunk revellers and loud music until late at night is not conducive to family life.

Also as no planning permission has been granted there is no idea of how many guest are attending, where they will park. This is a thin country lane with emergency access needed for Manchester Airport (crash gate 9). If cars parked in the road that would cause significant disruption to other road users and emergency vehicles.

Fire regulations have not been specified making it a danger to wedding guests.

There is a lot of objection to this development in the area, I will be making a full objection to the planning application as soon it as has been submitted.

Kind Regards



FALLOWS, Mandy

From: LICENSING (Cheshire East)
Sent: 03-Feb-2020 07:10
To: FALLOWS, Mandy; KNIGHT, Jennifer
Subject: FW: Lady Gray Farm application Mobberley

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

From: [REDACTED]
Sent: 31-Jan-2020 21:04
To: LICENSING (Cheshire East)
Subject: Lady Gray Farm application Mobberley

I am writing to strongly object to the application to grant a premises license on the following grounds;

There are already several licensed premises within a short distance of the farm.
Playing music will disturb local residents especially as sound will travel across the surrounding open ground. We frequently hear music played by other venues which are some considerable distance from us.
Lady Lane will be subjected to additional traffic and possibly parking/access problems.
The lane is an emergency access to the airport which may compromise safety.
I trust you will reject this application.

Regards

[REDACTED]

Sent from my iPad

FALLOWS, Mandy

From: [REDACTED]
Sent: 22-Jan-2020 18:10
To: LICENSING (Cheshire East)
Subject: Lady grey farm license

To whom it may concern

I am writing to express my concerns about the planning and licensing application that has been lodge on behalf of Lady Grey Farm formerly known as Sunny Bank Farm, I am a very concerned resident who would like to bring to your attention the numerous issues that will be caused if they are granted the planning permission and license for the purposed location.

Having lived on [REDACTED] for numerous years I have been accustomed to the quiet and peaceful nature that is situated here and the introduction of loud music, drunken individuals and traffic driving up and down getting lost trying to find the location will for sure effect the norm that we residents are use to, not to mention the disruption of the roads that are frequent for horse riders hacking out which have chosen this area for the quiet lanes which allow peaceful riding as the traffic is minimal resulting in NO spooking of horses or injuring said horses or riders.

The noise pollution alone would cause havoc for the residents as even the airport has the courtesy of reducing flights between 12am and 6am to reduce noise pollution which in these wooded surroundings can carry a fair distance, I don't suppose the participants at these events once intoxicated will have the same courtesy and will therefore cause disruptions in wildlife and locals daily lives. As the area is known for farming I don't think allowing sleep deprived farmers to go about their business, driving big agricultural machinery on disrupted sleep trying to maneuver busy lanes caused by the events put on by said location and potentially causing sever accidents.

We as residents have had to abide by all planning regulations and go the correct route why should they be any different, why should someone's business disrupt the normal day to day lives of many in the area.

WE WOULD STRONGLY advise against this and they be asked to move their business to a more suitable location

Yours faithfully
A very concerned resident

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FALLOWS, Mandy

From: LICENSING (Cheshire East)
Sent: 08-Jan-2020 07:08
To: FALLOWS, Mandy; KNIGHT, Jennifer
Subject: FW: Lady grey Farm, Lady Lane, Mobberley, Cheshire

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

From: [REDACTED]
Sent: 07-Jan-2020 17:51
To: LICENSING (Cheshire East)
Subject: Lady grey Farm, Lady Lane, Mobberley, Cheshire

I wish to register objection to the licensing application for the above site on the following grounds, all of which would be pertinent in case of granting of the application and are therefore relevant.

1. Loud and late noise in a quiet green belt area which will affect nearby householders.
2. Increased traffic and surface damage to the two narrow access lanes (Lady and Davenport). Both are unlit, have no footpaths, and are further restricted by potholes and occasional flooding. Danger to pedestrians, cyclists and horse riders will increase.
3. Bright night lighting (including disco, and possibly fireworks) in close proximity and parallel to Manchester Airport second runway, with the potential of pilot distraction.
4. The sole entrance to the proposed entertainment venue is on the approach road to one of M/c Airport's "escape" gates which must be kept clear at all times. An airport emergency when the venue was in use (possibly involving cars and taxis for 200) raises serious safety/security implications.

I would appreciate acknowledgment of this formal objection. Thank you.



Sent from my iPad

[REDACTED]

From: LICENSING (Cheshire East)
Sent: 31-Jan-2020 14:00
To: [REDACTED]
Subject: [OFFICIAL] FW: lady grey farm (sunny bank farm)

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

From: [REDACTED]
Sent: 31-Jan-2020 13:44
To: LICENSING (Cheshire East)
Cc: [REDACTED]
Subject: lady grey farm (sunny bank farm)

Dear Cheshire East Licensing

Regarding the Premises Licence Application for: - Lady Grey Farm (Sunny Bank Farm) Lady Lane Mobberley WA16 NE

I would like to make a representation to strongly oppose the licence for the following reasons:

1, Noise pollution as the proposed venue is situated in a quiet residential area, I am fearful for the disturbance the venue would create, as the licence application is very varied and would go on till the early hours 2am possibly seven days a week.

Premises which have this type of licence are usually within towns with buildings around them to absorb the Noise, countryside and rural venues often have a problem with noise traveling.

2, with the venue being situated on a unclassified road with no street lights or pavements I am concerned with the extra traffic. We as a family use the country lanes to hack out our horses along with my children cycling and gaining access to Lauren's ride Cheshire East Heritage loop which is along Lady lane, I am concerned for the access to this being blocked with people parking vehicles on the lane also Manchester Airport Need access to crash gate 9 situated at the end of Lady lane.

3, No public Transport available to the venue guests would either arrive in private vehicles taxis or coaches which would also cause a disturbance late at night. Along with guests leaving the premises with no pavement street lighting on country lanes which operate the national speed limit. Taxis are also very limited in this area.

4, With regard too protecting children from harm the fact that the licence is seven days it would have a massive impact on all children living close by as sleep would be disrupted with the late evening early morning noise.

5, Farmers livestock and the surrounding wildlife could be greatly disturbed with the noise and the possibility of fireworks!

On reading Cheshire East Council Statement of licensing policy (licensing act 2003) policy dated 2019 to 2024 I refer to the following points.


4.2 although planning regulation and licencing are separate and licencing will not consider whether there has been any breach of planning conditions. Planning permission is usually required PRIOR to the use of premises for Licensable activities. No planning permission has been applied for the proposed venue?

I also refer to page 48 Appendix 6 the suggested hours matrix I believe the proposed venue falls into the all other areas section in which the council vision is to protect the integrity of the existing community. In which the premise type Club/late bar has an x in the column and the licensing policy direction is protect the integrity of the area and to encourage businesses that are consistent with the needs and expectations of the area. The fact that the owners of lady grey farm already have a wedding barn in close proximity along with weddings being held in the summer opposite Mobberley Church in tepees I believe this contravenes the council own directive.

I hope you consider the above points as we are a family living very close to the proposed venue strongly oppose the licence application.

Yours sincerely

A black rectangular box redacting the signature of the sender.

Mobberley
WA16 

[REDACTED]

From: LICENSING (Cheshire East)
Sent: 27-Jan-2020 07:56
To: [REDACTED]
Subject: FW: Objection to Licence Application at Lady Grey Farm, Ladylane, Mobberley, WA16 7NE

From: [REDACTED]
Sent: 26-Jan-2020 22:59
To: LICENSING (Cheshire East)
Subject: Objection to Licence Application at Lady Grey Farm, Ladylane, Mobberley, WA16 7NE

To whom it may concern,

I am writing to object to the application for the following at Lady Grey Farm, Ladylane, Mobberley, WA16 7NE.

- Regulated entertainment live music: Monday to Sunday 23.00 until 01.30
- Recorded music: Monday to Sunday 23.00 until 02.00
- Retail sale of alcohol: Monday to Sunday 10:00 until 01.30

My parents' property is less than 10m away from the perimeter fence of the above property, the house in which I grew up. If one were to compare this situation with another property in the area which has an alcohol licence, Owen House Farm, the nearest property is 300m away, as stated in the officer's report for the approval of planning permission application requested for change of use from a farm building to a licenced venue on 5/11/2014 (<https://doc.cheshireeast.gov.uk/NorthgatePublicDocs/07746243.pdf>). I will remain as unbiased as possible while outlining my objection given the fact that any impact of this license will cause undue stress to my parents and their neighbours who live quietly in this peaceful part of Mobberley.

There are no grounds for why the application for a music and alcohol-vending licence is being requested late into the night at Lady Grey Farm. The fact that this is **18 hours-a-day/7 days-a-week means that there will seemingly be no respite from whatever entertainment the owners of this property wish to facilitate.**

Given the **lack of clarity on the type of venue the applicant has in mind**, there are therefore plenty of reasons to be concerned: prevention of crime and disorder; public safety; public nuisance; prevention of children from harm.

The prevention of public nuisance

- o In English criminal law, public nuisance is a class of common law offence in which the injury, loss, or damage is suffered by the public, in general, rather than an individual, in particular

- o The level of noise created by an establishment playing music until 2.30 in the morning and serving alcohol is going to meaningfully change the environment for the houses on Lady Lane and Davenport Lane
- o It is possible to hear music played at Tatton Park and Arley Hall across the Cheshire countryside; with the perimeter of the property only 10m away from the nearest dwelling's perimeter, the noise is going to be considerably worse. While the aforementioned properties have events rarely, Lady Grey Farm's proposal to have it **daily** is going to significantly impact the lives of all the people living in the vicinity of the property
- o Although there is noise from aircraft in the area, these are a known noise risk to residents who choose to live in Mobberley. Further the **airport recognises that its neighbours will be affected by night noise and limits** engine tests to 20 a year and allows no more than 7% of flights to fly at night, between 2330 and 0600, recognised as the times that people sleep. Aircraft noise is generally homogenous and is akin to white noise; people drinking, making loud noise and playing music loudly at night is not

<https://live-webadmin-media.s3.amazonaws.com/media/3708/manchester-airport-noise-action-plan-2019-2023-for-consultation.pdf>

As part of the Second Runway Section 106 agreement, we must make sure that the number of flights which take place at night, remains proportionate to the number of flights throughout the day.

CONTROL	ACTION
NAP28: night flight limit	No more than 7% of total

Aircraft maintenance is an important part of the work that goes on at the airport. After maintenance work has been carried out, engines are often tested before the aircraft is used. To limit the effect the engine testing has on local residents, we have built a specially-designed engine-test bay.

Engine testing on the open airfield only takes place as an exception, when the direction of the wind prevents the use of the engine-test bay. Testing outside the bay is not allowed at night, and testing within the bay is strictly controlled during the night-time.

CONTROL	ACTION
NAP29: engine testing at night	Engine testing is not allowed between 22:00 and 07:00 The number of engine tests

- o A government advice website (<https://www.gov.uk/guidance/statutory-nuisances-how-councils-deal-with-complaints>) stipulates that “for the noise to count as a statutory nuisance it must do one of the following: unreasonably and **substantially interfere with the use or enjoyment of a home or other premises**; injure health or be likely to injure health”

- o **The noise implications of this property will be unreasonable for all neighbouring properties** – they have bought/rented in the area, knowing that there were going to be planes, not loud music with drunk revellers late into the night every day of the week. **This area is residential, not a town centre, so the noise will be intolerable for everyone who already enjoys the area, not just the residents, but the cyclists, horse-riders and walkers**
- o In terms of health impact, **disturbed sleep is detrimental to the mental and physical wellbeing of all people in the vicinity**

Public safety

- o The fact that this house would be opening up its doors to revelers means that there would be a **noticeable increase in traffic in the area. The roads in the immediate area – Davenport Lane and Lady Lane – are narrow with no road markings and many sharp, blind bends.** Also, at the end of Lady Lane there are **two public bridal ways** – daily, there are many cyclists, horse riders and walkers who enjoy use of these facilities in the vicinity of these quiet roads
- o There is an airport crash gate at the end of Lady Lane. Additional vehicles and traffic generated by people attending the venue, be it on the road, or parked on the road, will **seriously compromising any safety efforts employed by airport security**
- o As stated above, both Lady Lane and Davenport Lane are **quiet, country roads with sharp corners and no line markings; an increase in traffic has the potential to increase the number of car accidents.** Because there is a T-sign next to the property on Lady Lane, some drivers incorrectly assume that there will be no traffic going right onto Lady Lane, or straight on. I have had many near-misses turning right from Davenport Lane onto Lady Lane, at the junction opposite which the property is accessed. I am concerned that more vehicles approaching the property 18 hours-a-day/7 days-a-week would increase the risk of car accidents

The protection of children from harm

- o There are many young families in close vicinity to the property. My parents also have young grandchildren who frequently stay with them; they also have lots of young friends with children who use their property for parking to access the walking routes around the area. **The increase in traffic would put these people with children when walking up and down the road**
- o the increase in **disturbance late into the night would be detrimental to the children's sleep. To quote the NHS website (<https://www.nhs.uk/live-well/sleep-and-tiredness/healthy-sleep-tips-for-children/>):**
 - § Good sleep is **important for your child's physical and mental wellbeing**
 - § Your child's bedroom should ideally be dark, **quiet** and tidy. It should be well ventilated and kept at a temperature of about 16 to 20C
- o There is an increased risk to the safety of all people in the area given the significant increase in people passing by. Given that there is no clarity as to what the premises will be, this could

give rise to more significant crime such as drug-dealing which would put dangerous people in close proximity to young children where there is currently no problem

The prevention of crime and disorder:

- Alcohol intoxication is highly correlated to crime and disorder: fighting, public nuisance, vandalism
- As this property is in a relatively remote area, more than a mile away from the nearest train and bus services, it is also likely that there would be an increase in the prevalence of drink-driving, putting people at risk in the surrounding area. Most young people are used to using Uber, and, from personal experience, there are very few Ubers in the surrounding area...

Thank you for reading my objection. I hope that you look favourably upon it and consider all those who would like to continue to enjoy the surrounding area in peace and quiet when making your decision.

Yours faithfully,

[REDACTED]

From: [REDACTED]
Sent: 26-Jan-2020 17:07
To: LICENSING (Cheshire East)
Subject: Lady Grey Farm, Mobberley
Attachments: Lady Grey Farm Licence objection.odt



Follow Up Flag: Follow up
Flag Status: Completed

Please find attached my objection to [REDACTED]'s application for a licence at Lady Grey Farm, Mobberley

[REDACTED]

Sent from Mail for Windows 10

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


Mobberley
WA16 

OBJECTION : LADY GREY FARM, LADY LANE, MOBBERLEY

9:2 Public nuisance

We are devastated at the prospect of our quiet, residential part of Mobberley being impacted by the application for a full music and alcohol licence. It is ANTISOCIAL and completely inconsiderate of the neighbourhood. The property is immediately opposite our home of nearly 21 years.

Davenport and Lady Lanes are part of Cheshire cycle route 70. The annual half marathon closes the road for several hours. An airport emergency crash gate is at the end of Lady Lane. Both roads narrow in several places where cars have to ease by each other. Both roads are popular for walkers and are part of published recommended walks.

The farm has no planning application from residential to business use, from band G rates (we share the postcode and are Band H – why are we paying more?).

The station is over a mile away, with no pavement on Lady Lane, nor lighting between the station or village centre. The last train around 11.35pm towards Manchester. The last on a Sunday at 9.48pm. No buses down in the village a mile away after 6.30pm. Every user, supplier, cleaner, temporary (casual) employee for parties/weddings will need to come by road vehicle. Where are they going to park? If car parking is being planned, suitable lighting will need to be installed. The access drive to Lady Grey Farm is single track. What is the plan for vehicles coming and going simultaneously? If 50% of guests arrive by taxi, that is probably 4 car movements per couple. There will be hovering taxis waiting for clients to come out from the venue late at night together with loud voices and car doors shutting.

The previous owners lit the beech trees; the lighting was taken down by request of the airport.

Very few of the paying users are local so more signage will be necessary.

When people are inebriated they tend to be much louder and smokers will smoke outside.

Protection of children from harm.

Our young families visit at weekends when their sleep is going to be disturbed. Not only is modern music played extremely loudly but the ground vibrates too. The area is flat so sound travels further

Crime and disorder

Whilst all this noise is going on, what if the neighbourhood alarms go off? No one is going to hear them. It will make our homes vulnerable.



[REDACTED]

From: LICENSING (Cheshire East)
Sent: 28-Jan-2020 15:56
To: [REDACTED]
Subject: [OFFICIAL] FW: Objection to Lady Grey Farm
Attachments: Objection by the owners of Orchard Lea Lady Lane M.docx

Follow Up Flag: Follow up
Flag Status: Flagged

From: [REDACTED]
Sent: 28-Jan-2020 15:46
To: LICENSING (Cheshire East)
Subject: Objection to Lady Grey Farm

Please find attached my objection to the licence applied for by [REDACTED].
Thank you, [REDACTED]

Sent from Mail for Windows 10

Definition

██████████ = ██████████

Lady Grey Farm = LGF (formerly known as Sunny Bank Farm)

Cheshire East Statement of Licensing Policy = SLP

Manchester Airport Authority = MAA

Public Safety Zone = PSZ

Daniel Morgan(DM)

Owen House Farm (OHF)

Dear Sir/Madam

Objection by the owners of Orchard Lea Lady Lane Mobberley WA16 7NE to the application for a premises licence at Lady Grey Farm Lady Lane Mobberley WA16 7NE

My name is ██████████ and I live at ██████████ with my wife. We have lived in Mobberley for more than 38 years and at OL for over 20 years : attracted to the location for its tranquillity . The front gate of our house is approximately 10 metres from the front hedge for LGF and our front bedroom overlooks LGF.

I wish to object in the strongest possible terms to the application made by Mr ██████████ and ask that the Council reject it in its entirety. It is, in my view, a wholly inappropriate location for a licensed venue which it is intended to open until 2am every single day of the week.

1. Location of LGF

LGF is located on Lady Lane Mobberley at its junction with Davenport Lane. Both are quiet country lanes without street lighting or footpaths. They are on Cycleway 70 and frequented by vehicles, cyclists ,horse riders and pedestrians. A footpath runs alongside LGF which leads across the fields to Small Lane and towards the end of the Runway 2 for MAA. There are several other footpaths around the runway and leading off Davenport Lane. The roads are standard 60mph (though unsuitable for this speed) and without central white lines save near to junctions .The roads were recently repaired in places but there are potholes on the verges. At night in the absence of moonlight the roads are very dark country lanes. There are 14 houses down Davenport Lane. Vehicles travelling along Lady Lane towards Davenport Lane habitually cut the corner causing increased risk to all users on Davenport Lane.

Lady Lane leads on the right as one leaves LGF towards Hobcroft Lane which then leads towards Mobberley and Hale. It is a wider road. From LGF to the left, Lady Lane leads down to Crash Gate 9

for MAA and is otherwise a dead end. If one travels ahead down Davenport Lane the road leads via several bends and a narrow bridge to a junction which to the right leads back towards Morley Green and Wilmslow and to the left towards farms and houses.

2. Proximity of LGF to MAA flight paths and runway 2

To the rear of LGF is a field which is presently being excavated and presumably a car park is planned. There is then another field before one encounters the landing lights for Runway 2. The field to the rear of and part of LGF (being excavated) may be in the PSZ or if not is extremely close to it and LGF is certainly within MAA's outer fallout safety envelope. If indeed the LGF field is in the PSZ then the Control of Development in Airport Safety Zones applies so that development is restricted to control the number of people on the ground at risk of death or injury in the event of an aircraft accident on take off or landing. The policy objective on restriction of development near an airport is that there should be no increase in the number of people living, working or congregating in PSZs and that over time the number should be reduced as circumstances allow. Aircraft landing on Runway 2 are in very close proximity to LGF.

That the proximity of the Runway is significant is illustrated by an instance some years ago when a PIA 747 was evacuated and parked up at the end of Runway 2 in plain visibility of LGF and OL. We were visited by police officers who asked us to evacuate our house because they had very good evidence that the PIA aircraft en route from USA to Islamabad had a bomb on board which in the event that it detonated on the ground was likely to blow the glass out of the windows on the side of our house nearest to the aircraft, a distance of several hundred yards away. Fortunately the bomb warning was a hoax but had to be acted on. LGF is closer to the end of the runway than OL.

3. Location of OL

"O L" is directly opposite to LGF. Our front gate is about 10metres from LGF's front fence and less than 100 metres from the development in the barns. Photographs illustrate the proximity. The other house on Lady Lane is **Kimble's** about 100 metres from LGF towards Hobcroft Lane.

4. The Merits of the licensing application.

4:1 In addition to consideration of the four licensing objectives: Para 2:4 (SLP) "The Council has a duty to protect the amenity of its residents"

Para 2:7 The legislation also supports a number of other key aims and vitally important purposes which should be principal aims for everyone involved in licensing work. They include:- protecting the public and local residents from crime, anti social behaviour and noise nuisance caused by irresponsible licensed premises"

Para 2:8 The licensing authority will have proper regard to amongst other issues

. Location and environmental impact of the proposed activity

. Suitability of the applicant

. Suitability of the premises to the application

Para6 : The objective is to allow the retail sale of alcohol and the provision of other licensable activities in a manner that ensures the public's safety and which is neither to the detriment of residents nor gives rise to loss of amenity. The aim is to facilitate well run and managed premises with premises licence holders displaying sensitivity to the impact of their premises on local residents"

OL's front gate is 10m from the LGF front fence and Kimbles is only 100 m away. When the occupiers of OL and Kimbles moved to their addresses they did not anticipate that their neighbour would then wish to set up a wedding barn business adjacent with inherent noise, traffic and light pollution.

The Operators Schedule pays minimal regard to the impact of LGF activities on local residents.

SLP at Para 15.3 give a recommendation" that the applicant indicate within the operating Schedule that consideration has been given to the impact the licensing hours applied for will impact on local residents and the surrounding area.

The proposed development involves planting a wedding barn in the green belt within a few metres of residential property and then subjecting the residents to increased noise, light pollution and traffic increase.

There is a lack of information about proposed capacity or about proposed regulated entertainment.

There is a lack of a dispersal policy and lack of smoking policy.

4:2 Prevention of crime and disorder

There is no public transport in Mobberley after around 11.30pm (towards Manchester and after around midnight towards Chester) from the railway station which is about a mile away on the Chester/Manchester line. There are no buses after about 6.30 pm and so apart from a few who are local customers for the wedding barn (if that is all that is intended) who might walk, either taxis are necessary or motorists may risk drinking and driving especially if they can drink late.

Licensed premises can and do attract criminal activity, drunkenness, anti social behaviour and public order offences.

Police resources are very stretched by reason of public service cuts: It has also to be borne in mind that presumably on many days of the week other visitors to Owen House Farm wedding barn business (about a mile away) will be arriving at and leaving the OHF premises at about the same time as at LGF.

4:3 Public Safety

There is the issue of the proximity of LGF to the airport runway to which I have referred .

4:4 The protection of children from harm (also relevant to Public Nuisance)

Whilst this objective is primarily concerned with sale of alcohol to under age children and keeping them out of premises where they might be at risk, the noise levels which are likely to be generated by the activities at LGF is a relevant factor. It is also relevant that apart from 7% of night flights and the occasional use of Runway 2 after 11pm if Runway 1 is closed for any reason, there is a window of opportunity to sleep between 11pm and 6am for those living close to Runway 2 as it is not being used between those hours.

If guests are allowed to drink and dance until 01.30 with noise generated and then leave in all likelihood up to 2.30am on any night of the week then noise is likely to affect sleep of those living

close by. Our grandchildren who are under 5 frequently stay and the owners of Kimbles have three young children. Each household has many friends with young children who visit. Indeed many of our neighbours have young children.

The increase in noise from guests late in to the night would be detrimental to their sleep.

The NHS website provides

Good sleep is important for your child's physical and mental well being.

Your child's bedroom should be ideally dark, quiet and tidy. It should be well ventilated and kept at a temperature of about 16 to 20C. It is difficult to keep a room well ventilated by opening the window if there is noise from across the road."

4:5 Public Nuisance

SLP 9.1 " The Licensing Authority....will take a broad common law meaning when considering matters such as noise from premises, waste, litter, car parking ,light pollution and noxious odours

SLP 9.2 " In considering the potential impact of licensed premises on surrounding locality, the Licensing Authority will take in to account the type of entertainment activity, proposed hours of operation ,the capacity of the premises ,the character of the areas and the proximity to local residents. Consideration will be given to the potential steps which could be taken to reduce the risk of nuisance occurring. This will particularly apply in area where there is residential accommodation in the proximity of the premises"

4:5:1 Noise

The operating schedule provides minimal measures to prevent noise or vibration generated from within the premises or outside it that may cause disturbance. Para 9.4 SLP provides that stricter conditions will be considered on premises in areas that have residential accommodation close to them. Noise includes music and human voices.

The Operating Schedule fails to address noise nuisance issues.

Para 9.5 provides that the applicant will have been expected to have included measures in his operating schedule that make adequate provision to:-

Restrict noise generation within the premises and from activities associated with the premises in the vicinity;

Limit the escape of any noise from the premises :

Restrict any noise emissions to below levels that could affect people in the vicinity going about their business, at work and when at home both while relaxing and while sleeping;

Minimise and control any noise from customers arriving and departing from the premises.

There should be in the operating schedule details for installing soundproofing, air conditioning ,acoustic lobbies, sound limitation devices or locking doors at specified hours and an independent acoustic report should have been procured.

The building in which it is proposed to play music is a a former agricultural barn. It has not been designed and constructed to prevent problems arising due to the breakout of noise caused by the use of amplified music. Very often the noise from musical entertainment gives rise to disturbance due to low frequency bass notes that can easily pass through structures and merely to turn the sound down will not prevent the escape of noise.

If a licence were granted inevitably weddings in the summer and spring would be popular so that people would wish to sit outside. Those staying inside would need air circulating through the rooms and so doors would inevitably be propped open. Smokers would frequently enter and leave the building to go outside and so there would be sustained periods of escaping noise .

As customers leave there would despite any signs inevitably be increased noise from people going outside to vehicles.

If a licence were to be granted, given the fact that the second runway is not usually in use between 11pm and 6.am, those close to the second runway have a period of time when they can sleep. Given the hours applied for on every day of the week namely until 1.30 am for the playing of music it means that our opportunity for uninterrupted sleep is from about 2.30 to 3am until 6am which will inevitably have an adverse effect on our sleep and particularly that of our children, grandchildren and visitors to OL. It would be impossible to sleep with the windows open.

There would also be noise from visitors arriving and leaving the premises into the small hours .

The problem of noise emanating from OHF (which has no houses within 300 yards of it) illustrates the likely problem when noise emanates from LGF. I am informed by residents in Wood Lane that they are heartily sick of having noise coming from OHF and outside the permitted hours of their licence. Indeed they have for some time and prior to this licence application been keeping noise diaries in relation to OHF at the behest of the Enforcement Officer.

Ironically it is clear from the Operating schedule for OHF that the individual deputed to control those premise is DM who now intends to control both premises simultaneously

4:5:2 Light Pollution

It is necessary to look at the lighting at OHF to see what will be needed at LGF. OHF is a well lit site and visible from a considerable distance away. Illuminated signage would be required to show LGF location.

As at present Lady Lane at night is very dark in the winter with no street lighting and once LGF becomes a wedding venue the light pollution would be extremely invasive.

4:5:3 Traffic noise and movement

There being no public transport at the hours of closing and the location being isolated there would need to be a considerable number of coaches, minibuses, cars and taxis. It would not be possible to depute a single firm to deal with the mass of customers. Each taxi would have to make 4 journeys for each fare along either Davenport Lane or Lady Lane. These lanes are not main stream roads and are in only an average state of repair.

The frequent movement of traffic up and down the lanes is likely to create noise and disturbance for residents and has the potential to put pedestrians, cyclists and riders at risk. Urban based taxi drivers are less familiar with the need to travel slowly past horse riders. At collection time the likelihood is that taxis will park outside as the entrance to LGF is relatively narrow. It is likely whilst awaiting their fares, there engines will be idling and causing noise and pollution (probably diesel). In addition all staff, musicians, caterers and suppliers will have to arrive and leave by these two lanes.

4:5:4 Car parking

At present in the absence of plans to indicate how many customers will visit the venue and how many car parking places will be provided on site, it is to be assumed that there may not be sufficient parking spaces on site so that vehicles will be parked outside adjacent to OL and in all likelihood on OL's grass verge outside. Indeed the construction works being carried on at LGF have already resulted in extensive damage to the grass frontage.

There is also the issue as to how MAA and the local police will react to the presence of vehicles parked on Lady Lane in considering the need to access Crash Gate 9 in the event of an emergency.

5. The hours sought on the licence

As at present the application is for the sale of alcohol 10 am to 1.30 am and for music for similar hours 7 days a week, substantially longer than those for OLF which is sited much further away from residential premises.

If a licence were granted the SLP suggested hours matrix for the area of LGF provides a vision to protect the integrity of the existing community by providing a closing time of midnight. Even that time would result in disturbance until 1 to 1.30am as people leave after drinking up.

If the licence were granted in close proximity to residential premises then it would be reasonable for music to stop by 11pm. As LGF is linked to OHF, any customer wishing to use LGF would be told that the wedding would have to start earlier and finish earlier and if they wished to have a wedding finishing later then they would have to use OHF instead as it is further from residential accommodation.

6 .LGF and Planning permission

Para 4 of SLP "Planning and the need for licensed premises"

Para 4.2 of SLP provides that "the Licensing Authority when exercising its licensing functions will not consider whether there has been any breach of planning condition but **planning permission will usually be required prior to the use of premises for licensable activities**

Whilst I appreciate that the planning and licensing regimes are totally separate, I do wish to set out below the current planning position of LGF as I understand it.

LGF Formerly known as Sunny Bank Farm) was formerly a working farm with a house and farm barns. It was purchased from the farmers, the Parry family, by MAA for the new runway. Thereafter it was let to various tenants until around 2004 when MAA sold the premises to Mr and Mrs Southam. There were restrictive covenants imposed by MAA as to the uses to which Sunny Bank Farm could be put. (The Lenders Lloyds Bank in respect of the recent purchase of LGF require that the purchasers of LGF comply with the restrictive covenants imposed by MAA in relation to uses at Sunny Bank Farm (now LGF).

LGF is classified at present as a house and is rated as Band G. LGF has only been subject to applications for planning permission granted on two occasions by Mr and Mrs Southam in 2006 and 2007 as they built the conservatory extension to the house.

Hence, as at present this application for a premises licence is being sought to sell alcohol and have late music at a dwelling house! Whilst the Southams lived there they did allow occupation of the barns on an informal licence arrangement for storage, furniture restoration, wine storage and for an arborist to park vehicles and so if planning permission had been sought for those uses it might have been classified as B1.

LGF was bought by Owen House Wedding Barn Limited(OHF) In June 2019 with the assistance of funds provided by Lloyds Bank secured on LGF. DM is a director of OHF together with his wife, sister in law and parents in law.

OHF a wedding barn with some residential accommodation and offices on Small Lane a distance of about 600 metres from LGF as the crow flies and about a mile by road. OHF is located on a wider road than LGF and significantly the nearest house to it is some 300 metres away. It is also set back further from the road.

Shortly after the purchase of OHF, we met DM who indicated that he wanted to have a few weddings there. We did not immediately challenge a new neighbour as we assumed that planning permission would have to be sought. Initially DM and his family lived there but as work began in earnest they have moved out although visiting there frequently. They are on the Electoral Roll as residents at the accommodation at OHF.

Toward the end of 2019 electric gates were erected with solid panels, and workmens' vehicles were parked in the yard away from the view of people using the road. However work began to accelerate with large equipment being brought on site and the next step was for DM to apply for the present

licence on or about 2nd January.2020. Given the hours applied for namely 10 am to 01.30am for live music and sale of alcohol every night of the week it became apparent that the remark about" a few weddings" was not what DM had or ever had had in mind!

The Enforcement Officer [REDACTED] visited LGF on 6th January 2020 and seeing the extent of the works served notice that DM proceeded at his own risk in continuing the work and must submit plans and a planning application on or before 18th February or enforcement proceedings would ensue. Thus far DM has not submitted a planning application but on the contrary has accelerated the work including refurbishing another adjacent barn to that presumably proposed as the main barn on his somewhat crude sketch attached to the application.

It is possible to see but with some difficulty from the footpath that new windows are being put in barns, excavations carried out behind the barns presumably for car parking. A concrete wall has been erected along the length of the field behind the barn on the Mobberley side and screens conceal extensive areas of work. A large septic tank bottle has been inserted into the ground. By chance a Facebook entry by the contractor for the works Nuthatch Groundwork has revealed the extent of the works and photographs he shows of the work refer to a mezzanine floor having been inserted and the purpose of the work is " Nuthatch are in the middle of constructing a new bespoke wedding barn....on a site near Mobberley.." . Shortly before this entry appeared I had by chance seen a Nuthatch Construction vehicle leaving LGF around 4pm one afternoon last week.

In Part 3 of his application for the licence DM does not give a general description of the premises. Further in his application he attaches a somewhat crudely prepared sketch in respect of the premises which is confined to one barn which one assumes is for eating and drinking, but all the other adjacent barns are also being converted for ancillary use and thus require planning permission and also consideration as to how the works carried out there and the purposes for which the barns are to be used and how their usage may impact on the suitability of the barn in the sketch. The impression one has is that residential accommodation is being planned, if not, ancillary rooms to support wedding party preparation.

It appears clear that this development is a change of use to what is now D2 in planning classification terms. [REDACTED] has indicated that the reason why he served notice on DM on 6th January was because all the works to the buildings and the surrounding area were unauthorised. Planning permission for a change of use was required and the development was very close to the airport authority who needed to be consulted.

In essence therefore this is not a case in which the licensing committee are being advised not to consider whether there has been any alleged breach of planning conditions (as per Para 4.2 SLP) Rather they are being asked to consider an application in respect of an intended licence for premises in which not only has no planning permission been sought nor conditions imposed but the applicant, having been warned that he proceeds with works at his own risk by not applying for

planning permission, has still not made the application and has yet to do so and has accelerated and vastly increased the cost of the works at LGF. This situation has occurred although the applicant and his fellow directors have owned LGF since June 2019 over 7 months ago and have been working there for perhaps 5 of those months.

In the circumstances it is submitted that this application for a premises licence is premature and should not be heard before a planning application. If that is successful then this application can then be judged on its merits at a later date

The proposed development is in the wrong place and is inappropriate development in the statutory Green Belt “inappropriate development should be resisted unless very special circumstances can be demonstrated that clearly outweigh the potential harm to the Green Belt and any other harm”.

The application would have to be determined in accordance with the statutory development plan (the DP is the Cheshire East Local Plan 2017 and the saved policies of the Macclesfield Borough Local Plan supported by the Government National Planning Policy Framework)

This development is inappropriate and attracts a refusal as the identified benefits by way of very special circumstances clearly outweigh the intrinsic harm to the Green Belt and all other harm.

In transport terms it is wholly unsustainable location with no public transport options.

The noise objections on their own provide a compelling reason for refusing the scheme’

There are other significant levels of harm to the rural locale and the residents living nearby.

The location is incredibly close to if not within the PSZ and controlled areas for MAA and presents a substantial risk to public safety

Temporary Events

It has been suggested that even though the licence application may be premature, it is possible to obtain a Temporary Events Notice at LGF. However the SLP at Para 13.7 provides “Applicants will

be reminded that giving a TEN does not relieve the premises user from planning law and any requirement to obtain the appropriate planning permission where it is required."

Given that planning permission has now to be obtained in respect of the works at LGF and given that it affects all works on site it is submitted that to apply for a TEN would constitute an even greater flouting of planning law and thus should not be allowed because the event for which the TEN is being applied for would have to be held in the very buildings in respect of which planning permission has neither been sought nor applied for.

I therefore ask that the Committee reject the application in its entirety

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

Yours Faithfully

[REDACTED]

[REDACTED]

From: LICENSING (Cheshire East)
Sent: 28-Jan-2020 15:39
To: [REDACTED]
Subject: [OFFICIAL] FW: Objection to application: Lady Grey Farm, Ladylane, Mobberley, WA16 7NE

Follow Up Flag: Follow up
Flag Status: Flagged

From: [REDACTED]
Sent: 28-Jan-2020 15:38
To: LICENSING (Cheshire East)
Subject: Objection to application: Lady Grey Farm, Ladylane, Mobberley, WA16 7NE

To whoever it may concern,

Re: Premises licence application for:

"Lady Grey Farm, Ladylane, Mobberley, WA16 7NE to provide the following licensable activities:

- Regulated entertainment live music Monday to Sunday 23.00 until 01.30;*
- Recorded music Monday to Sunday 23.00 until 02.00;*
- Retail sale of alcohol Monday to Sunday 10:00 until 01.30."*

I grew up in Mobberley and along with my family and friends continue to visit my parents who have lived on Lady Lane for more than twenty years. I therefore wish to raise objections to this premises licence application for the following reasons.

Public Nuisance

1. Noise pollution: The applicant shows no regard for the local community's mental and physical well-being by applying for a licence to play music until 2am every night of the week. The nearest pub, The Church Inn, closes at 11pm. Even the airport recognises the impact of noise pollution on public health and quality of life and restricts aircraft movements between the hours of 10pm and 6am. A venue playing music until 2am is completely misplaced in the setting of this rural area.

Public Safety

2. Public safety zone for Manchester Airport's Runway 2: This site remains within proximity to the public safety zone of Manchester Airport's Runway 2. This is designed to prevent new developments, which would result in a significant increase in the number of people congregating to this area. Assuming this licence application is for the wedding industry, this not only poses a risk to wedding guests, but also other businesses such as caterers, photographers, florists, musicians and local taxi services. In the absence of a planning permission application, the airport cannot raise these concerns.

3. Higher risk of road traffic accidents: A venue with a daily music and alcohol licence invites a significant increase in use of the country lanes, in particular Davenport and Lady Lane, both of which would require additional maintenance and repair. The access to the site is opposite a T-junction that is frequently a point of near miss road traffic accidents. It also raises concerns about potential congestion and parking down the end of Lady Lane, which provides emergency access for the runway. In addition, increased traffic poses risk of injury or harm to local people who are

frequently on the lanes and bridleways for recreational use, such as walking, horse riding and cycling.

Crime and Disorder

4. Environmental impact: This site lies within the vicinity of the landscape and habitat management plan for Manchester Airport. Since the development of Runway 2, there has been a huge amount of work to protect the local wildlife and promote ecological and recreational interest for the area, including the Bollin Valley. Noise pollution, commercial waste, light pollution and traffic will add to the detrimental impact on this protected area.

5. Antisocial behaviour: It is well known that alcohol is associated with higher rates of antisocial behaviour and crime. Local residents are accustomed to the peace of a rural lifestyle, and did not choose to live next-door to a site, which invites large volumes of people to drink alcohol. This increases the likelihood of damage to property and littering of the local surroundings. In the absence of a public transport network within a mile of this residential area, it also would raise concerns about people driving whilst under the influence of alcohol.

Aside from the premises licence application, I have observed building and development of the barns on this property. I understand these are being developed for the purpose of a wedding business, thereby converting the site from residential to commercial use. Is there going to be a planning permission application, in order for the local community and Manchester airport to raise their concerns?

Yours faithfully,

A black rectangular box redacting the signature of the sender.

[REDACTED]

From: LICENSING (Cheshire East)
Sent: 06-Jan-2020 12:04
To: [REDACTED]
Subject: [OFFICIAL] FW: Lady grey farm

From: [REDACTED]
Sent: 06-Jan-2020 11:55
To: LICENSING (Cheshire East)
Subject: Lady grey farm

Dear sir/madam

I am writing to express concern over the licence application of lady grey farm , lady land , mobberley, I believe this is for a new wedding barn currently being built.

I live on graveyard lane and already experience noise at weekends coming from the wedding barn on small lane which is almost twice the distance away. The cumulative noise of two wedding barns will be awful for local residents. The base notes of music in particular travel a long way and i even hear the repetitive booming of these inside my house, it makes sitting out in the garden on summer evenings unpleasant.

Im not against local businesses expanding but there needs to be some consideration for local residents. Is there better restrictions that can be put in place to limit the noise, or better sound proofing installed and restrict music to inside only?

Kind regards

[REDACTED]
Mobberley
WA16 [REDACTED]
[REDACTED]

Sent from my Samsung Galaxy smartphone.

[REDACTED]

From: LICENSING (Cheshire East)
Sent: 13-Jan-2020 08:08
To: [REDACTED]
Subject: FW: Objection to application: Lady Grey Farm, Ladylane, Mobberley, WA16 7NE

From: [REDACTED]
Sent: 11-Jan-2020 22:04
To: LICENSING (Cheshire East)
Subject: Objection to application: Lady Grey Farm, Ladylane, Mobberley, WA16 7NE

To whom it may concern,

Objection to premises license application for Lady Grey Farm, Ladylane, Mobberley, WA16 7NE

I have been informed that the intention of the owner is to develop a wedding business and I'd like draw your attention to the following objections in order of your objectives:

Prevention of crime and disorder

1) The application has no information about capacity, but the family who own Lady Grey Farm own another wedding barn within a mile with 150-190 capacity. This could bring 1000+ people a week to Lady Lane (where weddings are booked throughout school holidays) and there is potential for crime and disorder from drunk people (alcohol intake at weddings is notoriously higher than at other premises). This will affect local residents (my family amongst them) and the local community using the bridleways and footpaths throughout the year. There are also two airport crash gates at the end of the road and field - next door to the property - which could be at risk from drunk and disorderly people.

Public safety

2) The property is adjacent to Manchester Airport who created footpaths and bridleways for public enjoyment upon building the second runway. A significant number of the local community use the area for recreation throughout the year - horse riders, cyclists, dog walkers and many others are regularly immediately in the vicinity of the property (many of whom loop around the bridleway at the end of Lady Lane and back along Davenport Lane).

3) Increasing the volume of vehicles accessing this premises (to the scale indicated above) creates a significant risk to public safety. These are unlit, minor roads with many blind bends and there are many pedestrians, cyclists and animals using the public right of way. The roads are insufficient to support this commercial enterprise.

Protection of children from harm

4) I live in London yet regularly return to Mobberley to support family with my small children (I was brought up in Mobberley for 25 years). The public space is a safe place for my children to walk and cycle daily and it enables them to enjoy green space which we are unable to access in the city. The potential for vehicles and drunk and disorderly people jeopardises this safety. I am also worried about my children's ability to sleep (and my own) given the proximity of my parents' home to the venue - every time the door opens from the barn between 7pm - 2am the music will disturb the local people's sleep as well as noise pollution from crowds and significantly more vehicles at night.

5) Manchester airport has restrictions on night flights - Runway two is not allowed to be used between 10pm and 6am with respect of the local community. This license does not consider that.

Prevention of public nuisance

- 6) The people, music and vehicles being brought to this venue amount to a public nuisance. The local community have the right to a peaceful existence (including to safely enjoy nature and its tranquillity) and the development of this property would compromise this right.
- 7) The applicant will be assembling crowds of people and supplying them with alcohol which will cause evening disturbance as wedding guests finish up their night outside at a disrespectful time to others. People often leave venues later than the closing time, so the noise disturbance could continue until 3am.
- 7) There'll also be many more cars and taxis late at night/in the early hours creating road noise at an otherwise peaceful time (the nearest station and bus stop is over 1.5 miles from the property so public transport is an unlikely option to access the premises).

In summary, this license, if granted, would lead to reduction of a public amenity - it would degrade the social and environmental benefits of this space for the local community.

There are three additional aspects to this application which I'd like to raise:

- 1) There is no evidence of a change of use planning consent or lawful certificate use to accompany this application. It is clear from heavy plant machinery and scaffolding at the property that some building work has been started without planning permission; at their own risk, the owners are expecting retrospective planning permission. The applicants have not been following Cheshire East's Council policies and rules and in my view this development of this premises would not meet the sustainable development policy and principles in Cheshire East (Policy SD1 and Policy SD2 on the website).
- 2) The local councillor in Mobberley, Charlotte Leach, rents a property owned by the family developing this property. Please ensure this conflict of interest is known.
- 3) The application has a typo in the title – Ladylane. This means local community members have been unable to find the application. Please could you amend it.

I look forward to hearing from you and anxiously await the outcome on behalf of the local community.



[REDACTED]

From: LICENSING (Cheshire East)
Sent: 29-Jan-2020 12:30
To: [REDACTED]
Subject: FW: Lady Grey License Application

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

From: [REDACTED]
Sent: 29-Jan-2020 12:28
To: LICENSING (Cheshire East)
Subject: Lady Grey License Application

Dear Cheshire East licensing section
With reference to the recent "Premises Licence" application for
Lady Grey farm (formerly Sunnybank farm)
Lady Lane
Mobberley
Cheshire
WA16 7NE

My name is [REDACTED] and I live with my husband and 80-year-old father at [REDACTED]
[REDACTED]

I am really concerned about the proposed license application for Lady Grey farm and wish to object in the strongest possible terms. Our house is approximately 400 metres from the entrance to the proposed new late-night Wedding barn. I wish to oppose the grant of the premises licence for the following reasons.

- (1) Noise pollution is obviously a major factor in our opposition to this licence being granted not just from the events but from extra traffic in the early hours of the mornings when such events are held as there are no public transport routes close to the venue.
- (2) We have recently been informed that the applicant himself has opposed a potential new wedding barn on the Tatton Estate at Ashley as he seems to think that there are already enough wedding barns in the area. I have never seen the Tatton Estate but I'm sure there would be enough parking facilities & ample access which cannot be said of Lady Grey Farm.
- (3) We think that the hours applied for are excessive for our area & as I've previously stated the amount of excess traffic plus noise can only be detrimental to our village. I would have thought also that a wedding venue would be away from residential areas with decent A roads with street lighting & not small country lanes where there is no lighting & no pavements. Surely health & safety issues should come into play too.
- (4) We also have our grandchildren stay over two nights a week therefore I am very concerned as their sleep pattern will most definitely be disturbed by noise being emitted from the premises especially in the summer months when the windows are open.

I wish to state again in the very strongest terms that I think this application should be refused.

Many thanks
[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: 30-Jan-2020 20:19
To: LICENSING (Cheshire East)
Cc: [REDACTED]
Subject: Lady Grey Farm WA16 7NE - Premises Licence Application

Follow Up Flag: Follow up
Flag Status: Completed

Dear Sir/Madam,

I am resident at [REDACTED] for the last 25 years and live approx. 1.3 miles by road but approximately 1/2 mile as the crow flies from Lady Grey Farm. I am writing to request the Committee refuse this application for a Premise Licence for the following reasons:

1. I am most concerned about additional noise in the neighborhood. To access the property guests will have to arrive by car, taxi or minibus. Public transport does not service this area. This means vehicles will be arriving at all hours of the day and night creating a public nuisance. Cars and taxis will be waiting on the narrow lanes for guests. This will cause mayhem as the lanes are narrow, unlit at night and will make passing on the lanes dangerous as there is insufficient room for cars/taxis to park without causing a **hindrance/blockage** to the lanes.
2. I am also concerned about Public Safety due to cars/taxis blocking the lane which may hinder emergency vehicles trying to access crash gate 9 to Manchester Airport. Access to Lady Grey Farm is a single track driveway. Cars will have to wait on Lady Lane to allow cars to exit the driveway. This will give rise to further Public Safety issues with congestion and queuing cars on the junction of Lady Lane and Davenport Lane possibly causing accidents.
3. Given the area is limited by the number of taxi companies servicing the area I am worried that guests will leave the party and start walking towards Wilmslow, Knutsford, Hale or Mobberley in their quest to find a taxi. Given many of these guests may be drunk this may cause high jinxes as they pass local properties e.g. ringing door bells, gate intercoms, loud shouting, raised voices at 2am to 4am and worst still opportunist burglars. This gives me further concern for both public safety and additional noise.
4. My young great neices and nephews aged between 4, 6 & 7 regularly stay at my property at weekends and I believe the disturbance from party revellers, taxis up and down the lanes, music playing until the early hours of the morning will be most disturbing for them. We are already disturbed by fireworks, music etc from Owen House Barn which is approximately 1.5 miles further away. Owen House Wedding Barn do not appear to comply with the terms of their licence and given it is the same Company that has purchased Lady Grey Farm I fear that they will continue in a similar manner. I believe this will great further noise late at night interfering with the sleep of my household and the quiet enjoyment of my property.
5. I have examined the Councils Licensing Policy regarding 22.3 appendix 6 suggested hours matrix. Lady Grey Farm does not fit into any of the definitions listed in the matrix but the license hours they are requesting do not fit with a quiet, rural, residential area. They are requesting operating 7 days per week until 2.00am and alcohol sales until 1.30am. I consider this outrageous given the close proximity of my property.
6. I have also examined the local Council tax valuation list and note Lady Grey Farm formerly Sunny Bank Farm is rated as a Domestic Residence. Therefore in accordance with Section 4.2 and 13.7 of the Cheshire East Council Statement of Licensing Policy a residential premise would require Change of Use planning permission for the sale of alcohol and to operate music. Given there has been no

Change of Use they are in breach of planning laws and believe a license should not be granted in this instance.

Given all of the above I re-iterate that I wish the Committee to refuse this application.



Mobberley

WA16 

Sent from my iPhone

[REDACTED]

From: [REDACTED]
Sent: 08-Jan-2020 21:18
To: LICENSING (Cheshire East)
Cc: [REDACTED]
Subject: [REDACTED] Lady Grey Farm, Lady Lane, Mobberley WA16 7NE - Premises Licence

Follow Up Flag: Follow up
Flag Status: Completed

Dear Sir/Madam,

We have just been made aware of that the above application for a Premises Licence. We think there may have been a Planning Control Breach as I cannot find any change of use from a residential dwelling to a Licensed entertaining venue. Can you confirm if planning consent has been granted for change of use please?

We wish to register our strong objection for a Premise Licence for the following reasons:

1. If a licence is granted to operate it will affect the quiet enjoyment of my family home. I chose to live in a rural location for the peace it afforded.
2. If the venue was to proceed it will undoubtedly spoil our tranquil rural village.
3. This a residential area not designed to change family homes into public entertaining venues for parties, weddings etc.
4. There are already 6 public houses in the immediate area to cater for alcohol sales and functions namely, The Frozen Mop, The Church, The Roebuck, The Bull, The Plough and Flail and The Bird in Hand and many more within a 2 mile radius.
5. Owen House Wedding Barn, Small Lane, Mobberley WA16 7NY is less than 1.4 miles, which already exists for the purpose of weddings and parties and in addition there is Mobberley Cricket Club and the Victory Hall which are both in existence for similar venues.
6. The 'unlit' narrow country lanes in the vicinity are not capable of handling additional party traffic along with additional commercial traffic on the lanes delivering catering supplies and alcohol. It is difficult for two cars to pass on the narrow lanes but HGV's make passing very difficult. The lanes struggle to cope with the current traffic levels without adding more.
7. Noise Disturbance - If an alcohol licence is granted until 1.30am, this means music until 2.00am with taxis to-ing and fro-ing until 3 or 4am.
8. Some party revellers will be roaming the lanes in the early hours of the morning and night shouting and singing etc., with the added threat of break ins, muggings and theft.
9. Large volumes of taxis collecting and dropping off clientele.

We would be grateful to receive acknowledgment by return, that our objection to this Premise Licence has been received and registered.

Thank you.

Yours faithfully,

[REDACTED]
Mobberley
Knutsford
WA16 [REDACTED]

From: [REDACTED]
Sent: 30-Jan-2020 23:09
To: LICENSING (Cheshire East)
Subject: Objection to application for a premises license - Lady Grey Farm, Lady Lane, Mobberley, WA16 7NE

We are the residents of [REDACTED] and wish to object to the application for a premises license for Lady Grey Farm which is approximately 0.3 miles from our house, which for the following reasons should be rejected in its entirety:

Prevention of crime and disorder

- the applicant is asking for a license to play music until 2am and serve alcohol until 1.30 am. This is far more than any other licensed venue in the locality, is not appropriate for a quiet residential area, as it will encourage loud shouting when guests are inebriated, wandering down the lanes in an unruly manner as taxis haven't arrived due to shortage and delays in availability in a rural location.
- the application is very vague and broad, as his proposed CCTV system and incident log suggest very limited steps towards mitigating loud, drunk and disorderly behaviour in or outside the venue or in the residential vicinity.

Prevention of public nuisance

- there appears to be insufficient detail as to how the applicant will mitigate public nuisance.
- this is a rural location and sound travels on the still night air, so late night bass noise would create disturbance for local residents.
- the bass beat from music at the adjacent Owen House Wedding Barn, Tatton Park outdoor concerts, Capesthorpe Hall, Jodrell Bank Blue Dot Festival and frequent marquee weddings in the surrounding area, already create frequent and persistent disturbance.
- if the venue plans to be open until 2am, by the time staff clear up and are finished it's more likely to be 3am, plus cleaners attending early the following morning, all increasing traffic noise.
- the proposed venue is at least 0.7 mile from public transport, however public transport does not run through Mobberley after 11pm, so taxis will be the only option. There is a shortage of taxis in this area and this is likely to encourage guests to leave the venue and start walking. Under the influence of alcohol, causing damage to properties, ringing doorbells, shouting, taxis stopping to ask directions and **sat with engines idling, all in a dark, unlit area, with no streetlights, no pavements or road markings, this will inevitably lead to noise and disturbance.** We already experience taxis stopping and asking directions to Owen House Wedding Barn when out walking our dogs.
- general noise pollution is a huge issue as the existing wedding barn at Owen House, being a further 0.5 miles away, which can still be heard late at night, both loud music and the noise of people departing with no consideration for the quiet neighbourhood. It is inappropriate to allow a second wedding venue in such close proximity.
- the current driveway into Lady Grey Farm is single track, amplified by the recent addition of large brick pillars and electric gate, which will only increase the congestion of traffic entering/departing the property at this T junction, which recently has seen several minor incidents as construction vehicles have been parked up outside Lady Grey Farm causing traffic to filter onto the opposite side of the road and turn onto Davenport Lane blind. We personally have spoken to the owner of a low loader to make him aware of such but he couldn't care less.
- the entrance to Lady Grey Farm, at the junction of Lady Lane/Davenport Lane is also the final junction before Manchester Airport Crash Gate 9 and is already a popular parking place for dog walkers.

Protection of children from harm

- Lady Lane and adjacent lanes, form part of the Cheshire Cycleway and Lauren's Ride bridleway, are used by children on bicycles, horses and during the day walking to and back from school transport. In recent years increased vehicle width has resulted in the grass verges/road edges being churned up creating a trip hazard and vehicles coming round corners on the wrong side of the road. This along with the many potholes in the road surface make this increasingly unsafe for children and adults. Any increase therefore in traffic from people not familiar with the twists and turns of narrow lanes is inevitably going to increase the risk of an accident.
- a large number of children and teenagers live in close proximity to Lady Grey Farm and will be subjected to late night noise, disturbance and interrupted sleep.

Public safety

- Lady Lane and feeder lanes are narrow country lanes and do not have the capacity to cope with increased volumes of traffic attending or leaving such a venue.
- There are no road markings, no street lights, no pavements and as previously mentioned, poor road surfaces, regularly result in punctured tyres, cause cyclists to swerve and creates a trip hazard resulting in pedestrians looking down at the road surface and not as aware of traffic approaching from in front and behind.

- Regular loud overhead noise from aircraft on immediate departure and arrival from/to Manchester Airport obstructs the sound of oncoming vehicles.
- Couriers and other deliveries of oil, LPG, etc looking for houses that are named and not numbered already creates a problem on narrow lanes with so many bends. The addition of hundreds of guests arriving on a regular basis for weddings or other events, will only add to hesitant and stationary vehicles in the locality, increasing the risk of accident.
- It is very unnerving for both adults and children when walking on the lanes, when cars stop to ask directions as one can never be sure of any ulterior criminal motive. This application will merely increase the number of occasions that pedestrians will be put in this situation and for many will create anxiety.
- If building work has not yet completed then it is impossible for the applicant to be in receipt of an electrical installation certificate, emergency lighting certificate and fire detection and alarm systems installation certificate, all of which are required for building regulations approval and may invalidate any public liability insurance. If building work hasn't **yet completed** then the above approvals must be surely come **first. before an alcohol licence application.**
- Lady Lane also provides access to Manchester Airport Crash Gate 9, one of only three road entrances onto the end of Runway 2, any traffic congestion or on road parking near Lady Grey Farm would undoubtedly restrict access of emergency vehicles to the crash gate if required.
- Until the building work has been finished at Lady Grey Farm and the necessary fire service capacity signoffs completed, the public safety limits on capacity and safety cannot be set, so again at this stage it must be premature to consider a premises licence application.

Other

- There is already an existing wedding barn less than 1 mile away from Lady Grey Farm at Owen House (owned by the same family), another wedding barn just a few miles away on the Tatton Estate at Ashley and numerous other licensed venues capable of holding such functions locally, there is absolutely no need for another wedding barn for all of the above reasons.
- We believe that protection of a rural environment is paramount and other Mobberley residents regularly walk the footpaths across farmland in this area, therefore constant noise and disturbance is inappropriate.
- The location of Lady Grey Farm having a number of adjacent properties, which will be disturbed by the proposal, inappropriate infrastructure for increased numbers of vehicles and pedestrians, lack of public transport, lack of available taxis, make it unsuitable for any type of commercial activity involving large numbers of people.
- We believe the lack of points provided by the applicant to promote the licensing objectives shows a lack of concern for the whole licensing process.

We would ask that this application be rejected in its entirety without any compromise considered as it is wholly inappropriate, as is the granting of two TENS licenses affecting four days already this year, which will create all the aforementioned problems.

Mobberley
Cheshire
WA16

[REDACTED]

From: LICENSING (Cheshire East)
Sent: 03-Feb-2020 07:08
To: [REDACTED]
Subject: FW: Objection to application for licensed premises

From: [REDACTED]
Sent: 31-Jan-2020 16:19
To: LICENSING (Cheshire East)
Subject: Objection to application for licensed premises

Dear Cheshire East,

I am writing to object to the application for licensed premises at Lady Grey Farm, Lady Lane, Mobberley, WA16 7NE (formerly known as Sunny Bank Farm).

As a local resident residing at [REDACTED] which is approximately a mile away from Lady Grey Farm. I believe that the proprietors also own or are involved with Owen Wedding Barn, also in Mobberley. I am aware that the owners of these properties has previously not followed the required procedures or planning applications to create and start a commercial business without providing full and clear consultation to the residents that have been affected adversely, it would appear that a similar practise is being adopted in this instance.

It is very clear that extensive and structural work is and has been carried out on the property for a number of months and high gates have been erected to screen residents from having any visibility of exactly what work is taking place. This was previously an agricultural property and has historically fitted well within the local community. However now Building materials are being delivered on a regular basis and it is common knowledge within the village that the intention is to use these premises as a commercial business, yet no planning application for change of use has been submitted. This leaves my own family and other residents with major concerns, of which has led to a very stressful and worrying situation. Given the nature of how this has been approached, we as local residents have no control on a significant Impact to our family home and surrounding area. The reassurance that are usually provided by The stringent guidelines set by Cheshire East building and planning appear to play no part in what appears to be a cleverly planned deviation from lawful guidelines.

We are alarmed, disappointed and under great pressure to fully understand the impact that this may have on my family life here in Mobberley and the impact this will have on the value of both our own and surrounding property.

The lanes that we live on are very narrow, without pavements and without street lights, so any additional traffic in the area would result in a very dangerous situation for pedestrians. I am the parent of two young children, who walk daily on these lanes for school buses, visiting local friends and accessing in and out of the area. These

lanes are already under scrutiny as they are regularly used as official trekking, horse riding, pedestrians and cycle routes etc. The impact of additional traffic would be monumental and remove the heritage and community life.

The application for a license to allow revellers to purchase and consume alcohol and to play loud music until all hours of the morning is very concerning in such a quiet area of the village. Through the course of the year, we can hear music from Owen Barn in the distance, and this is a good distance away. The area is extremely quiet as any local resident will advise and one of the reasons for many new families to secure family homes as the new generations to come. To expect any local resident to listen to revellers driving to and from the new venue, taxis backwards and forwards, loud music and screaming and shouting until the early hours of the morning is simply outrageous and not acceptable.


I am aware that most typical wedding or celebration bookings will facilitate anything from 50 to hundreds of guests. Calculate the simple math on cars, noise pollution, traffic and the lights shining in and out of houses that are normally settled by 11pm, is not something that anyone would wish.

Other than for the purpose of personal gains, with little regard for local residents, another wedding business just a mile or two from the existing Owen Farm seems very unfair for the residential neighbours. It will completely change the look and feel of the area and I know this will be detrimental to family life.

I strongly object to this license being granted and would be supportive of a press and local MP involvement.

Yours Sincerely



Mobberley
Cheshire WA16 

Sent from my iPhone

[REDACTED]

From: LICENSING (Cheshire East)
Sent: 06-Jan-2020 09:42
To: [REDACTED]
Subject: [OFFICIAL] FW: Lady Grey Farm, Lady Lane, Mobberley WA16 7NE

From: [REDACTED]
Sent: 06-Jan-2020 08:48
To: LICENSING (Cheshire East)
Cc: LICENSING (Cheshire East)
Subject: Lady Grey Farm, Lady Lane, Mobberley WA16 7NE

Dear Sirs

Re: Licensing Application for Lady Grey Farm WA16 7NE

As a close resident I am writing to voice my deepest concerns and objections to a license application to serve alcohol until 1.30am and play music until 2am seven days a week at the above location.

Whilst in a rural, greenbelt setting, just a few hundred yards from the Mobberley conservation area, there are clusters of residential family homes scattered around the immediate vicinity, many of whom have young families. I have 3 children under 7 and we moved to the area to enjoy the peaceful rural environment.

As you may be aware Manchester Airport has recently introduced 6am flights which have reduced the amount of sleep which my children are able to have, by allowing music to be played until 2am it leaves just 4 hours for uninterrupted sleep. Furthermore, as there is nowhere to stay at or near the venue then there will be additional noise from revelers, employees and taxis after 2am (there is no public transport) down what are very narrow country lanes. Noise carries far in the evenings and it is inconceivable that during warm summer months the venue will be able to contain the noise as people are moving between the inside and outside of the building. It is not clear how noise levels / fireworks / excessive traffic, deliveries, will or can be policed or enforced by the local authority even if a curfew is applied if these licenses are granted as I have been told that there are no resources available within the local authority with which to do so, however I'd be happy to be corrected on this.

It is common local knowledge that other wedding venues in the area have been known to either permit or turn a blind eye to fireworks at wedding celebrations (much to the consternation of local farmers and residents with children and pets – particularly in summer months when windows are open) and this will only serve to increase the noise pollution in the area and damage residents right to quiet enjoyment of life.

There is diverse and rich ecology in the area, not limited to the most famous resident of all the Great Crested Newt and I do not believe that substantially increased road traffic and noise pollution will not do lasting harm to the environment and local farms.

Lastly, I understand planning permission has not even been sought for a change of use for the agricultural buildings and that it is going to be applied for retrospectively so I do not understand how it can be run as a commercial operation selling alcohol and playing music through the night before planning has even been agreed! It shows the owners contempt for planning laws and local residents if nothing else.

I would therefore like to register my strongest objection to the above application as it is wholly inappropriate in the setting; and whilst I know it is unlikely to be a relevant consideration from a licensing perspective it runs contrary to the authority's local plan as it is unsustainable development of the greenbelt when taking into account traffic, deliveries, parking requirement and noise pollution. If you require any further details from me, please don't hesitate to let me know.

Kind regards

[REDACTED]

[REDACTED]

[REDACTED]

From: LICENSING (Cheshire East)
Sent: 30-Jan-2020 10:16
To: [REDACTED]
Subject: [OFFICIAL] FW: Premises Licence Application for Lady Grey Farm (formerly Sunny Bank Farm)

From: [REDACTED]
Sent: 30-Jan-2020 10:11
To: LICENSING (Cheshire East)
Subject: Premises Licence Application for Lady Grey Farm (formerly Sunny Bank Farm)

Dear Sirs

With regard to the above application for Lady Grey Farm on Lady Lane in Mobberley:

I would like to register a strong objection to the above application for the following reasons:

I am a resident of Mobberley and have serious concerns about the way in which the proposed change of use of this former farm will affect the surrounding environment, quite apart from the fact that, as far as I am aware, there has been no planning consent granted for the proposed development and change of use. The proposed hours covered by the application seem to be excessive and there is no distinction between weekdays and the weekend, especially Sunday.

I believe that the areas that should be considered include "the prevention of crime and disorder" and in this regard, I feel that the proposed development would lead to and increase of excessive drinking and drunkenness needing increased policing in an area which does not currently need this. Increased drink driving may also occur. Also, I feel we would see an increase in antisocial behaviour which would also need increased Police resources.

With regard to the "prevention of public nuisance": it seems that a disregard for Licensing Legislation is likely as well as a complete disregard for the wellbeing of the people of all ages who already live in the dwelling opposite and close by. Light pollution in the area would increase as would noise pollution by a considerable degree. Increased car traffic (including taxis) would be a serious issue on a country lane especially as the only public transport available would involve a walk along a narrow pavement to and from Mobberley station. This inevitable increase in traffic would in turn increase the levels of noise. Coaches may have difficulty in accessing the property and cause havoc on Lady Lane itself. There is no plan for dispersal either as an emergency during an event or at the end of an event.

"Public safety" could well be compromised in the event of an emergency at the airport as Lady Lane is needed for access to crash gate 9, particularly by Fire engines. I feel that increased traffic would make this access appreciably more difficult or delayed.

Children living in surrounding properties could well be put at risk or suffer harm from the increased levels of noise (difficulty sleeping) or antisocial behaviour which will result from this proposed development.

Yours faithfully

[REDACTED]

[REDACTED]

From: LICENSING (Cheshire East)
Sent: 28-Jan-2020 07:17
To: [REDACTED]
Subject: FW: License application Objection PREM879 Lady Grey Farm

From: [REDACTED]
Sent: 27-Jan-2020 21:44
To: LICENSING (Cheshire East)
Subject: License application Objection PREM879 Lady Grey Farm

To whom it may concern,

My name is [REDACTED] and I live at [REDACTED]
[REDACTED]

I wish to add my objection to the many you have already received, regarding the proposed drinks and music licence at a nearby rural property known as Lady Grey Farm , but which was formerly known as Sunny Bank Farm , WA16 7NE.

My objection based is on two main grounds for concern; noise and road safety. The applicants have requested a license in a rural property without planning permission for change of use, for a license which far exceeded in hours and scope that granted to local pubs. With reference to the councils zoning and licensing hours, it cannot be acceptable that a residential location hosts drinking dancing and music events until 2 am, in an unregulated building.

Noise.

From a quality of life perspective, I work as a GP and a freelance sports medicine doctor. I need a reasonable nights sleep in order to function safely and effectively in the morning. This is particularly relevant given the early morning starts relating to my sports medicine work. Should music be played until 2am and drinks served , then clearing up and travelling home would occur after this time, resulting in more noise, longer into the morning, and little or disturbed sleep for us. It is clear and obvious that none of us could function efficiently with regular sleep deprivation.

Public safety individual safety road safety.

People drink in weddings; some will be tempted to drink very close to the drink driving limit and some will exceed this. Taxis are hard to come by here and expensive, and there are no buses on Lady Lane or Davenport Lane. Drunks behave irresponsibly and unpredictably, and there will be a lot of them in our locality on a regular basis. Relatively normal people can behave very badly when drunk. Some people may wonder around the countryside in a drunken way, maybe getting lost and risking hypothermia in winter or maybe trespassing in outhouses and maybe being a danger on the road at night, increasing risk of danger to themselves and others and creating law and order issues.

Road Safety

I am a keen horse rider and bought a rural property with lane at least in part for the peaceful location and the ability to hack (ride) on country lanes. there are no public transport links on our lane, therefore guests at the venue would come by car or taxi as would drink deliveries and catering vehicles. This increased traffic, (100-150 guests plus staff and deliveries)unfamiliar with the narrow lane and the likelihood of encountering horses, or indeed the correct way to overtake them, poses a real and significant danger to me and to my animals.

May locals enjoy dog walking and taking their children out on the lane, often young children learning to bike ride or enjoy the fresh air, these too would be at risk from the inevitable increase in traffic driving to a venue for a wedding, on a tight deadline. The increased traffic poses a real direct threat to local children, and an indirect threat in that it diminishes their ability to enjoy their locality and their neighbourhood because the road isn't safe.

safety of venue.

No plans have been submitted for a change of use, therefore what safety features are in place for emergency services access?

How can a drinks license be granted when the nature of the venue hasn't been established or its suitability for purpose established.

I would like to ask the Committee to refuse this application .

Should there be a hearing however, my family and I would like to be present and we would be grateful if you could let us know as soon as possible in order that we can attend in person.

Yours sincerely

[Redacted Signature]

[REDACTED]

From: LICENSING (Cheshire East)
Sent: 27-Jan-2020 07:55
To: [REDACTED]
Subject: FW: Lady Grey Farm

From: [REDACTED]
Sent: 24-Jan-2020 19:45
To: LICENSING (Cheshire East)
Subject: Lady Grey Farm

I would like to object to the alcohol and music licence or Lady Grey Farm, Lady Lane, Mobberley on the following grounds

1. The noise generated by a venue that is licensed until 2am will be a nuisance and will adversely affect all residents, especially children, in the vicinity, who will find it difficult to sleep, potentially affecting their school performance. We are already subject to noise from the airport until 11pm and for this to be extended by a further 3 hours will be detrimental to the health of local residents
2. Lady Lane and Davenport Lane are small country lanes used by a great many cyclists and horse riders. Increased traffic both of persons attending the venue and of delivery vehicle will present a significant hazard to these road users
3. No planning application has been made for the venue so there is no way of knowing how many people Lady Grey farm are intending to have at the venue, or how many nights a week

[REDACTED]
[REDACTED] Mobberley, WA16 [REDACTED]

[REDACTED]

From: LICENSING (Cheshire East)
Sent: 06-Jan-2020 13:41
To: [REDACTED]
Subject: FW: Lady Grey Farm, Lady Lane, Mobberley

Follow Up Flag: Follow up
Flag Status: Flagged

From: [REDACTED]
Sent: 06-Jan-2020 13:39
To: LICENSING (Cheshire East)
Subject: Lady Grey Farm, Lady Lane, Mobberley

We would like to object to the granting of a licence to Lady Grey Farm. We are residents of Mobberley and regularly walk in the area of this property and ride our horses down this quiet lane. We feel that it is likely to create a public nuisance due to the noise created both directly from the music etc from the venue itself and also from the indirect noise associated with guests and their vehicles coming and going. The associated increase in traffic to this area is also a concern.

The property is located near to other residential houses and it does not appear to be appropriate for this quiet rural setting. The risk of increased litter and waste that this venue could create should also be considered, especially given the rural location and the amount of wildlife living here.

Regards,

[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: 17-Jan-2020 12:13
To: LICENSING (Cheshire East)
Subject: Objection - Lady Grey Farm, Lady Lane, Mobberley, WA16 7NE

To whom it may concern

Please accept this email as formal objection to the proposals for Lady Grey Farm, Lady Lane, Mobberley.

We live within 0.5m of this venue, on a beautiful country lane at [REDACTED] Davenport Lane. It is already noisy enough with the planes during the day – starting around 6am, and finishing late- to now have a proposed party venue at the end of our road, hosting events & ploughing revellers with alcohol until the early hours upto (easily) 3 times a week would cause extreme distress.

The owners already have a similar venue approx. 2 miles away & we can often hear them there as it is- with the fireworks, live bands etc not to mention the obvious increase in traffic.

The road will become awash with taxis in & out, buses, coaches.

There is already no pavements along these roads, so grass verges will be destroyed, cars will be left parked overnight blocking the narrow roads, and making it a real danger to the public. From weekend walkers, to the huge amount of cyclists we get along here- it is also a designated bridle route.

Our road, Davenport lane, is the ONLY through route from all the local towns, and connects the major motorways in the area- so the traffic increase will be phenomenal.

How frightful to think we would know to expect this every Friday, Saturday, Sunday from say 5/6pm, with hundreds of cars and taxis, and then the same again from midnight until the early hours. Week in, week out.

Oh, this not only finally stops on the early morning of the event when we may all finally get some peace at 3am- BUT the cars of the guests will have to be collected again the following day !

There will drunken revellers leaving the venue, in an area with no streetlights, looking for a way home. They'll be staggering the streets, slumped in driveways, carrying on, shouting, laughing/arguing, ringing on door/gate bells, looking for assistance, taxi numbers etc. Before we know it they'll be a taxi rank (& takeaway) proposal !

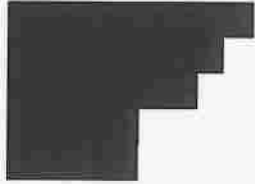
It is such a quiet area (apart from the planes all day) we even feel bad letting off 2-3 fireworks on new years eve, or bonfire night, and know that by law we cannot have loud music playing after 11pm, not that any of us on this road would. So Lady Grey Farm cannot be allowed to make up their own rules. Not even any pubs in the local area are allowed to stay open late, or make up their own parties/raves & other events that maybe proposed to carry on until the early hours. On this note there is already approx. 7-8 wedding venues in this quaint village, so there is choice enough already. It is simply out of greed that this (BTW – I believe illegal activity is already happening) proposal is even happening – their Owen house farm barn is consistently FULL for the foreseeable future, so they are simply “cashing in” at the expense of the **local** community - not to mention house prices will no doubt now drop in the vicinity. So they cash in, while the rest of us lose out.

Its not even if it will be of use to local folk- like a village hall, pub etc I would bet that MOST of the weddings at the Owen house, and proposed new venue are for people out of town.

Finally – We have a 5yr old daughter who plays on her bike along the driveway, walks the puppy with the neighbours, we take her for family walks to the church at the weekends, she is just beginning to take horse riding lessons so as to eventually enjoy her surrounding countryside (all of which we pay a premium for) when she is a bit older- this is all now in severe jeopardy, as she would be put in a lot more danger, from the increase in vehicles to wandering strangers & the drunken revellers.

This application should therefore be rejected in its entirety – any variation, or reduced hours, would still have the same impact, just maybe with an hour more sleep for the local residents. It is totally unacceptable for a quiet sleep residential part of a beautiful country village. Commercialisation should not be the victor over sensibility, culture, safety & the environment.

I trust you will take all of these very important comments & genuine worries onboard, and make the correct decision for the good of the many and the historical village of Mobberley.



Sent from Mail for Windows 10