

HASKELL, Tony

From: [REDACTED]
Sent: 04 October 2022 15:28
To: LICENSING (Cheshire East)
Cc: EVANS, Kim
Subject: Premises license objection: Lady Gray Farm, Lady Lane Mobberley WA16 7NB

Follow Up Flag: Follow up
Flag Status: Completed

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Dear Cheshire East Licensing Authority,

I object to the recent application made for a premises license by Lady Gray Farm.

I have lived on [REDACTED] with my husband and sons for 8 years and am very concerned that the following will be affected:

Public safety on the lane : there have been 2 accidents in the last 12 months outside my house alone, involving speeding vehicles. One car smashed into our wall and the police had to come inside our house to question the drivers who were suffering shock and injuries. The 2nd incident involved a crash into our neighbours hedge and left a lot of debris behind.

The lanes are poorly constructed with some acute sharp bends, single track in some areas and visibility is severely compromised as there are no street lights and heavily wooded by trees creating dark shade. In autumn and winter particularly, as there are no pavements, the grass verges turn to mud, which gets trampled onto the road. Cars, lorries and tractors turn the road into a hazardous skidding area. The road is very busy with horses and riders, pedestrians, cyclists, rambling clubs, schools carrying out cycling proficiency tests etc. An increase in transport would make the road increasingly dangerous.

A premises license for a party venue would be unsustainable as mobile coverage is unreliable and very poor for calling taxis and there are no local transport facilities in walking distance.

I am concerned about noise levels going on into the early hours of the morning. Although [REDACTED] is a country lane, it receives constant airport noise and disturbance from 6am and only gets respite after 11pm. I have 2 sons studying at home and the disturbances don't help.

Please refuse the license for the above reasons.

Yours faithfully,

[REDACTED]

Sent from my iPhone

HASKELL, Tony

From: [REDACTED]
Sent: 04 October 2022 13:32
To: LICENSING (Cheshire East)
Cc: EVANS, Kim
Subject: Premed is License Objection: Lady Gray Farm, Lady Lane, Mobberley, WA16 7NE

Follow Up Flag: Follow up
Flag Status: Completed

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Dear Cheshire East licensing Authority.

I object to the recent Premises License Application made in respect of the above property.

I live with my wife and two sons on [REDACTED] (within half a mile of the subject site). Both sons are currently studying at home.

My principle concerns relate to noise and disturbance and public safety.

Public Safety. The subject premises is unsustainable as a party venue as it is not accessible by public transport, nor is there reliable mobile coverage. The lanes are narrow, twisty, unlit and with very soft verges.

Party goers have no local transport facilities whatsoever, alternatively relying on cars and taxis. There is little or no mobile coverage in the area further exacerbating the risk of guests being left on unlit lanes with no ability to contact taxis and/or relatives. There is also no off-site parking too for taxis and cars to rest outside operating hours.

Recently, in the early hours of the morning, on a dry day, a young couple crashed their car into our boundary wall, destroying the wall, writing off the vehicle and suffering injuries to themselves. A few weeks ago, late one evening, a similar accident occurred to our neighbours property where a vehicle crashed into their mature laurel hedge and left the scene leaving vehicle debris behind.

Noise and disturbance. As local residents we already endure noise and disruption from Manchester Airport (usually between the hours of 0600 and 2200hrs) which was factored in to our decision to move here circa 10 years ago. The prospect of additional traffic along Davenport Lane and Lady Lane on event days which are both very narrow, twisty lanes with blind bends, soft verges and concealed entrances will extend the levels of noise and disruption already being suffered.

I reiterate that this License Application should be refused.

Yours faithfully,

[REDACTED]

Sent from my iPad

HASKELL, Tony

From: [REDACTED]
Sent: 04 October 2022 21:38
To: LICENSING (Cheshire East)
Subject: Objection to the License Application by [REDACTED] for Lady Grey Farm, Lady Grey Farm, Lady Lane ,MobberleyWa16 7NE.

Follow Up Flag: Follow up
Flag Status: Completed

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To Whom it May Concern.

I write to strongly object to the license application in connection with the above.

My Wife and I who are both 83, have lived at [REDACTED] which is about a quarter of a mile, as the crow flies, from Lady Grey Farm. We have lived at [REDACTED] for some 58 years and had to put up with the huge expansion of Ringway Airport and the opening of the Wedding Barn, also owned by the Morgan Family, a short way to the west of us and you are now expecting us to put up with a further intrusion in our lives.

I have previously written to express my concerns about noise, increase in traffic, unsocial behaviour due to alcohol abuse etc. and I am sure that you are fully aware of our concerns. There are surely enough venues for this type of business in the area without another.

Please accept this as the strongest possible objection to the granting of this license and the use of Lady Grey Farm as a Wedding Venue or similar.

Sincerely,

[REDACTED]

HASKELL, Tony

From: [REDACTED]
Sent: 04 October 2022 17:44
To: LICENSING (Cheshire East)
Subject: Lady Grey Farm

Follow Up Flag: Follow up
Flag Status: Completed

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Dear Sir or Madam

I wish to express my concerns regarding the recent licencing application for Lady Grey Farm, Lady Lane, Mobberley. In short, I am concerned that there will be a significant level of noise around the premises, particularly after an event and that this will result in sleep disturbance in the surrounding properties. Where this results in loss of sleep in children, then this could be harmful. Also, Lady Lane is narrow and access to the premises is tight and directly opposite the junction with Davenport Lane. I feel that inevitably, vehicles will be parked in that area and that the width of the lane will be restricted increasing the risk of traffic collisions and access for the emergency services to the airport's crash gate in the event of an incident. This may well be exacerbated by taxis which have been ordered to drop off and collect people attending an event.

For these reasons, I feel that the licensing application should be refused.

Yours faithfully

[REDACTED]

Sent from [Mail](#) for Windows

HASKELL, Tony

From: [REDACTED]
Sent: 04 October 2022 16:43
To: LICENSING (Cheshire East)
Subject: OBJECTION TO LADY GREY FARM, Lady Lane, Mobberley WA167NE

Follow Up Flag: Follow up
Flag Status: Completed

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Good evening Cheshire East Licensing Dept.,

I would like to object to the latest application raised by Mr D. Morgan of Lady Grey Farm.

1. The noise and disturbance coming from the proposed wedding barn.
2. The noise from guests leaving the venue either by cars, taxis, on foot etc as no public transport available.
A nightmare for several houses in close proximity to this "farm"
3. Lady Lane is a quiet backwater in Mobberley, it is very narrow and with the surge of guest traffic, both during daylight hours and in the darkness will be hazardous. During the day the lanes are used by cyclists, runners and farm vehicles.
4. There is the possibility of alcohol being consumed outside the building past the midnight deadline as alcohol can be sold on and off the premises.

Please do the right thing and reject this application, we already have a wedding barn in Mobberley and don't need another one, especially on Lady Lane

Thank you

[REDACTED]

Sent from my iPhone

HASKELL, Tony

From: [REDACTED]
Sent: 04 October 2022 14:20
To: LICENSING (Cheshire East)
Subject: Lady Grey Farm Mobberley. WA16 7NE Objection.

Follow Up Flag: Follow up
Flag Status: Completed

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

I would like to lodge an objection to this application.

The premises are located in a rural and secluded part of Mobberley. It is my belief that if this application is granted then it will increase the level of noise pollution and general nuisance caused when people are intoxicated and attending events at this premises, as well as increasing the risk of accident and injuries.

There has been a number of events held at the premises. I live approximately 1km from the site and I can hear the noise that is emitted from the premises, this has been in the form of disco music but the fact I can hear that noise makes me believe that residents who live closer will be effected by the noise created by individuals.

I expect such noise to be created during the event by people congregating outside and in the later hours as people leave the premises. As the building has no modern air conditioning system (it was built as a dairy farm and the owners have not invested in such a system) noise will also be emitted through open doors and windows at all times.

This will create a significant nuisance to the families who live opposite the premises and the other residents on Davenport Lane. As these families include young children I believe this will have a severe adverse effect on those children, their sleeping patterns, their consequential welfare and development.

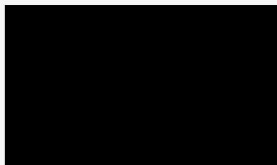
I am also concerned that the site includes residential property and I am concerned over the risk posed to the health of any future residents of that property.

The site is located in a secluded part of Mobberley, the roads surrounding the site are very narrow, the roads are unlit and are enshrouded by large mature trees. I know the roads well and I consider them to be hazardous both late at night and also in adverse weather conditions. The site is not served by public transport and I believe that when combined with a site selling alcohol until midnight this will inevitably result in accidents causing injury to visitors and demands on the emergency services.

I understand that the premises has an operating licence that permits it to operate until midnight and yet it has also applied for a licence to sell alcohol until exactly the same time. Surely this is completely impractical? It will take a significant amount of time and effort to persuade intoxicated party-goers to leave. This will lead to the operating licence being breached and further nuisance to the local residents if this application is approved.

The previous application to license this premises for the sale of alcohol was quite correctly refused. I see absolutely no good reason why this latest application should be granted.

[REDACTED]



Sent from [Outlook](#)

HASKELL, Tony

From: [REDACTED]
Sent: 04 October 2022 14:03
To: LICENSING (Cheshire East)

Follow Up Flag: Follow up
Flag Status: Completed

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Dear Cheshire East Licensing Authority,

I would like to register the following objections to the recent Premises License application made by Mr Daniel Morgan for Lady Grey Farm, Lady Lane, Mobberley, Cheshire WA16 7NE:

1) My main objection is regarding "Public Nuisance". A previous Premises License Application submitted in December 2019 and rejected at a Sub Committee Hearing on Thursday 27th February 2020, identified that the "committee could not be satisfied that a public nuisance arising out of noise emanating from the property will not occur"

The valid noise concerns raised by the Committee were acknowledged by the applicant and his representative, who had explained that a door was left open during the event held on 22 February 2020.

Since the previous application was refused the applicant has held a number of Wedding Events under Temporary Event Notices (TENS) and a 40th Birthday Party. During several of these events a "Public Nuisance" from noise associated with music and guests has been experienced by neighbours.

2) There are several close neighbours with young families, so late night noise from the venue and possible disturbance due to guests leaving the venue, either on foot or in vehicles would have an impact on a child's sleep. To ensure the protection of children from harm I feel this application should therefore be refused.

3) The venue is situated on the junction of Lady Lane and Davenport Lane which have no street lights or pavements and is accessed via a single track driveway. As there is no local public transport it is anticipated that guests leaving the venue either in vehicles or on foot on unlit narrow lanes present an increased danger to themselves and others. Previous events have also had traffic congestion issues with vehicles entering and leaving via the restricted driveway. On several occasions vehicles were seen waiting on the junction of Lady Lane and Davenport Lane. This is an accident waiting to happen, but is also an additional noise disturbance.

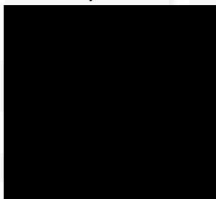
In addition to the above points raised, I also noticed that the license application is both for on and off sales of alcohol. This is extremely worrying as it would permit the applicant to sell alcohol late at night for consumption out-side of the building which would be in contradiction of the recently imposed Planning Conditions.

Please also note there is an anomaly with regards to the licensing times which potentially conflicts with the Planning Conditions imposed following the appeal, whereby the events must finish by 12:00PM. If the license application is until 12:00PM then the times surely conflict?

To summarise, it is already evident from previous events that a "public nuisance" due to noise will be an issue if the license application is granted and I would therefore hope that Cheshire East Licensing Authority would refuse the application in it's entirety, as per the previous application. Note, nothing has really changed in this respect since the previous application and therefore the same condition for refusal is still valid.

If however the Licensing Authority were minded to approve the application then I would respectfully ask that suitable safe guards are put in place to protect neighbours and their children from any potential "Public Nuisance" or "harm to Children". I am particularly concerned for our neighbours on Lady Lane and Davenport Lane who will be the most effected by the disturbance due to the additional traffic and noise from the venue as a result of the prevailing wind direction.

thank you



[Sent from Yahoo Mail for iPhone](#)

HASKELL, Tony

From: [REDACTED]
Sent: 04 October 2022 09:09
To: LICENSING (Cheshire East)
Cc: [REDACTED]
Subject: Premises License Objection: Lady Grey Farm, Lady Lane Mobberley WA16 7NE (Ref: [REDACTED])
Follow Up Flag: Follow up
Flag Status: Completed

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Dear Cheshire East Licensing Authority,

I would like to register the following objections to the recent Premises License application made by Mr Daniel Morgan for Lady Grey Farm, Lady Lane, Mobberley, Cheshire WA16 7NE:

1) My main objection is regarding "Public Nuisance". A previous Premises License Application submitted in December 2019 and rejected at a Sub Committee Hearing on Thursday 27th February 2020, identified that the "committee could not be satisfied that a public nuisance arising out of noise emanating from the property will not occur"

The valid noise concerns raised by the Committee were acknowledged by the applicant and his representative, who had explained that a door was left open during the event held on 22 February 2020.

Since the previous application was refused the applicant has held a number of Wedding Events under Temporary Event Notices (TENS) and a 40th Birthday Party. During several of these events a "Public Nuisance" from noise associated with music and guests has been experienced by neighbours.

2) There are several close neighbours with young families, so late night noise from the venue and possible disturbance due to guests leaving the venue, either on foot or in vehicles would have an impact on a child's sleep. To ensure the protection of children from harm I feel this application should therefore be refused.

3) The venue is situated on the junction of Lady Lane and Davenport Lane which have no street lights or pavements and is accessed via a single track driveway. As there is no local public transport it is anticipated that guests leaving the venue either in vehicles or on foot on unlit narrow lanes present an increased danger to themselves and others. Previous events have also had traffic congestion issues with vehicles entering and leaving via the restricted driveway. On several occasions vehicles were seen waiting on the junction of Lady Lane and Davenport Lane. This is an accident waiting to happen, but is also an additional noise disturbance.

In addition to the above points raised, I also noticed that the license application is both for on and off sales of alcohol. This is extremely worrying as it would permit the applicant to sell alcohol late at night for consumption outside of the building which would be in contradiction of the recently imposed Planning Conditions.

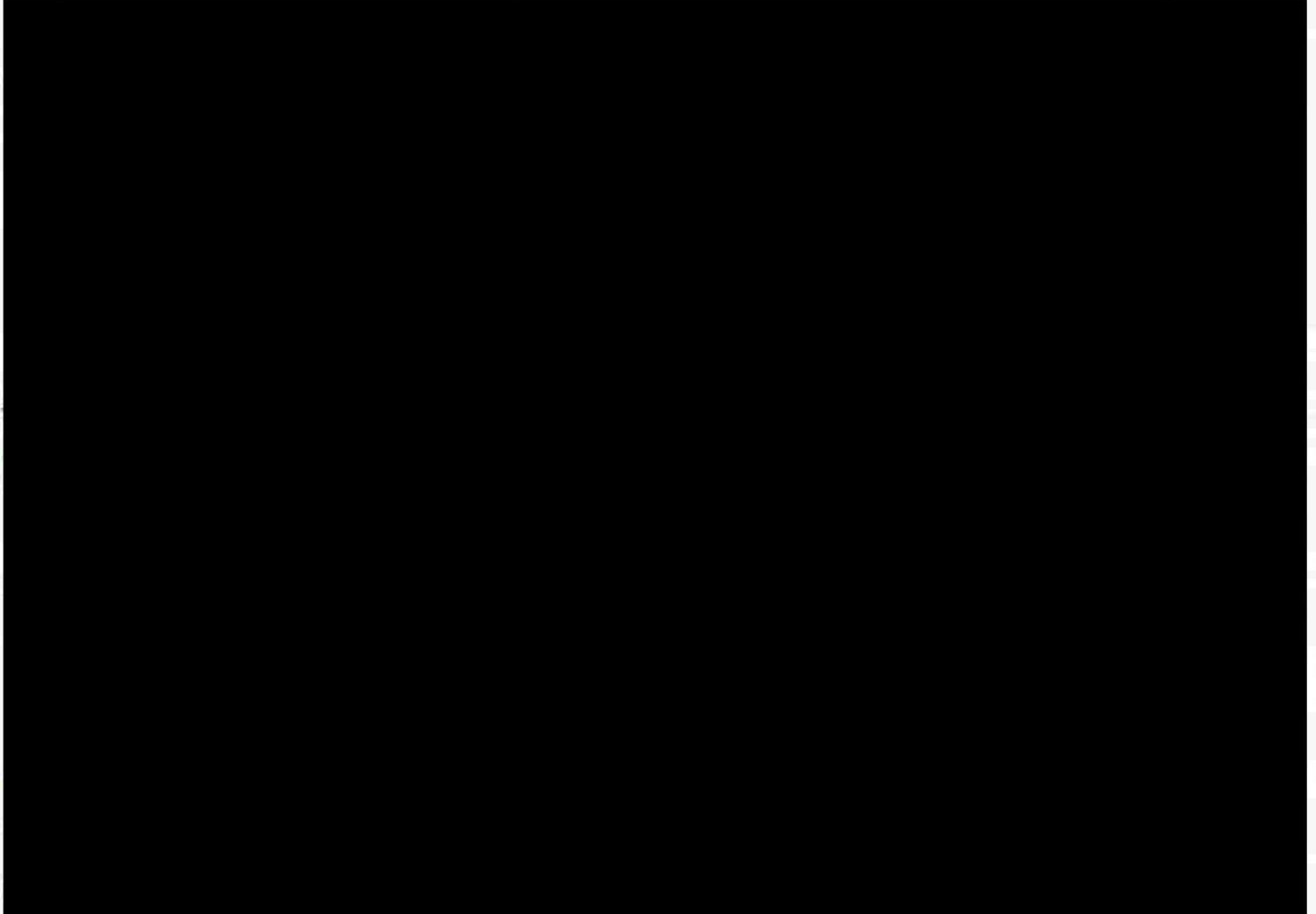
Please also note there is an anomaly with regards to the licensing times which potentially conflicts with the Planning Conditions imposed following the appeal, whereby the events must finish by 12:00PM. If the license application is until 12:00PM then the times surely conflict?

To summarise, it is already evident from previous events that a "public nuisance" due to noise will be an issue if the license application is granted and I would therefore hope that Cheshire East Licensing Authority would refuse the application in it's entirety, as per the previous application. Note, nothing has really changed in this respect since the previous application and therefore the same condition for refusal is still valid.

If however the Licensing Authority were minded to approve the application then I would respectfully ask that suitable safe guards are put in place to protect neighbours and their children from any potential "Public Nuisance" or "harm to Children". I am particularly concerned for our neighbours on Lady Lane and Davenport Lane who will be the most effected by the disturbance due to the additional traffic and noise from the venue as a result of the prevailing wind direction.

--

Kind regards,



HASKELL, Tony

From: [REDACTED]
Sent: 03 October 2022 21:12
To: LICENSING (Cheshire East)
Cc: [REDACTED]
Subject: License Application 1271695 - Lady Grey Farm, Mobberley WA16 7NE

Follow Up Flag: Follow up
Flag Status: Completed

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To whom it may concern.

Please may I register my OBJECTION to the application above.

I live in the immediate neighbourhood of the venue and have grave concerns about the detrimental affect granting licensing would bring to our countryside. I'm unclear as to how restrictions can be adhered to and will be monitored for those living close by.

The driveway is still a narrow, shared driveway, shared with agricultural vehicles. The lane on which the venue resides is still an unlit, non-gritted lane not wide enough for 2 vehicles without slowing down. The entrance to the venue is not suitable to deal with the number of vehicles that will both enter and leave the venue at key times, as it resides on a t-junction and entrance to the venue can only support "in" or "out" traffic. I'm concerned this will in turn cause traffic queing and noise associated through waiting car engines, possibly horns etc. I do also believe that allowing the license will increase the number of taxis that need to pickup at unsociable times. The lanes are still also filled with families, dog-wakers, horse-riders enjoying the countryside during daylight hours and people visiting from outside the area seeing it is de-restricted and not having the knowledge or respect of the roads or others... is a disaster waiting to happen to me.

We have limited sleep as it is with flights schedule, where planes generally only stop flying between the hours of 11pm and 6am, concent of the license will lessen this still further and over a period of time this can be detrimental to health. It's basically putting a nightclub in the countryside. I would at least want to understand how the noise and traffic can be official monitored by all parties and results brought to / reviewed by the council at a regular period.

Looking at the application I understand that the license would be to allow the drinking of alcohol both inside and outside. Surely that means that no amount of sound-proofing inside the venue can stop the noise travelling as doors are opened as guests travel inside/outside and that allowing drinking outside will only add to the volume of noise from guests themselves, which we all know can be a little louder while under the influence of alcohol.

We have been promised in previous hearings that no-one will leave the venue on foot but following an event held on New Yers Eve this last year my son was woken from within the house by party leavers in the early hours. I have to say I also found it unpleasant to have to pickup a discarded pint pot from the glass verge outside of my house after the same event. I so hope this is not a preview into what is to come.

Your Sincerely

[REDACTED]

HASKELL, Tony

From: [REDACTED]
Sent: 03 October 2022 19:46
To: LICENSING (Cheshire East)
Cc: [REDACTED]
Subject: Application 1271695- Lady Grey Farm, MOBBERLEY, WA16 7NE

Follow Up Flag: Follow up
Flag Status: Completed

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Dear sir or madam

Whilst it saddens us that even after many neighbours expressed deep concerns about the above property running a wedding venue from the premises, their application was passed.

It concerns us that in this idyllic semi rural area in MOBBERLEY , there will be large gatherings of people, able to consume alcohol for a large proportion of the day and night. This can create anti social behaviour , this can be a public nuisance and the safety of the neighbours can be affected. I urge you to show as much thought as possible for those neighbours who have lived in relative peace and quiet for many years when you decide on what licence you allow.

Yours sincerely

[REDACTED]

Sent from my iPad

HASKELL, Tony

From: [REDACTED]
Sent: 03 October 2022 16:24
To: EVANS, Kim
Cc: LICENSING (Cheshire East)
Subject: Lady Grey Farm, Mobberley - Representation (MOR527/1)

Follow Up Flag: Follow up
Flag Status: Completed

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Dear Kim,

Owen House Wedding Barn Limited
Lady Grey Farm, Mobberley

I act on behalf of [REDACTED] and other residents in Mobberley in connection with their opposition to the application for a premises licence made by Owen House Wedding Barn Ltd for Lady Grey Farm. Whilst many have, I understand, already written directly to you to object, I have been asked to submit a representation on their behalf as well.

As you will be aware, this is the second attempt by the applicants to licence this venue. You will recall that I attended a hearing in February 2020 when the first attempt was refused by the Licensing Committee.

Whilst it is acknowledged that this second application is narrower in scope and broadly reflects the recently granted Planning Permission, those who live nearby remain very concerned by the proposals.

They are particularly dismayed that no attempt was made by the applicants to engage with them prior to the submission of this application. Some were disappointed that the first they knew of it was when they saw a blue notice appear at the venue. They had expected the courtesy of being notified in advance and their comments sought before this application was lodged, given the long licensing and planning history for this site.

Those who live nearby are concerned that if the licence is granted in the terms applied for, the licensing objectives, particularly that which relates to the prevention of public nuisance, will be undermined.

The Application

Whilst it relates only to Saturdays, my clients believe that a terminal hour for all licensable activities of midnight is too late.

They are concerned that the noise from music until this time, and the noise from people as they disperse afterwards, will cause them disturbance.

Whilst they are pleased that there has been no attempt to licence formally any external space, they are concerned that the request for off sales of alcohol will allow wedding guests to consume alcohol outside, causing noise.

The Conditions

My clients don't believe that the conditions submitted with the application go anywhere near far enough to prevent noise emanating from the premises. In such a noise sensitive location, they were surprised to see no reference as to how noise arising from dispersal from the end of the evening would be managed, not sufficient safeguards to ensure that noise is inaudible to those who live closest to the venue.

TENs

My clients are concerned about the grant of a permanent premises licence because they are regularly disturbed by the weddings which have been held at the venue over the last couple of years under Temporary Event Notices. Noise from music and people is clearly audible at nearby houses which causes a nuisance to them. Their objection therefore is not based on what they fear might happen in the future, but is based on lived experience of issues which are already arising on a regular basis. If issues are arising when the premises is licensed under TENs, then they are firmly of the view that these will persist under a premises licence.

I would be grateful if you could pass this email to the applicants and their representatives. In spite of the lack of engagement from them thus far in the process, my clients remain open to a conversation to discuss the application.



Team accolades

Regulatory Team of the Year (Finalist) - Manchester Legal Awards 2019
Ranked in Chambers & Partners
Ranked in Legal 500 - Tier 1
Regulatory Team of the Year (Shortlisted) - Manchester Legal Awards 2021
Law Firm of the Year (Shortlisted) - Insider North West Residential Property Awards 2019
Regulatory Team of the Year (Finalist) - Manchester Legal Awards 2020



Personal accolades

Legal 500 Recommended Lawyer

Privacy:

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Meetings:

When visiting us for a scheduled meeting, please note that these are hosted at our offices on 7th Floor, Blackfriars House, Parsonage, Manchester, M3 2JA.

Kuits Insights:

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Cybercrime and fraud alert: Please be aware that we do not send notifications of changes to our bank details by email. Fraudsters have been impersonating law firms and some clients of law firms have been tricked into forwarding monies to them. If you receive an email that appears to come from us, providing different bank details to the ones we supplied at the outset of the matter or indicating a change in our bank details, please contact our Head of Finance, Matt Emblem, immediately on 0161 838 8174 and alert the fee earner dealing with your matter. Do not reply to the email or act on any information contained in it. We will not accept responsibility if you transfer money into an incorrect account.

About us:

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Firm recognition and accolades



Kuits is an accredited member of the following professional bodies:



HASKELL, Tony

From: [REDACTED]
Sent: 28 September 2022 12:56
To: LICENSING (Cheshire East)
Subject: LADY GREY FARM , LADY LANE ,MOBBERLEY ,WA16 7NE .Application for premises
licence ,Licensing Act 2003 Representations [REDACTED]

Attachments: [REDACTED]

Follow Up Flag: Follow up
Flag Status: Completed

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I enclose my representations about the above application for a premises licence. Pleas acknowledge receipt. [REDACTED]
[REDACTED]

Sent from [Mail](#) for Windows

Lady Grey Farm, Lady Lane, Mobberley, WA16 7NE
Application for premises licence Licensing Act 2003

Preamble

Given that planning permission has now been granted to hold a maximum of 50 wedding functions per year at LGF each on a Saturday between the hours of 10 am and midnight and limited to 80 guests, the premises licence application for LGF is for the sale of alcohol on and off the premises between the hours of 12 noon and midnight on each Saturday when a wedding function takes place.

My comments relate to three issues:-

A. the sale of alcohol until midnight.

B The application for off licence sales.

C. Public Nuisance and specifically the issue of noise.

_____ and I have lived in Mobberley with my wife for over 40 years and at _____ for 23 years attracted to the area due to its rural location.

_____ from the front hedge for LGF and the nearest part of the building (the barn) in which music and dancing is to occur at LGF is some _____ from the nearest elevation of OL.

A. the sale of alcohol until midnight

The Condition granted by the Planning Inspector was that "the premises can only be open and used for wedding functions on Saturdays between the hours of 10.00 and 00.00 with all guests having vacated the premises by 00.30 hours on Sunday and all staff and other personnel having vacated the premises by 00.45 hours on Sunday".

If guests can order drinks until very shortly before midnight and potentially several rounds then the prospects of getting them out of the premises by 00.30 are very slim. As for the idea that all staff and other personnel will have then vacated by 00.45, this is wholly unrealistic.

Prior to hearing of the planning application, the vehicle movements from the premises were noted on several occasions when wedding functions were held and vehicles were still leaving considerably later than 1am.

It is submitted that if the premises are to have been cleared and vacated of potentially up to 80 guests and all personnel then it would be more realistic for the bar to be closed by 11.30pm at the latest.

B. The application for off licence sales

Given the mark up on the price of alcohol sold at LGF, the only obvious reason for the application for off licence sales is to enable guests to purchase alcohol and consume it outside the barn which would not be permissible under the on licence.

If guests are able to purchase and then consume alcohol outside, the noise of voices will inevitably be clearly audible at the boundary of our house in breach of the Environmental Health Department (EHD) condition (see below).

It is therefore submitted that a licence for off licence sales should not be granted.

C. Public Nuisance and noise

I note that the applicant is proposing a condition that "any live or recorded music emanating from the premises shall not be clearly audible at the boundary of the nearest residential property.Noise assessment to take place when music is played."

This condition was required by the EHD as a condition of a premises licence application for LGF in January 2020. The applicant's noise experts prepared theoretical calculations which indicated that the levels of noise created would be far below the noise criteria set by EHD. EHD accepted the findings. and also required that people noise should not be clearly audible.

That the calculations did not correspond with the levels of sound escaping from the barn was obvious as soon as the barn was used. In any event ■ is not even the nearest residential property which is Lady Grey Farmhouse owned by the applicant's company adjacent to the barn and not included in the planning or licensing application

On **13th February 2020** incredibly loud music was heard coming from LGF and causing **severe vibration to walls and furniture inside ■**

On **22nd February 2020** a commercial wedding was held in the building and noise monitoring equipment picked up **not only the sound but also the lyrics from the music.**

At the licensing hearing on 28th February 2020 the applicant conceded that noise had been coming from the barn and blamed it on the fact that the caterers had left a door open.

This was one of the reasons why the Committee refused the application.

Given the repetition of noise coming from the barn whenever an event took place it is clear that the problem was not an open door but the inadequacies of the barn for holding events of the kind proposed

Subsequently with the onset of Covid restrictions no further events were held in the building until **29th May 2021** when the applicant held a birthday party for his wife.

The noise coming from the barn, particularly the bass sound was so loud that it was plainly audible inside ■ with the windows closed and our walls vibrated. When we went outside we could hear the music and the lyrics. Two of our neighbours had also come out and walked up to LGF. The applicant's father in law saw us and when told was dismissive being concerned only as to whether we had reported him (to which our response was that we were neighbours of his son in law). Later he and the applicant and his wife came to our house at 10.45 pm and explained that they were having a party. We indicated that we had no issue with the fact that they were having a party save that it was in the barn the subject of the planning application and there was plainly a noise problem. The applicant undertook to fit noise reduction equipment.

Given the application for the use of the barn for commercial purposes **I recorded a complaint about the noise escaping from the barn to ■ the EH officer on 5th June 2021. Other than an acknowledgement of my email I had no further response from EHD. Further complaints to EHD by our neighbours have similarly met with no constructive response despite the condition imposed by EHD being plainly breached. EHD were well aware at the first refused licensing application that despite the so called acoustic reports of the applicant there was a problem.**

The applicant went on to hold at least **six more commercial weddings** in the barn between **June and October 2021** relying upon TENs notices on days when we were at home. I believe that he has also held other weddings on weekends when we have not been there.

Noise monitoring was carried out by the applicant and by us and other neighbours. The noise was less than on 29th May 2021 but still clearly audible together with the sound of people talking and drinking outside the barn. In no sense was the EHD condition complied with.

On **26th June 2021** bass noise was clearly audible in our garden during late afternoon and evening. **17th July 2021** Windows in barn open (visible from footpath) in mid afternoon so that music and singing clearly audible in our garden and in the evening windows now closed at venue music still audible particularly the bass sound

30th July 2021 mid afternoon music and singing and talking and cheering from significant numbers of guests plainly audible in our garden. In the evening music and bass noise in particular was still audible and we could hear the bass sound inside our house with the windows closed.

On **31st December 2021** despite planning permission having been refused a couple of weeks earlier for the use of the barn as a wedding venue a further wedding event took place.

Despite the fact that having regard to the time of year the event was mainly indoors **the noise was such that the internal walls of our property again vibrated to the sound of bass noise escaping from the barn which presumably had doors and windows closed.**

The applicant has sought by noise expert to show that the bass noise which is the main problem in this case can be ignored because of the proximity of [redacted] and LGF to Runway 2 of Manchester Airport. Whilst increased noise is generated as an aircraft passes the location, this lasts for seconds and a minute or two at the most.

Further, aircraft movements on Runway 2 are very limited after 11 pm having regard to the original planning permission conditions laid down as a condition of approving the runway scheme. Hence residents living in proximity to the second runway flight path are afforded a window of rest from 11pm until 6am.

As is evident from details of the above events ,whenever an event has taken place, we have been subjected to repeated instances of intrusive bass noise from the barn causing vibration within our home .That is a completely different form of noise nuisance from the sound of an aeroplane passing briefly overhead and is completely contrary to the EHD condition laid down in January 2020 and proposed again now

The problem of noise arises because the barn in question is a former agricultural barn of some antiquity.**It has not been designed and constructed to prevent problems arising due to the breakout of noise created 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 structure and merely to turn the sound down will not prevent the escape of noise. This is the problem here.**

It has also been conceded that the barn is not air conditioned and that the air flow is governed by the use of vents which are manually controlled. It is inevitable that guests will enter and leave the barn throughout the evening when music is playing whether to go out for a smoke or to sit outside for fresh air particularly in the event of hot weather such as has occurred this summer. The temptation for guests to prop open doors would be irresistible. The noise emanating from the barn is likely to persist even if the noise attenuation works involving roof insulation are carried out. There are bound to be breaches of the brick wall attenuation in a building of this age and design.

Sound limiting equipment would not be employed below the noise levels used as this would compromise event ambience. As has been made clear, live bands would almost certainly exceed the noise limits used and are very difficult to control in terms of sound level.

It has been very clear throughout the lengthy process involving applications for planning permission and premises licence that even though EHD has set a noise level it has been persistently breached by the applicant .

The difficulty for EHD

The complaints of ourselves and neighbours to EHD have fallen on deaf ears. EHD have conceded that they have not the resources to police any conditions imposed and this has led in another case involving a wedding venue in Knutsford to EHD being severely criticised by the Ombudsman .EHD has declined to commission their own noise tests but has also declined to accept our noise expert's calculations.

During the debate in the planning application in Macclesfield several councillors commented that it was a continuous criticism by their constituents that in the event of complaints about noise nuisance the EHD did not act..

Bearing in mind therefore the fact that there are likely to be continuing issues of noise and that however hard or frequently we as neighbours complain our complaints are likely to fall on deaf ears so far as the applicant and the EHD are concerned then we submit that **it is necessary to consider the Statement of Licensing Policy.**

SLP 9:2 "Consideration will be given as to the potential steps which could be taken to reduce the risk of nuisance occurring.This will particularly apply where there is residential accommodation in the proximity of the premises."

SLP 9:4 Stricter conditions will be considered on premises that have residential accommodation close to them (as applies here where our house is 130 metres away). Measures in the operating schedule

may include installation of sound proofing,air conditioning,acoustic lobbies,sound limitation devices

SLP 9:5 Applicants will be expected to have included measures in their operating schedule that make adequate provision to:- limit the escape of any noise from the premises; and restrict any noise emissions to below levels that could affect people in the vicinity..when at home both whilst relaxing and whilst sleeping.

It is submitted that where as here the applicant has set up a commercial business in a quiet rural setting in proximity to residential accomodation ,then the Operating Schedule should require that he takes those steps that prevent the sound of music bass noise or people becoming clearly audible at the boundary of the nearest residential property as EHD requires ;
and that tests should be carried out by EHD or by the Licensing Committee to ensure that this target is achieved and achievable and not based upon theoretical calculations so that thereafter there is no need for neighbours to have to complain to their councillors or to the EHD or planning or licensing department. We have suggested that the applicant should submit to such tests so the the issue can be resolved rather than resort to calculations or tests that bear no resemblance to the real noise issue on the ground namely the recurring bass noise.Our noise expert provided clear evidence of this at various events . The EHD test can easily be judged by standing outside and listening as the noise is so obvious and such tests should be carried out independently once the further sound proofing has been proved to have been carried out.

The applicant is likely to be turning over substantial amounts of revenue per night from this venue and is director of another profitable wedding barn .Work to soundproof the barn is all tax deductible. Surely he can incur expenditure to ensure that the business does comply fully with EHD's requirements rather than do it at lesser cost at the inconvenience of the neighbours. ? We submit that air conditioning should also be required so that there is no need for air vents to be open.

There is a further reason why consistent with SLP policy the Operating Schedule needs to be carefully addressed so as to prevent the escape of noise from the barn namely the consideration of protection of children from harm.

The NHS website provides that "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 20 degrees C.

We often have our children and grandchildren to stay but they cannot sleep with the widow open when a wedding event is in operation .On New Years Eve when the applicant held an event there even with the windows closed in our house our granddaughter aged 6 was still awoken by the bass noise.


28th September 2022

HASKELL, Tony

From: [REDACTED]
Sent: 28 September 2022 12:13
To: LICENSING (Cheshire East)
Subject: Objection - Licence Application, Lady Grey Farm, Lady Lane, Mobberley WA16 7NE

Follow Up Flag: Follow up
Flag Status: Completed

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Dear Sir/Madam

I would like to lodge my objection to the Premises Licence application for Lady Grey Farm, Lady Lane, Mobberley WA16 7NE.

I am bewildered that the applicants did not consult with myself or others living close by, before lodging this premises licence application. I found out by noticing the blue placard on display, which is disappointing. The applicants are aware of the impact this wedding venue has on myself and my family, I would expect them to understand the importance of engaging with us. It is clear that the applicants are not listening, even after the hearing in 2020.

There have already been a number of weddings held at LGF with the use of TENS, causing a disturbance at my home. I can hear the music from outside in the garden, and with the windows open I can hear music inside my home. I can hear guests singing along to the music, socialising outside the venue, and could name the playlist at an event. I do enjoy having the windows open during summer months, but when events are held they have to be shut so my children can get to sleep at night. On one instance the repetitive bass beat was so loud a number of nearby residents walked to LGF to see what was going on. A director was arriving at the time we were gathered outside. He refused to acknowledge our concerns and was dismissive of our complaint. He showed a complete lack of empathy and contempt for his neighbours.

The lane outside my home is usually very quiet. When events are taking place there is a significant, noticeable increase in traffic throughout the day and night. Drivers unfamiliar with the area drive to the limit, unaware there are many families with young children living nearby. An example was during an event, on a winters evening. My teenage son, walking home from a friends house at 9.30pm, had just reached the safety of our driveway, when a car with its engines roaring, speeded around the narrow blind bend, past our home, then entered LGF. I hate to think what would have happened had my son still been walking home on the lane at the same time this car was being driven so erratically. There are no pavements, or street lighting and no gritting during the icy winter months. This is an accident waiting to happen.

I fear the problems I am experiencing will only become worse in the future, should this premises licence be granted.

Yours faithfully

[REDACTED]

HASKELL, Tony

From: [REDACTED]
Sent: 25 September 2022 20:29
To: LICENSING (Cheshire East)
Subject: Objection to application for a premises license - Lady Grey Farm, Lady Lane, Mobberley, WA16 7NE

Follow Up Flag: Follow up
Flag Status: Completed

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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 [REDACTED] 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 and serve alcohol until midnight. This is far more than any other licensed venue in the locality and is certainly 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 the 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.
- specifically what measures will be in place to ensure external noise will be inaudible, exactly how will external doors and windows be closed and kept that way?
- 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 midnight, by the time staff clear up and are finished it's more likely to be 1am, 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 and directly on a road junction with limited visibility, which will only increase the congestion of traffic entering/departing the property at this T junction, which recently has seen several minor incidents specifically recently 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

- Despite the licence application form clearly requesting that the steps the applicant intends to take to promote the four licencing objectives be described, none have been provided to detail how the applicant intends to promote 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.
- 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.

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 specifically 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 TENS licenses which will create all the aforementioned problems.

