

Licensing Act Sub-Committee

Agenda

Date: Tuesday, 23rd January, 2024
Time: 10.30 am
Venue: Committee Suite 1,2 & 3, Westfields, Middlewich Road,
Sandbach CW11 1HZ

The agenda is divided into 2 parts. Part 1 is taken in the presence of the public and press. Part 2 items will be considered in the absence of the public and press for the reasons indicated on the agenda and in the report.

It should be noted that Part 1 items of Cheshire East Council decision-making meetings are audio recorded and the recordings are uploaded to the Council's website.

PART 1 – MATTERS TO BE CONSIDERED WITH THE PUBLIC AND PRESS PRESENT (Pages 3 - 6)

1. **Appointment of Chair**

To appoint a Chair for the meeting.

2. **Declarations of Interest**

To provide an opportunity for Members and Officers to declare any disclosable pecuniary interests, other registerable interests, and non-registerable interests in any item on the agenda and for Members to declare if they have pre-determined any item on the agenda.

3. **Application for a Premises License - Fairview Vineyard LTD, Fairview,
Goldford Lane, Malpas, SY14 8LL** (Pages 7 - 76)

To consider the above application.

Membership: Councillors D Edwardes, A Heler and J Place

For requests for further information

Contact: Sam Jones
Tel: 01270 686643
E-Mail: samuel.jones@cheshireeast.gov.uk

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CHESHIRE EAST COUNCIL

Procedure for Hearings – Licensing Act 2003**The Licensing Committee**

The full Licensing Committee consists of fifteen elected Members of the Council. From this full Committee will be drawn sub-committees of three members to deal with licensing functions under the Licensing Act 2003. The Chairman and Vice Chairman of the Licensing Committee shall have the discretion to refer a matter up to a hearing of the full Licensing Committee.

Officers at Hearings

- **The Committee Officer** introduces all parties and records the proceedings
- **The Legal Adviser** provides independent advice to the Members on legal matters and procedure.
- **The Licensing Officer** will introduce the matter and outline the application; the officer will also answer any questions Members may have.

PROCEDURE

NOTE: If the Sub-Committee has not already elected a Chairman, that will be the first item of business.

1	Chairman	The Chairman will: (i) call the matter to be considered (ii) call for any declarations of interest (iii) ask all parties to introduce themselves (iv) summarise the procedure to be followed at the hearing (v) will consider any request made by a party for another person to appear at the hearing (v) will advise the parties of any maximum period of time in which it has to present its case (if a maximum is imposed this shall be equal for all parties)
2	Licensing Officer	Will introduce and summarise the application, highlighting areas of contention or dispute.
3	Committee Members	May ask questions of the Licensing Officer
4	Applicant	Will present his/her case, calling witnesses, as appropriate. <i>(If necessary, applicant will produce any notices required by law. Legal Adviser will draw attention to this if required.)</i>

5	Responsible Authorities (who have made representations)	Each in turn may ask <u>questions</u> of the applicant, by way of clarification.
6	Other Persons (who have made representations)	To be invited to ask <u>questions</u> of the applicant, by way of clarification. <i>It is normal practice for a spokesperson only to speak on behalf of a group of residents.</i>
7	Committee Members	Each in turn may ask <u>questions</u> of the applicant.
8	Applicant	May make a <u>statement</u> or ask his witnesses to clarify any matters which he feels are unclear, or may have been misunderstood.
9	Responsible Authorities	Will make their representations.
10	Applicant	Or his representative or witnesses to ask <u>questions</u> of Responsible Authorities represented at the meeting, by way of clarification.
11	Other Persons (who have made representations)	May ask <u>questions</u> of the Responsible Authorities represented at the meeting, by way of clarification. (Note: This is not the point at which they should be stating their objections.)
12	Committee Members	May ask <u>questions</u> of the Responsible Authorities represented at the meeting
13	Other Persons (who have made representations)	Those who have objected to the application will be invited <u>to make observations on the application</u> and present the bases of their objections.
15	Applicant	Or his representative or witnesses may ask <u>questions</u> of the other persons, by way of clarification.
16	Committee Members	May ask <u>questions</u> of the other persons.
17	Chairman	To invite both Responsible Authorities and Other Persons to make their closing addresses.

18	Applicant	Or his representative will <u>briefly summarise the application</u> and comment on the observations and any suggested conditions.
19	Committee	<u>Will retire</u> to consider the application. The Committee may request the Legal Advisor to advise on legal issues.
20	Committee	Will return to <u>give its decision</u> , with reasons, which will be announced by the Chairman and subsequently confirmed in writing to the applicant and to all the parties that made representations. In cases where a decision cannot be given at the end of the hearing, parties will be advised of the decision within five working days.

Notes

1. The hearing shall normally be held in public. There may be occasions on which the Committee find it necessary to exclude members of the press and public; any such decision will be taken on the basis that the public interest in doing so outweighs the public interest in the hearing, or that part of the hearing taking place in public.
2. The Chairman may require any person behaving in a disruptive manner to leave the hearing and may (a) refuse to permit that person to return, or (b) permit him/her to return only on such conditions as the authority may specify, but any such person may submit in writing any information which they would have been entitled to provide orally if they had not been required to leave.
3. Prior to the hearing each party shall have given notification and served documentation (eg statements of witnesses or reports of experts) as required. Late representations and evidence will only be considered with the agreement of all parties.
4. Anyone entitled to be heard may be represented by any person, whether or not that person is legally qualified.
5. Hearsay will be permitted but the Sub-Committee will be reminded to give it appropriate weight.
6. Due note shall be taken of the provisions of the Hearings Regulations 2005.
7. The Chair may, in the interests of expediency or convenience of the parties, vary the procedure from time to time, provided notice is given to the parties and the rules of natural justice are observed.

Summary of Procedure

1. Chairman appointed (if this has not been done previously).
2. Chairman to call for declarations of interest and request that all parties introduce themselves.
3. Chairman summarises the procedure for the hearing
4. The Licensing Officer summarises the application
5. Applicant to present his/her case.
6. Applicant to be questioned by all parties (to clarify points only) following which, he/she can clarify any other matters which he/she feels may have been misunderstood when the application was presented.
7. Applicant to be questioned by the Committee.
8. Responsible Authorities to make their representations following which they can be questioned by all parties by way of clarification.
9. Other Persons will be invited to present the bases of their objections, following which they can be questioned by all parties by way of clarification.
10. The applicant will be invited to sum up his/her case
11. Committee/Sub-Committee withdraws to make its decision
12. Committee/Sub-Committee returns to announce its decision to all present.

OPEN

By virtue of paragraph(s) X of Part 1 Schedule 1 of the Local Government Act 1972.

Licensing Act Sub-Committee**23rd January 2024**

**Application for a Premises Licence –
FAIRVIEW VINEYARD LTD, FAIRVIEW,
GOLDFORD LANE, MALPAS, SY14 8LL**

**Report of: Peter Skates, Acting Executive Director – Place
Ward Affected: Wrenbury**

Purpose of Report

To allow Members of the Sub-Committee to determine a contested application for a new premises licence made under the Licensing Act 2003 for the following premises:

**FAIRVIEW VINEYARD LTD, FAIRVIEW, GOLDFORD LANE,
MALPAS, SY14 8LL**

Executive Summary

- 1 The report provides details of an application for a Premises Licence, under section 17 of the Licensing Act 2003, sets out the relevant representations made, and outlines the evidence presented by the parties in relation to the application.

RECOMMENDATIONS

The Licensing Act Sub-Committee is requested to consider the application and any relevant representations and determine what steps, if any, it considers are appropriate to promote the Licensing Objectives.

Background

- 2 On 6th December 2023 an application was received by the Licensing Department for a new Premises Licence in respect of a premises known as:

**FAIRVIEW VINEYARD LTD, FAIRVIEW, GOLDFORD LANE,
MALPAS, SY14 8LL**

- 3 The application was sent for consultation the same date. The last date for representations to be made was 3rd January 2024. A copy of the application is attached to this report at **Appendix 1**.
- 4 The premises is described by the applicant as an established vineyard. The applicant intends to sell alcohol via a website/online shop.
- 5 However, on weekends during the summer months of June, July and August, the applicant also intends to operate limited public tours of the vineyard. The tours will include wine tasting and off-sales.
- 6 The applicant emphasises that such tours of the vineyard will be the only occasions that the vineyard will be open to the public for licensable activities.
- 7 Copies of two plans provided by the applicant are attached to this report at **Appendix 2 & Appendix 3**.
- 8 The report writer has provided two maps of the area in which the premises is located (the premises is marked on each with a red X). Both maps are attached to this report at **Appendix 4 & Appendix 5**.
- 9 The operating schedule indicates that the only relevant licensable activity applied for is **the supply of alcohol** for consumption **both on and off** the premises. The hours applied for are as follows:

Days	Start	End
Monday to Sunday	10:00	17:00

No application has been made for seasonal variations or non-standard times in relation to the supply of alcohol.

- 10 The applicant states that the opening hours are intended to be:

Days	Open	Closed
Saturday	10:00	17:00
Sunday	10:00	17:00

- 11 With regard to seasonal variations to the opening times, the applicant states that the premises will only be open to the public during June, July, August and September.

Consultation and Engagement

- 12 Licensing records show that the Public Notice that is required to be displayed at or near the proposed premises in accordance with the Licensing Act 2003 (Premises licences and club premises certificates) Regulations 2005, has been inspected by a Licensing Officer on 11th December 2023, confirmed to be present, and met the requirements under the regulations. The Public Notice has also been duly advertised on 13th December 2023 in the Whitchurch Herald, as required.

- 13 Responsible Authorities:

The Licensing Authority has not received any representations from the responsible authorities.

- 14 Other Persons:

The Council received representations against the application from ten members of the public. They relate to all four Licensing Objectives (The prevention of crime and disorder; Public safety; The prevention of public nuisance; The protection of children from harm). The Council has also received four representations in support of the application from members of the public. Copies of all of those representations are attached to this report at **Appendix 6** to **Appendix 8**.

In light of the above, the applicant has subsequently provided clarification regarding their intentions. A copy of their correspondence is attached to this report at **Appendix 9**.

Reasons for Recommendations

- 15 The Licensing Act Sub-Committee has the power to determine this application in accordance with the provisions of the Licensing Act 2003 and the Council's Constitution.

- 16 Acting in the capacity of the Licensing Authority, Members must seek to promote the Licensing Objectives and where Members consider that matters have engaged one or more of the Objectives, they may exercise their discretion. The Licensing Objectives are:

- The prevention of crime and disorder
- Public Safety
- The prevention of public nuisance
- The protection of children from harm

Other Options Considered

- 17 No other options have been considered because the process for determining contested applications is set by legislation.

Implications and Comments

Monitoring Officer/Legal

- 18 The Sub Committee must determine this application in accordance with section 17 of the Licensing Act 2003. To do so otherwise would render its determination unlawful and invalid.
- 19 In accordance with the provisions of section 18 (3)(b) of the Licensing Act 2003 the Licensing Authority Sub Committee must, having regard to the representations, made in this application take such steps (if any) as it considers appropriate for the promotion of the licensing objectives.
- 20 Section 18 (4) provides that the authority may:
- Grant the licence subject to conditions as are consistent with the operating schedule accompanying the application, modified to such extent as the authority considers appropriate for the promotion of the licensing objectives and any mandatory conditions that must be included on the licence in accordance with the Licensing Act 2003;
 - Exclude from the scope of the licence any of the Licensable Activities to which the application relates;
 - Refuse to specify a person in the licence as the Premises Supervisor;
 - Reject the application.
- 21 Members are reminded that should any conditions be added or amended, they should be practical, enforceable and appropriate to promote the Licensing Objectives.

- 22 Members may not extend the period for which the licence has effect.
- 23 Members are reminded that they are to determine the application before them and cannot change parts of the licence that are not part of the application.
- 24 Members of the Licensing Sub-Committee are reminded that they may not exercise discretion in any case, merely because it considers it desirable to do so. Careful consideration should be given to the application and the evidence presented by the parties in relation to the application.
- 25 Members are also reminded of the statutory obligation placed on the Local Authority under section 17 of the Crime and Disorder Act 1998 to through all of its various functions, and Licensing is one of those functions to do all that it can to prevent Crime and disorder, Anti-social Behaviour, behaviour adversely affecting the environment and reoffending.
- 26 Members must give reasons for their determination and notice of it must be communicated to the parties to this application. If Members depart from the Statutory Guidance or the Council's Statement of Licensing Policy then their decision notice must set out the reasons for doing so.
- 27 Finally, Members are also reminded that in determining the application, consideration also needs to be given to:
- The rules of natural justice
 - The provisions of the Human Rights Act 1998

Section 151 Officer/Finance

- 28 There are no financial implications

Policy

- 29 The Licensing Authority has adopted a Statement of Licensing Policy in accordance with section 5 of the Licensing Act 2003.
- 30 The Licensing Authority must also have due regard to the guidance issued under section 182 of the Licensing Act 2003.
- 31 Members should provide reason(s) for any decision taken and should set out the reasoning where they determine to depart in any way from the Policy or Guidance.

Equality, Diversity and Inclusion

- 32 There are no equality implications.

Human Resources

33 There are no human resources implications.

Risk Management

34 The Licensing Sub-Committee will hear representations made on behalf of both the applicant and the 'relevant person' who has submitted their representation and will make a decision on the basis of the evidence presented to it. The Licensing Act 2003 makes provision for appeal to the Magistrates' Court of any decision made by the Licensing Authority

Rural Communities

35 There are no implications for rural communities.

Children and Young People including Cared for Children, care leavers and Children with special educational needs and disabilities (SEND)

36 There are no implications for children and young people.

Public Health

37 There are no direct implications for public health.

Climate Change

38 There are no implications for climate change.

Access to Information	
Contact Officer:	Richard Hellon
Appendices:	<p>Appendix 1 – Application</p> <p>Appendix 2 – Plan</p> <p>Appendix 3 – Plan</p> <p>Appendix 4 – Map</p> <p>Appendix 5 – Map</p> <p>Appendix 6 – Representations</p> <p>Appendix 7 – Representations</p> <p>Appendix 8 – Representations</p> <p>Appendix 9 – Correspondence from applicant</p>
Background Papers:	<p><u>Revised Guidance issued under section 182 of the Licensing Act 2003 (publishing.service.gov.uk)</u></p> <p><u>Council's Statement of Licensing Policy published under section 5 of the Licensing Act 2003</u></p> <p><u>Licensing Act 2003</u></p> <p><u>The Licensing Act 2003 (Hearings) Regulations 2005</u></p>

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Cheshire East
Application for a premises licence
Licensing Act 2003

For help contact
licensing@cheshireeast.gov.uk
 Telephone: 0300 123 5015

* required information

Section 1 of 21

You can save the form at any time and resume it later. You do not need to be logged in when you resume.

System reference This is the unique reference for this application generated by the system.

Your reference You can put what you want here to help you track applications if you make lots of them. It is passed to the authority.

Are you an agent acting on behalf of the applicant?

☒ Yes ☐ No

Put "no" if you are applying on your own behalf or on behalf of a business you own or work for.

Applicant Details

* First name

* Family name

* E-mail

Main telephone number Include country code.

Other telephone number

☒ Indicate here if the applicant would prefer not to be contacted by telephone

Is the applicant:

☒ Applying as a business or organisation, including as a sole trader
☐ Applying as an individual

A sole trader is a business owned by one person without any special legal structure. Applying as an individual means the applicant is applying so the applicant can be employed, or for some other personal reason, such as following a hobby.

Applicant Business

Is the applicant's business registered in the UK with Companies House? ☒ Yes ☐ No

Note: completing the Applicant Business section is optional in this form.

Registration number

Business name

If the applicant's business is registered, use its registered name.

VAT number

Put "none" if the applicant is not registered for VAT.

Legal status

Continued from previous page...

Applicant's position in the business

Home country

The country where the applicant's headquarters are.

Registered Address

Address registered with Companies House.

Building number or name

Street

District

City or town

County or administrative area

Postcode

Country

Agent Details

* First name

* Family name

* E-mail

Main telephone number

Include country code.

Other telephone number

☐ Indicate here if you would prefer not to be contacted by telephone

Are you:

- ☒ An agent that is a business or organisation, including a sole trader
- ☐ A private individual acting as an agent

A sole trader is a business owned by one person without any special legal structure.

Agent Business

Is your business registered in the UK with Companies House? ☒ Yes ☐ No

Note: completing the Applicant Business section is optional in this form.

Registration number

Business name

If your business is registered, use its registered name.

VAT number

Put "none" if you are not registered for VAT.

Legal status

Continued from previous page...Your position in the business Home country

The country where the headquarters of your business is located.

Agent Registered Address

Address registered with Companies House.

Building number or name

Street

District

City or town

County or administrative area

Postcode

Country

Section 2 of 21**PREMISES DETAILS**

I/we, as named in section 1, apply for a premises licence under section 17 of the Licensing Act 2003 for the premises described in section 2 below (the premises) and I/we are making this application to you as the relevant licensing authority in accordance with section 12 of the Licensing Act 2003.

Premises Address

Are you able to provide a postal address, OS map reference or description of the premises?

☒ Address ☐ OS map reference ☐ Description**Postal Address Of Premises**Building number or name Street District City or town County or administrative area Postcode Country **Further Details**

Telephone number

Non-domestic rateable value of premises (£)

Section 3 of 21**APPLICATION DETAILS**

In what capacity are you applying for the premises licence?

- ☐ An individual or individuals
- ☒ A limited company / limited liability partnership
- ☐ A partnership (other than limited liability)
- ☐ An unincorporated association
- ☐ Other (for example a statutory corporation)
- ☐ A recognised club
- ☐ A charity
- ☐ The proprietor of an educational establishment
- ☐ A health service body
- ☐ A person who is registered under part 2 of the Care Standards Act 2000 (c14) in respect of an independent hospital in Wales
- ☐ A person who is registered under Chapter 2 of Part 1 of the Health and Social Care Act 2008 in respect of the carrying on of a regulated activity (within the meaning of that Part) in an independent hospital in England
- ☐ The chief officer of police of a police force in England and Wales

Confirm The Following

- ☒ I am carrying on or proposing to carry on a business which involves the use of the premises for licensable activities
- ☐ I am making the application pursuant to a statutory function
- ☐ I am making the application pursuant to a function discharged by virtue of His Majesty's prerogative

Section 4 of 21**NON INDIVIDUAL APPLICANTS**

Provide name and registered address of applicant in full. Where appropriate give any registered number. In the case of a partnership or other joint venture (other than a body corporate), give the name and address of each party concerned.

Non Individual Applicant's Name

Name

Details

Registered number (where applicable)

Description of applicant (for example partnership, company, unincorporated association etc)

Continued from previous page...

Private Limited Company

Address

Building number or name

Fairview

Street

Goldford Lane

District

Bickerton

City or town

MALPAS

County or administrative area

Cheshire

Postcode

SY14 8LL

Country

United Kingdom

Contact Details

E-mail

Telephone number

Other telephone number

* Date of birth

* Nationality

Documents that demonstrate entitlement to work in the UK

Add another applicant

Section 5 of 21

OPERATING SCHEDULE

When do you want the premises licence to start?

03 / 01 / 2024
dd mm yyyy

If you wish the licence to be valid only for a limited period, when do you want it to end

/ /

dd mm yyyy

Provide a general description of the premises

For example the type of premises, its general situation and layout and any other information which could be relevant to the licensing objectives. Where your application includes off-supplies of alcohol and you intend to provide a place for consumption of these off- supplies you must include a description of where the place will be and its proximity to the premises.

This is a successful and established small vineyard who wish to apply for a licence as a pick, pack and despatch operation to allow access to the market via a website and online shop.

During summer months we would also like to run vineyard tours for limited numbers at weekends, involving an element of

Continued from previous page...

tasting and then off sales. This will be the only occasions that members of the public will visit the site to conduct licensable activities.

If 5,000 or more people are expected to attend the premises at any one time, state the number expected to attend

Section 6 of 21**PROVISION OF PLAYS**

[See guidance on regulated entertainment](#)

Will you be providing plays?

☐ Yes ☒ No

Section 7 of 21**PROVISION OF FILMS**

[See guidance on regulated entertainment](#)

Will you be providing films?

☐ Yes ☒ No

Section 8 of 21**PROVISION OF INDOOR SPORTING EVENTS**

[See guidance on regulated entertainment](#)

Will you be providing indoor sporting events?

☐ Yes ☒ No

Section 9 of 21**PROVISION OF BOXING OR WRESTLING ENTERTAINMENTS**

[See guidance on regulated entertainment](#)

Will you be providing boxing or wrestling entertainments?

☐ Yes ☒ No

Section 10 of 21**PROVISION OF LIVE MUSIC**

[See guidance on regulated entertainment](#)

Will you be providing live music?

☐ Yes ☒ No

Section 11 of 21**PROVISION OF RECORDED MUSIC**

[See guidance on regulated entertainment](#)

Will you be providing recorded music?

☐ Yes ☒ No

Section 12 of 21**PROVISION OF PERFORMANCES OF DANCE**

[See guidance on regulated entertainment](#)

Continued from previous page...

Will you be providing performances of dance?

☐ Yes

 ☒ No
Section 13 of 21**PROVISION OF ANYTHING OF A SIMILAR DESCRIPTION TO LIVE MUSIC, RECORDED MUSIC OR PERFORMANCES OF DANCE**[See guidance on regulated entertainment](#)

Will you be providing anything similar to live music, recorded music or performances of dance?

☐ Yes

 ☒ No
Section 14 of 21**LATE NIGHT REFRESHMENT**

Will you be providing late night refreshment?

☐ Yes

 ☒ No
Section 15 of 21**SUPPLY OF ALCOHOL**

Will you be selling or supplying alcohol?

☒ Yes

 ☐ No
Standard Days And Timings

MONDAY

Start End Start End

Give timings in 24 hour clock.
(e.g., 16:00) and only give details for the days
of the week when you intend the premises
to be used for the activity.

TUESDAY

Start End Start End

WEDNESDAY

Start End Start End

THURSDAY

Start End Start End

FRIDAY

Start End Start End

Continued from previous page...

SATURDAY

Start

End

Start

End

SUNDAY

Start

End

Start

End

Will the sale of alcohol be for consumption:

- ☐ On the premises ☐ Off the premises ☒ Both

If the sale of alcohol is for consumption on the premises select on, if the sale of alcohol is for consumption away from the premises select off. If the sale of alcohol is for consumption on the premises and away from the premises select both.

State any seasonal variations

For example (but not exclusively) where the activity will occur on additional days during the summer months.

n/a

Non-standard timings. Where the premises will be used for the supply of alcohol at different times from those listed in the column on the left, list below

For example (but not exclusively), where you wish the activity to go on longer on a particular day e.g. Christmas Eve.

n/a

State the name and details of the individual whom you wish to specify on the licence as premises supervisor

Name

First name

Family name

Date of birth



Continued from previous page...**Enter the contact's address**

Building number or name

Street

District

City or town

County or administrative area

Postcode

Country

Personal Licence number
(if known)Issuing licensing authority
(if known)**PROPOSED DESIGNATED PREMISES SUPERVISOR CONSENT**

How will the consent form of the proposed designated premises supervisor be supplied to the authority?

- ☐ Electronically, by the proposed designated premises supervisor
- ☒ As an attachment to this application

Reference number for consent form (if known)

If the consent form is already submitted, ask the proposed designated premises supervisor for its 'system reference' or 'your reference'.

Section 16 of 21**ADULT ENTERTAINMENT**

Highlight any adult entertainment or services, activities, or other entertainment or matters ancillary to the use of the premises that may give rise to concern in respect of children

Give information about anything intended to occur at the premises or ancillary to the use of the premises which may give rise to concern in respect of children, regardless of whether you intend children to have access to the premises, for example (but not exclusively) nudity or semi-nudity, films for restricted age groups etc gambling machines etc.

Nil

Section 17 of 21**HOURS PREMISES ARE OPEN TO THE PUBLIC****Standard Days And Timings**

MONDAY

Start

End

Start

End

Give timings in 24 hour clock.
(e.g., 16:00) and only give details for the days of the week when you intend the premises to be used for the activity.

Continued from previous page...

TUESDAY

Start	<input type="text"/>	End	<input type="text"/>
Start	<input type="text"/>	End	<input type="text"/>

WEDNESDAY

Start	<input type="text"/>	End	<input type="text"/>
Start	<input type="text"/>	End	<input type="text"/>

THURSDAY

Start	<input type="text"/>	End	<input type="text"/>
Start	<input type="text"/>	End	<input type="text"/>

FRIDAY

Start	<input type="text"/>	End	<input type="text"/>
Start	<input type="text"/>	End	<input type="text"/>

SATURDAY

Start	<input type="text" value="10:00"/>	End	<input type="text" value="17:00"/>
Start	<input type="text"/>	End	<input type="text"/>

SUNDAY

Start	<input type="text" value="10:00"/>	End	<input type="text" value="17:00"/>
Start	<input type="text"/>	End	<input type="text"/>

State any seasonal variations

For example (but not exclusively) where the activity will occur on additional days during the summer months.

These premises will only be open to the public during the summer months of June, July & August.

Non standard timings. Where you intend to use the premises to be open to the members and guests at different times from those listed in the column on the left, list below

For example (but not exclusively), where you wish the activity to go on longer on a particular day e.g. Christmas Eve.

n/a

Section 18 of 21**LICENSING OBJECTIVES**

Describe the steps you intend to take to promote the four licensing objectives:

a) General – all four licensing objectives (b,c,d,e)

Continued from previous page...

List here steps you will take to promote all four licensing objectives together.

The premises shall operate primarily as a bona fide pick, pack and despatch operation for the vineyard.

Cellar Door ON Sales, operating Saturday & Sundays in June, July, August and September will be made via Vineyard Tours & Wine Tastings, with a maximum number of 20 visitors at any one time.

All Vineyard Tours and Wine Tastings to be pre-booked.

There shall be no more than two tours per day of two-hour duration each.

Each tour will be separated by a two-hour period.

No parties are to arrive or be collected to/from the site by PSV's.

Wine Tasting events will comply with the Portman Group Guide to Product Sampling.

b) The prevention of crime and disorder

1. All staff engaged in the sale of alcohol to be trained in Responsible Alcohol Retailing to the minimum standard of BIIAB1 or any equivalent training course upon commencing employment at the premises. No person shall be authorised to sell or supply alcohol until this training is completed. Refresher training will be carried out annually. Training records shall be kept on the premises and produced to the police or an 'authorised person' (as defined by Section 13 of the Licensing Act 2003) or an authorised Trading Standards Officer of the Local Authority/Council on demand.

c) Public safety

No risks to public safety identified to date.

d) The prevention of public nuisance

2. No noise or vibration shall emanate from the premises so as to cause a nuisance to neighbouring properties.

3. The Premises Licence Holder will provide a litter container on site which will be emptied regularly.

4. Prominent, clear and legible signage (in not less than 32 font bold) shall be displayed at all exits to the premises requesting the public to respect the needs of local residents.

e) The protection of children from harm

AGE VERIFICATION:

5. The premises shall operate a Challenge 25 Policy. Such policy shall be written down and kept at the premises. The policy shall be produced on demand of the Police or an 'authorised person' (as defined by Section 13 of the Licensing Act 2003) or an authorised Trading Standards Officer the Local Authority/Council.

REFUSALS REGISTER:

6. A written register of Refusals will be kept including a description of the people who have been unable to provide required identification to prove their age. Such records shall be kept for a period of 12 months and will be collected by the Designated Premises Supervisor and produced to the police or an 'authorised person' (as defined by Section 13 of the Licensing Act 2003) or an authorised Trading Standards Officer the Local Authority/Council on demand.

INTERNET SALES:

7. The Premises Licence Holder shall ensure that any person who purchases from the site shall register with the site. Such registration details shall include the person's full name, full address, date of birth and phone number. Records of such checks shall be kept for a period of 12 months and shall be produced on demand of the police or an 'authorised person' (as defined by Section 13 of the Licensing Act 2003) or an authorised Trading Standards Officer of the Council.

8. The terms and conditions of the company website will contain the following: -

a) The company will not sell alcohol to any person until it has been verified that the person is over 18 years of age.

Continued from previous page...

- b) An age confirmation requirement when registering to purchase.
- c) Reference to the operating of a Challenge 25 policy.
- d) That no parcels will be left by the courier if the person at the delivery address is under 18 years of age.

DELIVERIES:

9. The person delivering the alcohol to the premises shall operate a Challenge 25 policy and shall require proof of age prior to the alcohol being handed over. No alcohol shall be handed over to a person under 18.

10. The only acceptable proof of identity shall be a photographic driver's licence, a passport or an Identity Card containing the PASS Hologram. The website shall contain a declaration to this effect.

Section 19 of 21

NOTES ON DEMONSTRATING ENTITLEMENT TO WORK IN THE UK

Continued from previous page...

Entitlement to work/immigration status for individual applicants and applications from partnerships which are not limited liability partnerships:

A licence may not be held by an individual or an individual in a partnership who is resident in the UK who:

- does not have the right to live and work in the UK; or
- is subject to a condition preventing him or her from doing work relating to the carrying on of a licensable activity.

Any premises licence issued in respect of an application made on or after 6 April 2017 will become invalid if the holder ceases to be entitled to work in the UK.

Applicants must demonstrate that they have an entitlement to work in the UK and are not subject to a condition preventing them from doing work relating to the carrying on of a licensable activity. They do this in one of two ways: 1) by providing with this application copies or scanned copies of the documents listed below (which do not need to be certified), or 2) by providing their 'share code' to enable the licensing authority to carry out a check using the Home Office online right to work checking service (see below).

Documents which demonstrate entitlement to work in the UK

- An expired or current passport showing the holder, or a person named in the passport as the child of the holder, is A British citizen or a citizen of the UK and Colonies having the right of abode in the UK [please see note below about which sections of the passport to copy].
- An expired or current passport or national identity card showing the holder, or a person named in the passport as the child of the holder, is a national of a European Economic Area country or Switzerland.
- A Registration Certificate or document certifying permanent residence issued by the Home Office to a national of a European Economic Area country or Switzerland.
- A Permanent Residence Card issued by the Home Office to the family member of a national of a European Economic Area country or Switzerland.
- A **current** Biometric Immigration Document (Biometric Residence Permit) issued by the Home Office to the holder indicating that the person named is allowed to stay indefinitely in the UK, or has no time limit on their stay in the UK.
- A **current** passport endorsed to show that the holder is exempt from immigration control, is allowed to stay indefinitely in the UK, has the right of abode in the UK, or has no time limit on their stay in the UK.
- A **current** Immigration Status Document issued by the Home Office to the holder with an endorsement indicating that the named person is allowed to stay indefinitely in the UK or has no time limit on their stay in the UK, **when produced in combination with** an official document giving the person's permanent National Insurance number and their name issued by a Government agency or a previous employer.
- A birth or adoption certificate issued in the UK, **when produced in combination with** an official document giving the person's permanent National Insurance number and their name issued by a Government agency or a previous employer.
- A birth or adoption certificate issued in the Channel Islands, the Isle of Man or Ireland **when produced in combination with** an official document giving the person's permanent National Insurance number and their name issued by a Government agency or a previous employer.
- A certificate of registration or naturalisation as a British citizen, **when produced in combination with** an official document giving the person's permanent National Insurance number and their name issued by a Government agency or a previous employer.

Continued from previous page...

- A **current** passport endorsed to show that the holder is allowed to stay in the UK and is currently allowed to work and is not subject to a condition preventing the holder from doing work relating to the carrying on of a licensable activity.
- A **current** Biometric Immigration Document (Biometric Residence Permit) issued by the Home Office to the holder which indicates that the named person can currently stay in the UK and is allowed to work relation to the carrying on of a licensable activity.
- A **current** Residence Card issued by the Home Office to a person who is not a national of a European Economic Area state or Switzerland but who is a family member of such a national or who has derivative rights or residence.
- A **current** Immigration Status Document containing a photograph issued by the Home Office to the holder with an endorsement indicating that the named person may stay in the UK, and is allowed to work and is not subject to a condition preventing the holder from doing work relating to the carrying on of a licensable activity **when produced in combination with** an official document giving the person's permanent National Insurance number and their name issued by a Government agency or a previous employer.
- A Certificate of Application, **less than 6 months old**, issued by the Home Office under regulation 18(3) or 20(2) of the Immigration (European Economic Area) Regulations 2016, to a person who is not a national of a European Economic Area state or Switzerland but who is a family member of such a national or who has derivative rights of residence.
- Reasonable evidence that the person has an outstanding application to vary their permission to be in the UK with the Home Office such as the Home Office acknowledgement letter or proof of postage evidence, or reasonable evidence that the person has an appeal or administrative review pending on an immigration decision, such as an appeal or administrative review reference number.
- Reasonable evidence that a person who is not a national of a European Economic Area state or Switzerland but who is a family member of such a national or who has derivative rights of residence in exercising treaty rights in the UK including:-
 - evidence of the applicant's own identity – such as a passport,
 - evidence of their relationship with the European Economic Area family member – e.g. a marriage certificate, civil partnership certificate or birth certificate, and
 - evidence that the European Economic Area national has a right of permanent residence in the UK or is one of the following if they have been in the UK for more than 3 months:
 - (i) working e.g. employment contract, wage slips, letter from the employer,
 - (ii) self-employed e.g. contracts, invoices, or audited accounts with a bank,
 - (iii) studying e.g. letter from the school, college or university and evidence of sufficient funds; or
 - (iv) self-sufficient e.g. bank statements.

Family members of European Economic Area nationals who are studying or financially independent must also provide evidence that the European Economic Area national and any family members hold comprehensive sickness insurance in the UK. This can include a private medical insurance policy, an EHIC card or an S1, S2 or S3 form.

Original documents must not be sent to licensing authorities. If the document copied is a passport, a copy of the following pages should be provided:-

- (i) any page containing the holder's personal details including nationality;
- (ii) any page containing the holder's photograph;
- (iii) any page containing the holder's signature;
- (iv) any page containing the date of expiry; and
- (v) any page containing information indicating the holder has permission to enter or remain in the UK and is permitted to work.

Continued from previous page...

If the document is not a passport, a copy of the whole document should be provided.

Your right to work will be checked as part of your licensing application and this could involve us checking your immigration status with the Home Office. We may otherwise share information with the Home Office. Your licence application will not be determined until you have complied with this guidance.

Home Office online right to work checking service

As an alternative to providing a copy of the documents listed above, applicants may demonstrate their right to work by allowing the licensing authority to carry out a check with the Home Office online right to work checking service.

To demonstrate their right to work via the Home Office online right to work checking service, applicants should include in this application their 9-digit share code (provided to them upon accessing the service at <https://www.gov.uk/prove-right-to-work>) which, along with the applicant's date of birth (provided within this application), will allow the licensing authority to carry out the check.

In order to establish the applicant's right to work, the check will need to indicate that the applicant is allowed to work in the United Kingdom and is not subject to a condition preventing them from doing work relating to the carrying on of a licensable activity.

An online check will not be possible in all circumstances because not all applicants will have an immigration status that can be checked online. The Home Office online right to work checking service sets out what information and/or documentation applicants will need in order to access the service. Applicants who are unable to obtain a share code from the service should submit copy documents as set out above.

Section 20 of 21**NOTES ON REGULATED ENTERTAINMENT**

Continued from previous page...

In terms of specific **regulated entertainments** please note that:

- Plays: no licence is required for performances between 08:00 and 23.00 on any day, provided that the audience does not exceed 500.
- Films: no licence is required for 'not-for-profit' film exhibition held in community premises between 08.00 and 23.00 on any day provided that the audience does not exceed 500 and the organiser (a) gets consent to the screening from a person who is responsible for the premises; and (b) ensures that each such screening abides by age classification ratings.
- Indoor sporting events: no licence is required for performances between 08.00 and 23.00 on any day, provided that the audience does not exceed 1000.
- Boxing or Wrestling Entertainment: no licence is required for a contest, exhibition or display of Greco-Roman wrestling, or freestyle wrestling between 08.00 and 23.00 on any day, provided that the audience does not exceed 1000. Combined fighting sports – defined as a contest, exhibition or display which combines boxing or wrestling with one or more martial arts – are licensable as a boxing or wrestling entertainment rather than an indoor sporting event.
- Live music: no licence permission is required for:
 - o a performance of unamplified live music between 08.00 and 23.00 on any day, on any premises.
 - o a performance of amplified live music between 08.00 and 23.00 on any day on premises authorised to sell alcohol for consumption on those premises, provided that the audience does not exceed 500.
 - o a performance of amplified live music between 08.00 and 23.00 on any day, in a workplace that is not licensed to sell alcohol on those premises, provided that the audience does not exceed 500.
 - o a performance of amplified live music between 08.00 and 23.00 on any day, in a church hall, village hall, community hall, or other similar community premises, that is not licensed by a premises licence to sell alcohol, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance from a person who is responsible for the premises.
 - o a performance of amplified live music between 08.00 and 23.00 on any day, at the non-residential premises of (i) a local authority, or (ii) a school, or (iii) a hospital, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance on the relevant premises from: (i) the local authority concerned, or (ii) the school or (iii) the health care provider for the hospital.
- Recorded Music: no licence permission is required for:
 - o any playing of recorded music between 08.00 and 23.00 on any day on premises authorised to sell alcohol for consumption on those premises, provided that the audience does not exceed 500.
 - o any playing of recorded music between 08.00 and 23.00 on any day, in a church hall, village hall, community hall, or other similar community premises, that is not licensed by a premises licence to sell alcohol, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance from a person who is responsible for the premises.
 - o any playing of recorded music between 08.00 and 23.00 on any day, at the non-residential premises of (i) a local authority, or (ii) a school, or (iii) a hospital, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance on the relevant premises from: (i) the local authority concerned, or (ii) the school proprietor or (iii) the health care provider for the hospital.

Continued from previous page...

- Dance: no licence is required for performances between 08.00 and 23.00 on any day, provided that the audience does not exceed 500. However, a performance which amounts to adult entertainment remains licensable.
- Cross activity exemptions: no licence is required between 08.00 and 23.00 on any day, with no limit on audience size for:
 - o any entertainment taking place on the premises of the local authority where the entertainment is provided by or on behalf of the local authority;
 - o any entertainment taking place on the hospital premises of the health care provider where the entertainment is provided by or on behalf of the health care provider;
 - o any entertainment taking place on the premises of the school where the entertainment is provided by or on behalf of the school proprietor; and
 - o any entertainment (excluding films and a boxing or wrestling entertainment) taking place at a travelling circus, provided that (a) it takes place within a moveable structure that accommodates the audience, and (b) that the travelling circus has not been located on the same site for more than 28 consecutive days.

Section 21 of 21**PAYMENT DETAILS**

This fee must be paid to the authority. If you complete the application online, you must pay it by debit or credit card.

Premises Licence Fees are determined by the non-domestic rateable value of the premises.

To find out a premises non domestic rateable value go to the Valuation Office Agency site at http://www.voa.gov.uk/business_rates/index.htm

Band A - No RV to £4300 £100.00

Band B - £4301 to £33000 £190.00

Band C - £33001 to £8700 £315.00

Band D - £87001 to £12500 £450.00*

Band E - £125001 and over £635.00*

*If the premises rateable value is in Bands D or E and the premises is primarily used for the consumption of alcohol on the premises then you are required to pay a higher fee

Band D - £87001 to £12500 £900.00

Band E - £125001 and over £1,905.00

There is an exemption from the payment of fees in relation to the provision of regulated entertainment at church halls, chapel halls or premises of a similar nature, village halls, parish or community halls, or other premises of a similar nature. The costs associated with these licences will be met by central Government. If, however, the licence also authorises the use of the premises for the supply of alcohol or the provision of late night refreshment, a fee will be required.

Schools and sixth form colleges are exempt from the fees associated with the authorisation of regulated entertainment where the entertainment is provided by and at the school or college and for the purposes of the school or college.

If you operate a large event you are subject to ADDITIONAL fees based upon the number in attendance at any one time

Capacity 5000-9999 £1,000.00

Capacity 10000 -14999 £2,000.00

Capacity 15000-19999 £4,000.00

Capacity 20000-29999 £8,000.00

Capacity 30000-39000 £16,000.00

Capacity 40000-49999 £24,000.00

Capacity 50000-59999 £32,000.00

Capacity 60000-69999 £40,000.00

Capacity 70000-79999 £48,000.00

Capacity 80000-89999 £56,000.00

Capacity 90000 and over £64,000.00

* Fee amount (£)

DECLARATION

Continued from previous page...

* I/we understand it is an offence, liable on conviction to a fine up to level 5 on the standard scale, under section 158 of the licensing act 2003, to make a false statement in or in connection with this application.

Applicable to individual applicants only, including those in a partnership which is not a limited liability partnership] I understand I am not entitled to be issued with a licence if I do not have the entitlement to live and work in the UK (or if I am subject to a condition preventing me from doing work relating to the carrying on of a licensable activity) and that my licence will become invalid if I cease to be entitled to live and work in the UK (please read guidance note 15).

The DPS named in this application form is entitled to work in the UK (and is not subject to conditions preventing him or her from doing work relating to a licensable activity) and I have seen a copy of his or her proof of entitlement to work, if appropriate (please see note 15).

☒ Ticking this box indicates you have read and understood the above declaration

This section should be completed by the applicant, unless you answered "Yes" to the question "Are you an agent acting on behalf of the applicant?"

* Full name

* Capacity

* Date / /
dd mm yyyy

[Add another signatory](#)

Once you're finished you need to do the following:

1. Save this form to your computer by clicking file/save as...
2. Go back to <https://www.gov.uk/apply-for-a-licence/premises-licence/cheshire-east/apply-1> to upload this file and continue with your application.

Don't forget to make sure you have all your supporting documentation to hand.

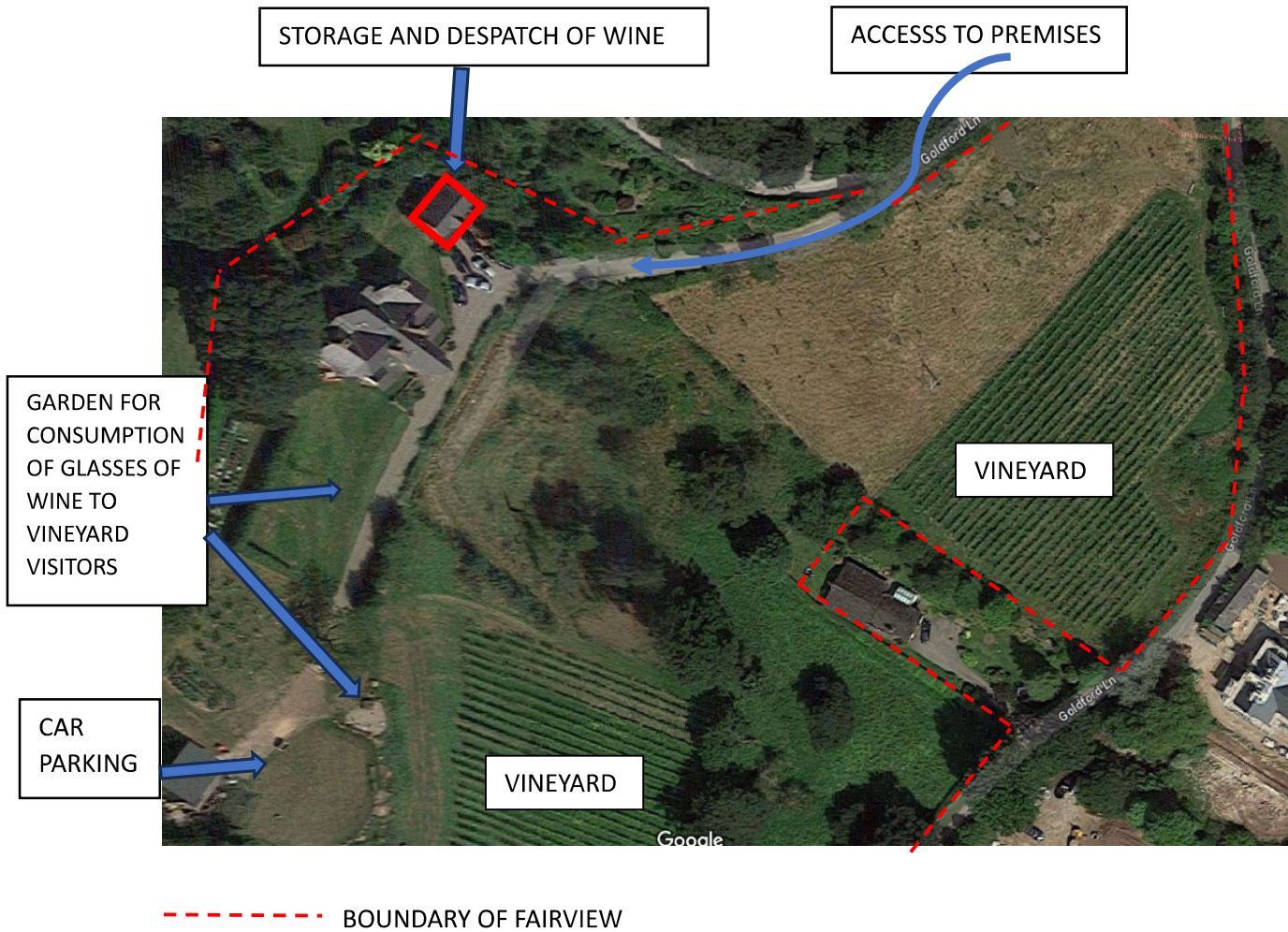
IT IS AN OFFENCE LIABLE TO SUMMARY CONVICTION TO A FINE OF ANY AMOUNT UNDER SECTION 158 OF THE LICENSING ACT 2003, TO MAKE A FALSE STATEMENT IN OR IN CONNECTION WITH THIS APPLICATION

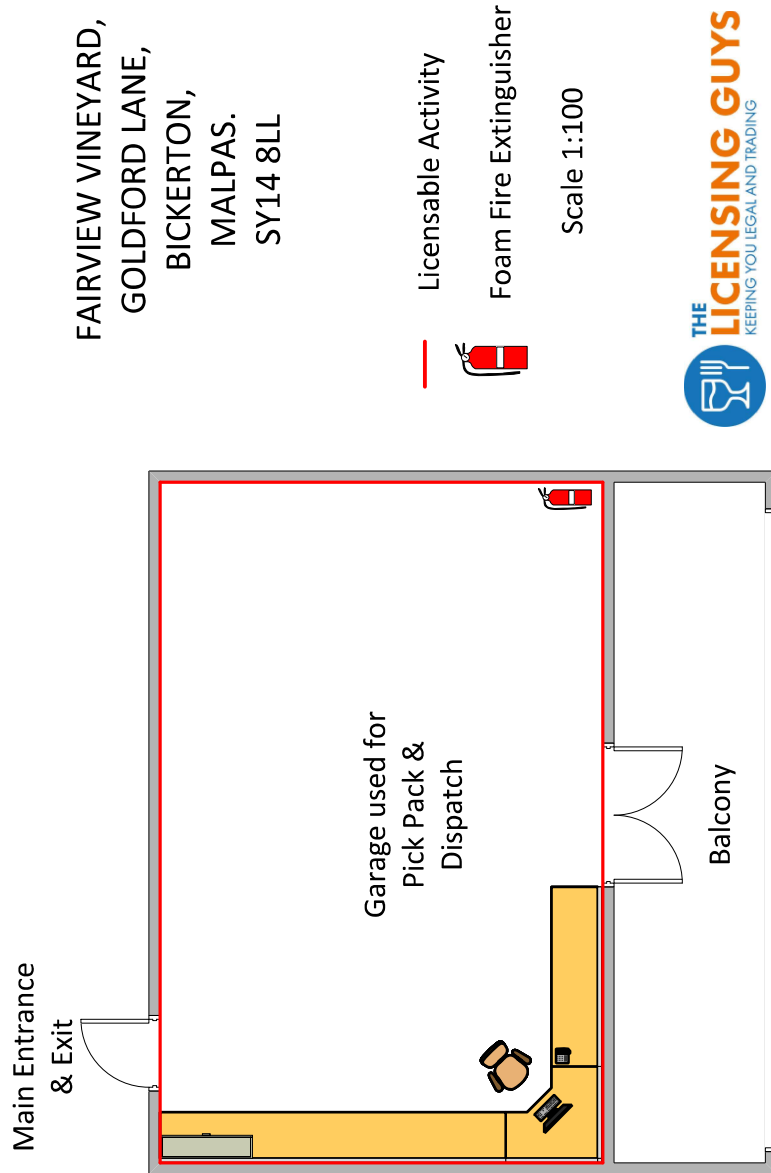
IT IS AN OFFENCE UNDER SECTION 24B OF THE IMMIGRATION ACT 1971 FOR A PERSON TO WORK WHEN THEY KNOW, OR HAVE REASONABLE CAUSE TO BELIEVE, THAT THEY ARE DISQUALIFIED FROM DOING SO BY REASON OF THEIR IMMIGRATION STATUS. THOSE WHO EMPLOY AN ADULT WITHOUT LEAVE OR WHO IS SUBJECT TO CONDITIONS AS TO EMPLOYMENT WILL BE LIABLE TO A CIVIL PENALTY UNDER SECTION 15 OF THE IMMIGRATION, ASYLUM AND NATIONALITY ACT 2006 AND PURSUANT TO SECTION 21 OF THE SAME ACT, WILL BE COMMITTING AN OFFENCE WHERE THEY DO SO IN THE KNOWLEDGE, OR WITH REASONABLE CAUSE TO BELIEVE, THAT THE EMPLOYEE IS DISQUALIFIED

OFFICE USE ONLY	
Applicant reference number	<input type="text" value="224-23"/>
Fee paid	<input type="text"/>
Payment provider reference	<input type="text"/>
ELMS Payment Reference	<input type="text"/>
Payment status	<input type="text"/>
Payment authorisation code	<input type="text"/>
Payment authorisation date	<input type="text"/>
Date and time submitted	<input type="text"/>
Approval deadline	<input type="text"/>
Error message	<input type="text"/>
Is Digitally signed	<input type="checkbox"/>
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FAIRVIEW VINEYARD AT FAIRVIEW, GOLDFORD LANE, BICKERTON MALPAS SY14 8LL



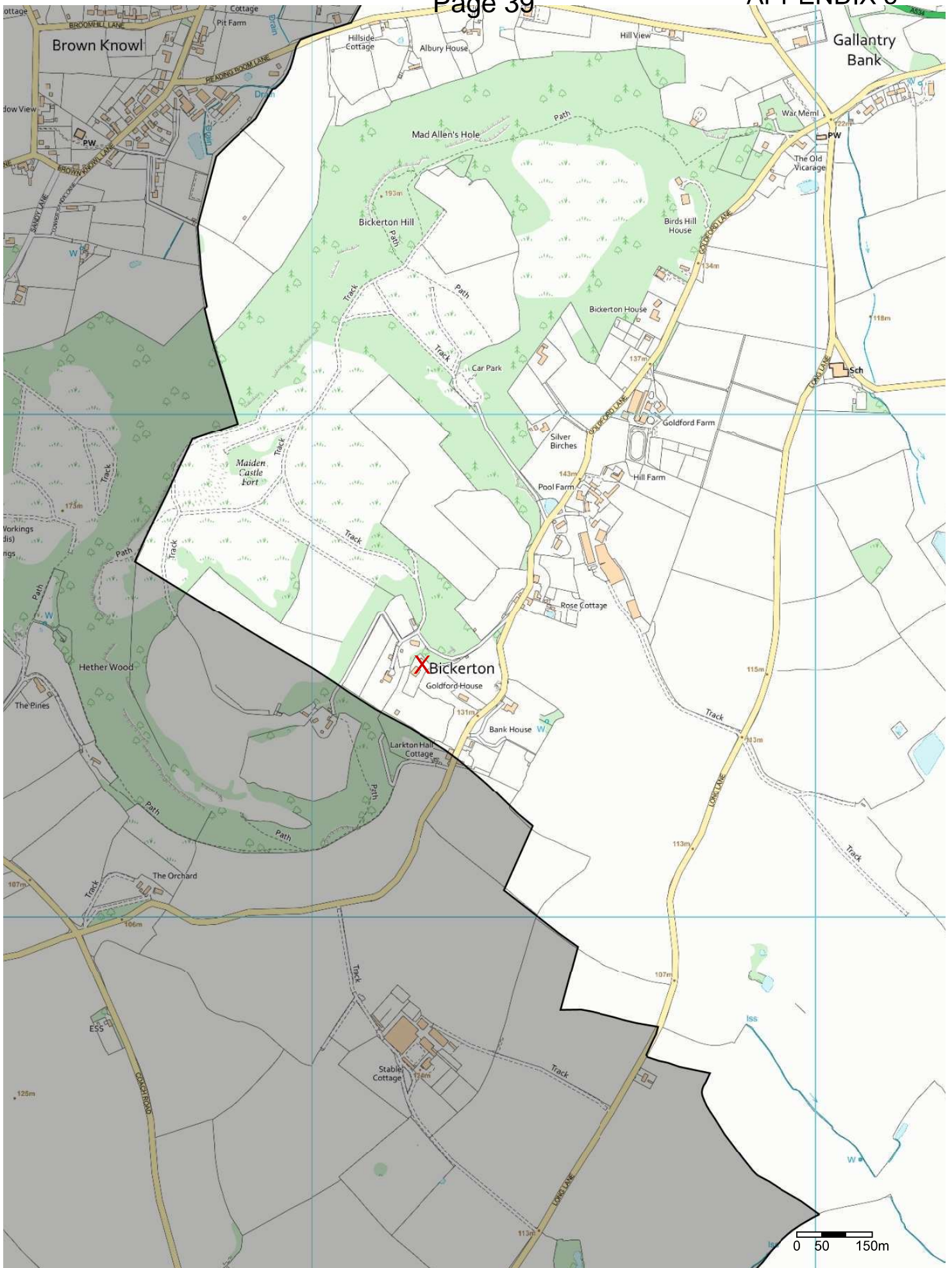




4/1/2024



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4/1/2024



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Relevant Representations

Received on	From
22 nd December 2023	Objector 1
<p>From: XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX</p> <p>Sent: 22 December 2023 12:03</p> <p>To: LICENSING (Cheshire East) <Licensing_CE@cheshireeast.gov.uk></p> <p>Subject: Premises License Application - Fairview Vineyard, Goldford Lane, Bickerton, SY14 8LL</p> <p>Dear licensing team</p> <p>I wish to note my objection of the above application, to preserve the safety of local residents and the tranquillity of the area.</p> <p>Specific concerns for me include:</p> <p>1. As the area does not have a bus route or well serviced by taxi companies there will be congestion to the narrow local roads and vehicle access 2. Wine tasting tours encourage people to drive whilst under the influence of alcohol, no matter how small the amount of alcohol, this increases the risk of driving accidents 3. Public safety concerns with the increased vehicles particular as Bickerton which is part of the Sandstone Trail is a popular destination for walkers, cyclists and horse riders.</p> <p>Yours faithfully</p> <p>XXXXXXXXXXXXXXXXXXXX</p> <p>XXXXXXXXXXXXXXXXXXXX</p> <p>XXXXXXXXXXXXXXXXXXXX</p>	

Received on	From
23 rd December 2023	Objector 2
<p>From: XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX</p> <p>Sent: 23 December 2023 13:21</p> <p>To: LICENSING (Cheshire East) <Licensing_CE@cheshireeast.gov.uk></p> <p>Subject: Licence application - Fairview Vineyard, Goldford Lane, Bickerton SY148LL</p> <p>Dear Sirs</p> <p>My wife and I have lived on XXXXXXXXXX for XXXXX years. It is generally a quiet lane and a recognised National Cycle route, very popular with walkers enjoying the Sandstone Trail, horses – with the Goldford Stud based nearby.</p> <p>We have a scout hut with children being dropped off, which in itself, is dangerous, as they have trouble parking, and the children need to cross over the road to get to the hut.</p> <p>The track leading to the application site is unsuitable for any increase in traffic activity, parts of which do not allow for vehicles to pass. Having walked our dogs over the years we have seen the difficulty of using this uneven track by delivery vehicles and on separate occasions a Fire Engine, Ambulance and Contractors Plant and vehicles which leads to cars waiting to access and leave the track. Any proposed increase would not be suitable for this poorly situated location for alcohol sales. It will inevitably lead to congestion and concerns for the safety of walkers with or without</p>	

dogs, horse riders who pay for using the bridle paths, children and elderly people who visit the well-known Iron age Fort of Maiden Castle.

We have a recognised rural crime number to call for any suspicious activities which is important for the residents on the Lane. This is another reason that any increase in vehicular activity should be avoided.

The records will show that following a fierce storm 4 or 5 years ago the track was washed away with four properties including Fairview being unable to access their homes by car or any vehicle for a couple of weeks. This was recorded by Edward Simpson, M.P. and Highway Inspectors.

To summarise, therefore, this application should be refused, being totally unsuitable for the safety of children, walkers, horses, dogs, and the elderly, who all rely on an enjoyable and safe environment. The Lane has many cyclists who would be concerned for their safety and the track is exactly what it is, a track and totally unsuitable for further vehicular activity.

Yours Faithfully,

Received on	From
30 th December 2023	Objector 3

Dear Licensing Authority

**Reference: Application no. 224-23 made by Mr and Mrs Smith re. Fairview Vineyard, Bickerton
Objection to Premises Licence Application**

We live in XXXXXXXXXXXXXXXX and will be directly affected by the proposed application made on 6 December 2023 by Fairview Vineyard. We note that they have applied for a Premises Licence to sell and serve alcohol.

We write to object to the granting of such a licence for the following reasons:

Prevention of Public Nuisance

- Our privacy, and that of our children, will be severely impacted should this application be granted. We moved to Goldford Lane in order to secure peace, tranquillity and privacy for our family. What is proposed will have a detrimental impact on the quiet enjoyment of our property. Our garden borders the vineyard and we will be able to see and hear visitors attending for tours. There is a direct line of vision into our bedroom and the bedroom of our daughter from the proposed location of the 'tour' and 'drinking lawn'.
- Noise echoes on the hill. A group of up to twenty people, twice daily would cause considerable noise, particularly if they are under the influence of alcohol and the location of the 'drinking lawn' is as proposed - directly next to our boundary (and only separated by a hedge).
- The area is completely unsuitable for what is proposed. Although the vineyard is situated in a rural location it is not a remote venue. The vineyard is buffered on all sides by residential properties and families who reside in the location, enjoy the beautiful surroundings and benefit from peace and tranquillity. If the long term business plan of the vineyard was to sell alcohol from their residential property and offer wine tasting and wine tours, they should have selected a remote location where their business would not impact on any neighbours.

- Wine tasting normally involves the opportunity to taste and compare a selection of different wines. Fairview Vineyard only produces one type of wine. This leads us to conclude that the experience offered to visitors will be wine drinking as opposed to tasting.
- In order to access the vineyard, visitors would have to turn off the lane and travel up the hill along a single narrow gravel track. This track is a private road which services our property and two others. It is not adopted by the local highways authority. It is registered under Land Registry title number CH621360 and is owned jointly XXXXXX, the vineyard and one other neighbour.

The track is not suitable for multi vehicle use, particularly delivery and supply vehicles. The three neighbours who jointly own the track all have to share the cost of general maintenance/repair. The title deeds refer to repairs being shared “according to the nature of his use thereof.” It will however be impossible to accurately assess the extent of each property owners use of the track.

In August 2020 significant damage was caused by a flood. Please see photograph attached. At that time the cost to repair the damage was £16,500. The track simply cannot withstand increased vehicular use. Such wear and tear could potentially cause further damage to the track and if there is a repeat of the problems experienced in 2020 we would not be able to access our home. Further, we are not prepared to share the cost of any maintenance/repairs equally when the use of the track will be disproportionate.

- The track is also unsafe for the volume of traffic this venture would generate. It is difficult to negotiate the track when another vehicle approaches in the opposite direction. There is no place to pass between Fairview Vineyard and Goldford Lane. Hence when two vehicles meet, one vehicle has to reverse either up or down the track which not only causes traffic problems but can also be dangerous given the track is used by hikers, children, those on horseback and cattle (the local farmer moves his cattle up and down the track).
- The application for the Vineyard tours particularises 40 visitors for the wine tours each day (up to 40 cars per day) which does not include those who drive to purchase alcohol directly from the property. This is unsustainable.

Public Safety

- Fairview Vineyard is situated on a narrow country lane, popular with cyclists and walkers/hikers. In parts it converges to a single lane, too narrow for two cars to pass and there is no pavement for pedestrians. There are a number of blind bends which can catch drivers unfamiliar with the road off guard. Additional traffic on the lane would pose a serious threat to the safety and wellbeing of existing road users and also pedestrians including young children.
- During lockdown Goldford Lane witnessed an increase in visitors travelling to the area to exercise. The lane simply couldn't cope with the increased traffic and chaos ensued. The lane was gridlocked and there were incidents of road rage, prompting the need for police involvement. Please see some example media articles below:

<https://www.sandstoneridge.org.uk/news/continuing-traffic-chaos-update.html>

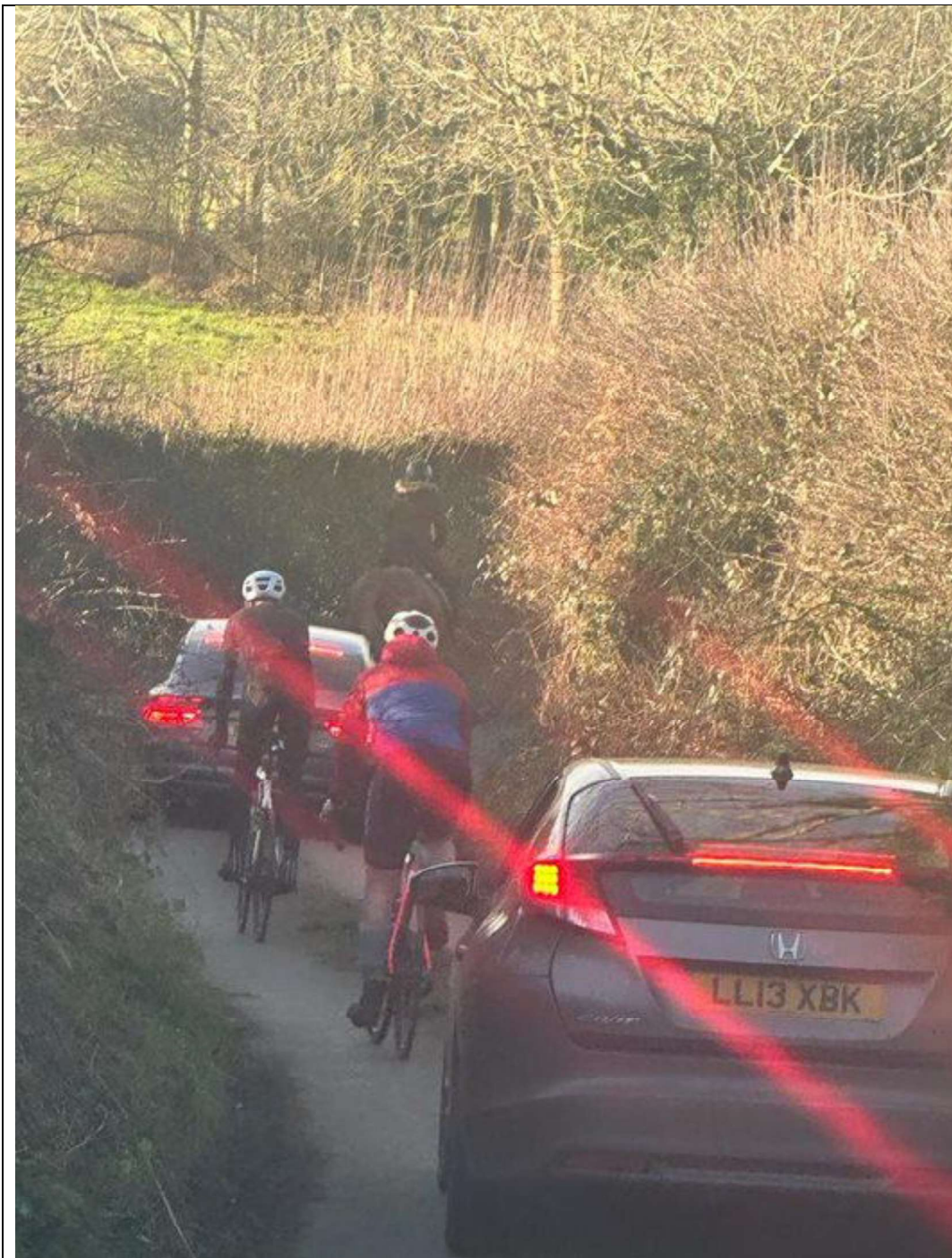
<https://www.sandstoneridge.org.uk/news/traffic-chaos-bickerton-hill.html>

<https://www.cheshire-live.co.uk/news/chester-cheshire-news/traffic-chaos-threats-visitors-flock-19371768>

<https://www.whitchurchherald.co.uk/news/18926600.calls-visitors-bickerton-hill-sandstone-trail-be-considerate-following-traffic-chaos/>

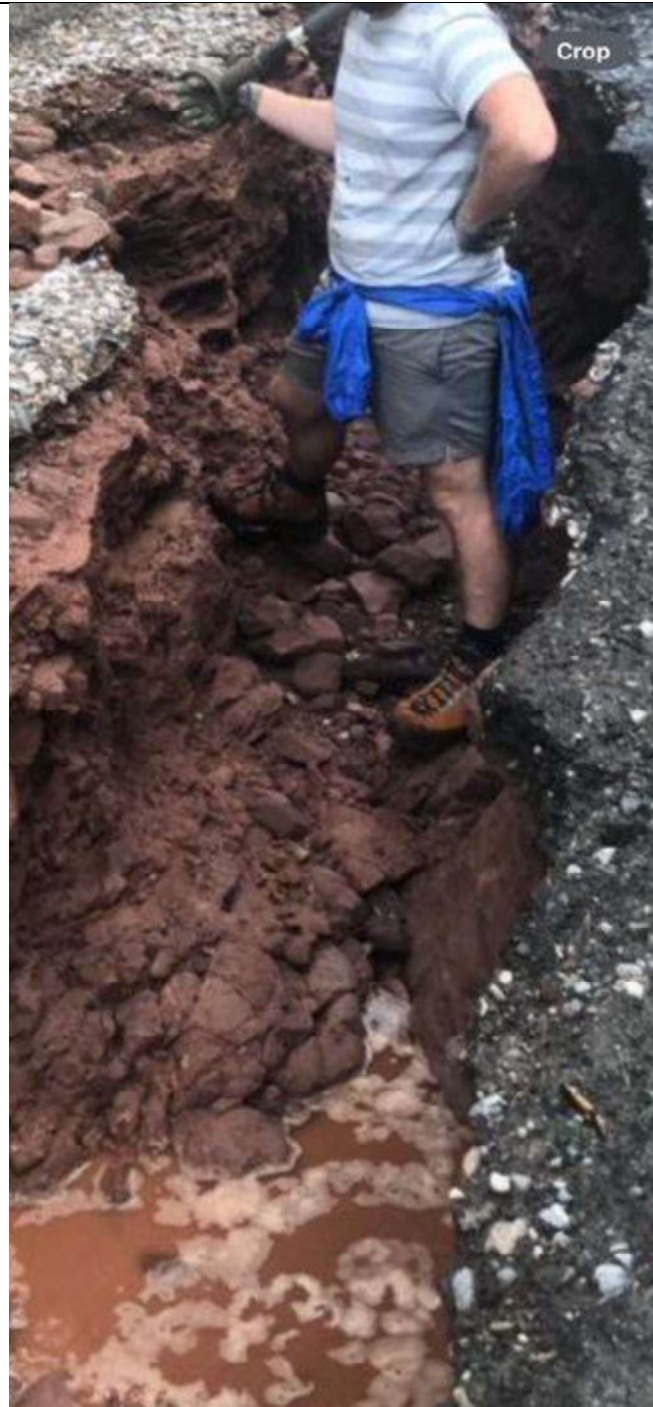
- We understand that the Granddaughter of a member of the congregation of the local church was knocked off her horse due to the acts of a reckless driver on Goldford Lane.
- On Boxing Day 2023 Goldford Lane was gridlocked due to increased traffic and abusive language was used against residents on the lane by drivers who were trying to turn their vehicles/park on their land – photographs attached.



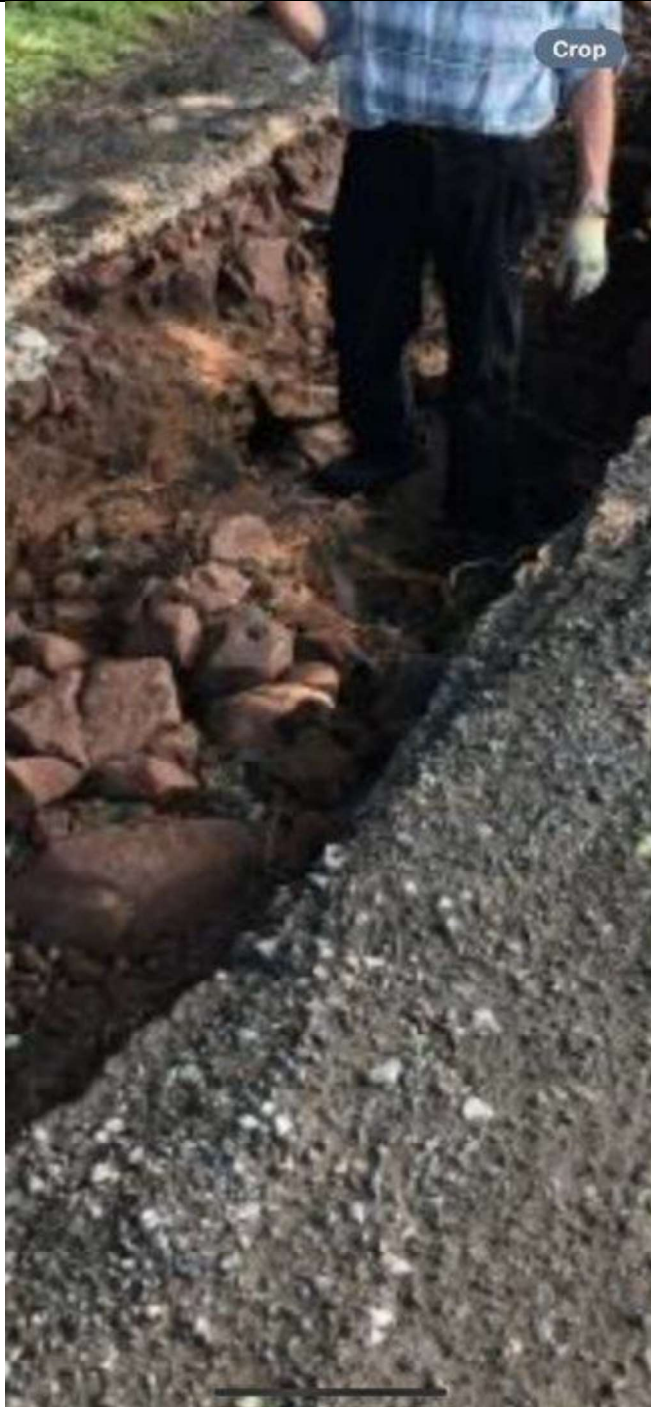
















- Those attending a tour of the Vineyard will be invited to consume alcohol during their visit. As highlighted above we do not see how the vineyard can offer a wine tasting experience when it only produces one type of wine. In any event the difficulty with wine tasting or wine sampling is that it is very easy to lose track of how much wine has been consumed.

After consuming alcohol visitors will be tempted to negotiate the winding lane in their vehicles so as to avoid paying for taxis. Bickerton is a 30 minute drive from both Chester and Crewe so the cost of a taxi is not insignificant. We also know from experience that it is not easy to secure a taxi from this remote location. You cannot simply order an Uber and we very much doubt someone would pay to enjoy a wine tasting/sampling experience only to act as a designated driver.

- It will also be incredibly difficult, if not impossible for the vineyard to closely monitor how much alcohol their guests have consumed, particularly if there are up to 20 guest at any one time.

Prevention of Crime or Disorder

- There is a real concern that visitors to the vineyard will drive home from the premises whilst under the influence of alcohol, due to the remote location and lack of access to public transport and taxis, and also because of the perception that as the area is remote, they are less likely to be stopped and breathalysed.
- We do not know where the vineyard intends to store the bottles of wine, how many wine bottles will be stored at any point in time, but if they are not stored securely this could be a security risk. Even if stored securely, it could result in criminality if a volume of alcohol is kept on site. The area is remote.
- There have recently been a number of crime related incidents in the area. Most recently an incident on the hill which necessitated a response from armed police, sniffer dogs and police helicopters. There has been a significant concern held by the neighbours of further incidents, such that a PCSO has added the car park to her beat and discussions were held in respect of the National Trust being invited to consider closing the car park at the top of the track.
- The more people that come to visit the area the more vulnerable we are to crime. Not only could there be alcohol related crimes such as drink driving, but there could be an increase in burglaries in the area and drug related crime, once more people become aware of this secluded location. The vineyard will have no control over who visits their vineyard and will have no information regarding their background.

Protection of Children from Harm

- There are at least 9 children living in close proximity to the vineyard. The local scout hut is also situated on Goldford Lane. Drink drivers could pose a very serious risk to these local children.
- There is also a concern around the children's exposure to drunken and disorderly behaviour by people visiting and drinking at the premises.

Signed: XXXXXXXXXXXXXXXX

Dated: 30 December 2023

Received on	From
31 st December 2023	Objector 4
<p>From: XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX</p> <p>Sent: 31 December 2023 11:47</p> <p>To: LICENSING (Cheshire East) <Licensing_CE@cheshireeast.gov.uk></p> <p>Subject: Retail Licence Application - Fairview vineyard, Goldford Lane, Bickerton, SY14 8LL</p> <p>Dear Sirs,</p> <p>We are writing to object strongly to the application by Fairview Vineyard to:</p> <p>Sell its wines on site from the premises</p>	

To hold wine tasting events
To host vineyard tours
We object to this for the following reasons.
Goldford Lane is a narrow, mainly single track Lane with many blind bends and
Few passing places. It is totally unsuitable and dangerous to encourage more
traffic to this peaceful, rural environment.
The Lane runs along the edge of the Bickerton Hill, which is a designated Site
Of Special Scientific Interest, and is a section of the well known Sandstone
Trail.
Local people, including families and children, walk along the Lane, cycle and
ride horses, enjoying the peace and tranquility of the countryside.

Anything which encourages more traffic and therefore creates potentially dangerous
situations would be foolhardy and should be avoided.
Yours faithfully

Received on	From
31 st December 2023	Objector 5
31 st December 2023	
Dear Sir / Madam	
Re: Premises Licence Application, Fairview Vineyard, Goldford Lane, Bickerton SY14 8LL	
Reference: 224-23	
We are residents at XXXXXXXXXXXXXXXXXXXXXXXXXXXX Fairview Vineyard.	
We are profoundly shocked that the owners of the Vineyard are now seeking to commercialise their vine-growing operation by applying for an alcohol licence that will severely impact our quiet enjoyment of our own property, not least because of the huge increase in traffic that will be generated, with which the local infrastructure is completely and utterly unable to cope.	
We submit that the Council should reject the Premises Licence Application on the following grounds:	
<p>1. Public safety. Goldford Lane is a narrow, twisting, single track road with few passing places, which already carries a higher volume of traffic than it was ever designed for. Residents and regular visitors are conscious of the danger of meeting oncoming traffic, and drive with appropriate caution, but we all experience frequent “near misses” with delivery vans and other vehicles that are unfamiliar with the road. The Vineyard’s proposal to allow pick-ups of wine purchases seven days a week throughout the year, and weekend vineyard tours during the summer months, will cause a huge increase in the volume of traffic on the lane. As most visitors will be from outside the area, unfamiliar with the risky driving conditions, and hurrying to arrive in time for their appointments, the risk of accidents will increase exponentially. There is no countervailing public benefit that can possibly justify this risk.</p> <p>To underline these points, I attached: -</p> <p>a) Photos of the gravel track to Fairview, which was partially washed away in a storm three years ago;</p> <p>b) Photos showing how only several cars can already cause chaos at peak times along Goldford Lane;</p>	

- c) A photo taken on 28th December, when a tree had fallen in a storm and blocked Goldford Lane. Given the wooded nature of the area, this can happen quite regularly.













2. Protection of children from harm. Goldford Lane has no footway: when they leave our house on foot, our two children have no alternative but to walk in the road. So do many other children – not just those who live in other houses along the road, but the hundreds who come to the Sandstone Scout Hut which houses regular meetings of the local Beavers, Cubs, Scouts, and Explorers and is also made available to visiting scout groups from further afield. Typically, these groups come for weekend visits and take part in orienteering exercises which frequently involve walking along Goldford Lane – including during the summer weekends when the Vineyard plans to attract up to forty visitors a day to its tours and tastings. This poses an unnecessary and unacceptable risk to children, and increased anxiety generally, for local families.

3. Prevention of crime. The remote location of Fairview Vineyard, and the absence of local public transport, mean that virtually all visitors to its proposed tours and wine tastings will necessarily arrive by private car. In view of the dangerous nature of the only access road already described, and the risks to children and other road users, we believe that there should be no conclusion other than rejection of a licence that might result in drivers accessing the lane with their reactions potentially affected by consuming alcohol.

Such remote and rural locations provide drivers with a false sense of protection that they will not be caught drink driving, the risk of them even considering doing so does not bear thinking about.

4. Prevention of public nuisance. Bickerton Hill, adjoining Goldford Lane, is a rare example of lowland heath with distinctive plants and wildlife that have resulted in its designation as a Site of Special Scientific Interest and made it an extremely popular National Trust location attracting large numbers of visitors. Visiting walkers, cyclists and horse riders make frequent use of Goldford Lane and the Vineyard's proposal to attract large numbers of additional drivers to the lane from outside the area will add greatly to the collision risk they already face. Such an increase in traffic will constitute nothing less than a public nuisance and will detract from the very peace and tranquillity that residents and visitors to Bickerton Hill both seek.

In addition to vehicular nuisance, the application requests that visitors to the Vineyard be permitted to consume their wine 'off the premises.' As the 'premises' is defined in the application as a relatively small barn/building we are concerned that during the warmer summer months, visitors will be inclined to take themselves off through the Vineyard to the boundaries of neighbouring properties, giving rise to noise nuisance and other alcohol related anti-social behaviour.

We believe that the Premises Licence application from Fairview Vineyard fails to appropriately meet the key tests that local authorities must consider when evaluating such applications, and that it should be rejected outright. We hope and trust that you will agree.

Our natural instinct is to support projects that will deliver economic growth, but not in unique and sensitive locations where they will cause avoidable damage to the natural environment, and local community, and create an unacceptable danger to the public.

Yours faithfully,

Received on	From
1 st January 2024	Objector 6
From: XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX	
Sent: 01 January 2024 23:18	

To: LICENSING (Cheshire East) <Licensing_CE@cheshireeast.gov.uk>

Subject: Objection to Premises Licence Application - Fairview Vineyard, Goldford Lane SY14 8LL

Dear Sir/ Madam

I write to object to the Licence Premises Application made by the residents of Fairview Vineyard, Goldford Lane , Bickerton SY14 8LL (Reference No. 224-3) on the grounds of public safety due to the inevitable increase in traffic on the lane if this application is granted.

My husband and I have lived on XXXXXXXXXXXXXXXXXXXX for XXXXXXXXXXXXXX years. Whist we would expect the traffic to have increased. It has increased beyond imagination. This is due to several factors.

More residents are living on the lane due to properties being enlarged (more people living in them) and new properties being built. All residents have cars therefore there are more cars coming and going.

Building continues to take place therefore many large vehicles are using the lane. There are also very large farm vehicles from the farm which is situated on the lane.

The lane is a rat run, well known now due to Sat Nav it is used by delivery drivers and car drivers cutting through on their way to and from work.

Due to an increase in online shopping there is an enormous amount of traffic associated with deliveries which is a daily occurrence.

The National Trust has a very well publicised amenity on Bickerton Hill. This is used every day by dog owners who transport their dogs by car to the car park which is situated in the middle of the lane. Therefore traffic approaches the car park from both ends of the lane (Duckington and the church) all day long.

Goldford Lane is a winding single track lane and it is only possible for two cars to pass by using the verges. Sadly one only has to look at the dreadful state of our once beautiful verges that were covered in bluebells and wild flowers to realise how much damage has been caused by cars constantly trying to pass one another.

Goldford Lane is a designated cycleway and is used every day by groups, families, or individual cyclists.

The Sandstone Way, of which Cheshire County Council has always been proud to offer as a safe amenity to casual walkers and serious hikers alike meets Goldford Lane at seven places and draws a large number of walkers. The lane is used by the local high school for groups of students as part of their skills training for the Edinburgh Awards Scheme , Scouts practicing their orienteering skills are also a regular sight.

Walkers and residents and their animals are already in danger from the present level of traffic, the last thing that should happen is the establishment of a business that will further increase the volume of traffic.

If the application is successful, it will inevitably increase the amount of traffic as the proposal is for Fairview Vineyard to offer wine tours during the weekends throughout the months of June, July, August and September with tour groups of up to 20 people twice daily. The lane is already at capacity as I have already stated and is always busier at weekends and holiday times.

In order to provide wine for the proposed business, deliveries of wine will need to take place to Fairview thus creating MORE vehicles on the lane. Not to mention the dispatch of the wine sales... MORE vehicles.

Our cottage is situated on the lane at the foot of the stony track that leads to Fairview. When visitors leave those properties along the track they pay no heed to the fact that they are joining a road and pull on to the lane accelerating as they pass our cottage. Walkers, car drivers, cyclists, horses and animals are most definitely at risk.

Surely Cheshire East Council has a duty of care to the residents of Goldford Lane and those who are directed onto it for walking, cycling and driving. We hope a visit would be made to the area before considering granting a licence. This beautiful part of Cheshire and this lane should be protected by reducing the traffic not increasing it.

We are privileged to live in such a beautiful area. We are objecting to the application on the grounds of increased traffic and danger to all who live and travel along Goldford Lane. This will be the inevitable outcome if this application is successful. Worst case scenario based on the application if fully booked for wine tours this could mean in June an extra 200 cars in June, 160 in July, 200 in August and 160 in September .

Yours sincerely

Received on	From
2 nd January 2024	Objector 7
See Appendix 7	

Received on	From
2 nd January 2024	Objector 8
See Appendix 8	

Received on	From
2 nd January 2024	Objector 9
<p>From: XXXXXXXXXXXXXXXXXXXXXXXXXXXX</p> <p>Sent: 02 January 2024 16:24</p> <p>To: LICENSING (Cheshire East) <Licensing_CE@cheshireeast.gov.uk></p> <p>Subject: Premises Licence Application, Fairview Vineyard, Goldford Lane, Bickerton, SY148LL.</p> <p>Reference: 224-23</p> <p>2nd January 2024</p> <p>Dear Sir / Madam</p> <p>Re: Premises Licence Application, Fairview Vineyard, Goldford Lane, Bickerton, SY148LL</p> <p>Reference: 224-23</p> <p>The XXXXXX family have been residents at XXXXXXXXXXXXXXXXXXXX. During this time we have seen a number of changes to the character of the lane - most of which have been positive and we have always been happy to share the beauty and tranquility our lane offers to the many walkers, cyclists and horse riders who enjoy and appreciate it. However, the application to licence Fairview Vineyard for further commercial gain and intensification of use in this rural, residential, location is wholly unacceptable.</p>	

We ask you to reject the application on the following grounds:

Prevention of Public Nuisance

Our family privacy and peace will be severely affected if this application is granted.

Due to the topography of this location sound carries a considerable distance. When we are in our garden, it is possible to hear a 'normal conversation' taking place in Fairview House garden and vineyard.

A group of 20 people out for the day, drinking wine will destroy our (and our neighbours) quiet enjoyment of our homes.

It is quite possible that some of these visits could constitute an element of a Hen or Stag party with drunken revellers shouting and screaming.

You will see from the location plan of Fairview Vineyard that the vineyard and adjoining fields surround and overlook our home offering a direct view into our bedrooms. In order to retain privacy it would seem we must keep our curtains closed every weekend throughout the summer!

The applicants wish to sell alcohol for 'consumption on and off the premises' seven days a week. It is quite feasible, when word gets around, that alcohol could be bought, taken up and consumed on Bickerton Hill where empty bottles may well be abandoned or broken, constituting a danger to both humans and animals.

Congestion on Goldford Lane is a problem. Drivers unfamiliar with the narrow, winding nature of the lane struggle. This does, sometimes, lead to aggression and abuse. Indeed on Boxing Day three car loads of people, from out of the area, attempted to abandon their cars on our, neatly maintained, grass frontage. When asked, politely, to use the NT car park we were sworn at with the choicest of obscene language!

The privately maintained track off Goldford Lane, leading to Fairview Vineyard is wholly unsuitable for multiple vehicle use - Especially large commercial vehicles.

As the vineyard only produces one type of wine, in order to offer a 'wine tasting' experience - rather than just a drinking session - other varieties of wine must be delivered in volume, together with the removal of empty bottles.

The wine is neither produced nor bottled on the premises, so the grapes must be collected and the wine returned by commercial vehicles - as, also, must large quantities of fertiliser etc.

Drink driving at any time is a danger, but consumption of alcohol during the day is potent. Are the vineyard owners able to control the amount of alcohol consumed by 40 individuals or assess their capacity to drive?

There are 9 children living within the immediate vicinity of the vineyard as well as others living further down the lane - the consequences of a drunken driver hitting one of our children does not bear thinking about - but could become a reality.

Protection of Children from Harm

As stated above, the risk to our children by drivers unfamiliar with the lane is grave - particularly if these drivers late for their visitor slot, aggravated by congestion on the lane or under the influence of drink.

The Sandstone Scout Hut at the Church end of Goldford Lane welcomes Scouts, Cubs and Beavers from other areas -as well as home troops - who visit and camp almost every weekend throughout the summer. They use the lane and Bickerton Hill to hone their orienteering skills. The vineyard plan to host up to 40 visitors a day -with associated transport - poses a severe risk to these children.

The vineyard overlooks, not XXXXXXXXXXXXXXXX but also those of XXXXX and XXXXX. Our children play in their gardens. In the summer they enjoy water play, sometimes running around scantily dressed or even naked.

Why should our innocent little children be subjected to scrutiny?

Who knows who, among the multiple unknown guests, might have a tendency to voyeurism or even pedophilia?

Public Safety

Goldford Lane is predominantly single track, both narrow and twisting particularly driving west towards Duckington.

Strangers to the lane are unaware, and do not appreciate, how difficult it is to negotiate these twists and turns - particularly in reverse. Many drive too fast for the road conditions, thus walkers and cyclists and horse riders are constantly at risk of collision.

At the Church end of Goldford Lane, the number of cars increased considerably throughout Covid lock-down. Gridlock ensued, which led to serious altercations between motorists to the point where the police and the press became involved.

The lane was so severely blocked on one occasion with drivers abandoning their cars that an ambulance could not get through to answer an emergency call.

A number of commercial vehicles attempt to use the lane as a short cut to Duckington or Cholmondely which adds to the congestion. Several years ago we requested both Cheshire East and Cheshire West Local Authorities erect a sign at both end of Goldford Lane stating it was 'unsuitable for heavy vehicles'. Cheshire West did erect a notice, Cheshire East did not. Consequently the congestion increased at the Cheshire East (church) end of the lane.

Walkers, horse riders and cyclists use the lane as a safe route to enjoy this local countryside. Indeed Goldford Lane is part of the Cheshire Cycleway route. As there is no pavement and the roadside verges are very narrow, or non-existent in parts, additional traffic on the lane would pose a serious threat to the safety and wellbeing of all of these users.

Prevention of Crime and Disorder

The vineyard are unlikely to know who will book these tours. Once word spreads about the location of the vineyard and the type of some of the residences located within the Bickerton, Brown Knowl and Cholmondely areas, a visit to the vineyard would present the perfect cover to spot the potential vulnerability of properties to serious crimes and burglary.

The storage of large amounts of wine in a shed in a remote area is an invitation, in itself, to theft!

Drink driving and road rage - already covered above - also constitute both crime and disorder

For these reasons, and many other potential problems which may ensue, we ask you to reject this application.

We are all privileged to live on this beautiful lane, and always happy to share it with people who love and respect the countryside.

Please allow us to keep it that way - for everyone.

Yours Faithfully

Received on	From
3 rd January 2024	Objector 10
<p>From: XXXXXXXXXXXXXXXXXXXXXXXXXX</p> <p>Sent: 03 January 2024 10:53</p> <p>To: LICENSING (Cheshire East) <Licensing_CE@cheshireeast.gov.uk></p> <p>Subject: Premises Licence Application - Fairview Vinyard, Goldford Lane, Bickerton SY14 8LL</p> <p>To whom it may concern</p> <p>I write in connection with the above application and object to the proposals for various reasons.</p> <p>My main objection is on highway grounds as since Covid the area has attracted many more visitors who wish to enjoy the countryside and the many walks it has to offer along the lanes, public footpaths and National Trust land.</p> <p>Goldford Lane is a single track lane for the most part with few passing places and with the increased volume of traffic post Covid any proposal which would increase vehicle movements should be resisted. The limited number of car parks available often leads to drivers leaving their vehicles along the lane causing obstructions which can happen at busy times throughout the year, come rain or shine. Such obstructions restrict access, are a threat to public safety and (as has happened previously) can impede fire engines and potentially other emergency services from travelling along the lane.</p> <p>In addition to the countless walkers attracted to the area there are many cyclists that use Goldford Lane (which is part of the National Cycle Route) as well as horse riders. The application, if approved, would result in an increase in traffic (both commercial and private vehicles) which is not consistent with the use and enjoyment of the lane (by visitors, tourists and residents) thereby causing a nuisance.</p> <p>The access to the property off Goldford Lane is a rough track unsuited to increased traffic movements which is also a public footpath which passes the entrance to the vineyard.</p> <p>The scout hut on Goldford Lane is very actively used for meetings of the local groups during the week, weekend camping expeditions and also by scout groups from other parts of the country. This further emphasises why increased traffic would cause a nuisance and would be unacceptable from a safety point of view.</p> <p>I would respectfully ask that you take these comments into consideration and refuse the application.</p> <p>XXXXXXXXXXXXXXXXXXXX XXXXXXXXXXXXXXXXXXXX</p>	

Emails of Support:

Received on	From
30 th December 2023	Supporter 1
From: XXXXXXXXXXXXXXXXXXXXXXXX Sent: 30 December 2023 10:40 To: LICENSING (Cheshire East) < Licensing_CE@cheshireeast.gov.uk > Subject: Representation regarding the Premises Licence Application for Fairview Vineyard, Bickerton <p>Dear Sirs,</p> <p>My wife and I are delighted to learn that the vineyard at Bickerton will shortly have product for sale. We have seen the vineyard grow over the last 5 years during our walks and we will be keen to have the chance to visit it properly and sample the result of all the hard work. It is a great addition to the sandstone trail and a good example of diversification of activities in our area. We were shocked this weekend to see local residents have put up signs about drunken drivers in opposition to the license.</p> <p>We visit many vineyards on our travels and enjoy the chance to learn about their development and have a small sample of the products. We have never seen any example of drunken driving from any of them. A visit to a vineyard is not a pub and we have never had more than a few mouthfuls of wine on any tour. We cannot see how there could be any added risk to public safety, local residents, cyclists or children.</p> <p>Yours</p>	

Received on	From
31 st December 2023	Supporter 2
From: XXXXXXXXXXXXXXXXXXXXXXXX Sent: 31 December 2023 18:10 To: LICENSING (Cheshire East) < Licensing_CE@cheshireeast.gov.uk > Subject: Support for Licensing Application at Fairview, Bickerton <p>We were walking in Bickerton on 23rd December and must have counted 16 large hardboard posters put up along Goldford Lane saying "Have your say before its too late", "Save our Hill", "Protect our Lane", "No Drink Drivers" and bizarrely "Keep Bickerton Special". We thought there was a plan for a night club or pub, but on enquiring we were handed an information notice about the vineyard!</p> <p>It seems that there is a big campaign by local residents whipped up against the little vineyard which has got totally out of proportion. The note says there could be up to 40 extra vehicles a day at a few weekends through the Summer. That is nothing compared to the numbers driving into Bickerton to park for dog walking etc on the National Trust land. There must be hundreds of cars in Bickerton over each day through the Summer particularly, but almost all year round.</p>	

	<p>The information notice tells people to write in with complaints that the drivers leaving the vineyard will be drunk and that will be a risk to children. But you won't get drunk at a vineyard, you only get a taste of the wine, not even a glass. If people want to get drunk they will go to the Bickerton Poacher or the Sandstone on the A534. There's no chance that there will be public safety problems because no-one will get drunk and drive from the vineyard.</p> <p>We think it would be lovely to be able to visit this vineyard and find out what vines they're growing and how they decided to get started. Its something that really does make Bickerton special and you would think the neighbours would be glad to give it a chance.</p> <p>Whilst we walked on the hill we chatted to other people walking their dogs and lots of them were interested when we told them that they might soon be able to purchase wine from the vineyard at the end of their walk. Probably many of the people purchasing wine will actually be passing on foot and the neighbours wouldn't even be aware they have called in. I think the neighbours have let their imaginations run riot specifically to put a halt on the business just as it reaches the point of having product to sell just to cause trouble. So we decided to write to say we support this licence application, and we think this will actually be the majority view of people in the Malpas area.</p>
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	Received on	From
	2 nd January 2024	Supporter 3
	<p>From: XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX</p> <p>Sent: 02 January 2024 19:17</p> <p>To: LICENSING (Cheshire East) <Licensing_CE@cheshireeast.gov.uk></p> <p>Subject: Fairview Vineyard</p> <p>To whom it may concern,</p> <p>Over the last few years I have seen a vineyard grow, much hard work, care and maintenance, ironically on small hillside fields I used to try and keep in order for grazing of beef and sheep animals.</p> <p>I was quite shocked that the local residents see a problem with the vineyards proposal, as farmers we are positively encouraged to bring people in to the countryside, I'm a dairy farmer and have diversified to cheese and ice cream production, many people like to support local producers and why not a vineyard. Many people come to walk the Bickerton Hills from afar, these I am sure would love to have the opportunity to buy local produce especially wine, I doubt any of the objections from the local residents would actually be a problem, I can not see much more traffic would come, certainly in the period of Covid Goldford lane became very busy with many people coming to walk the hill, especially with dogs. It has been a little more quiet now, although with many of the local residents working on houses, project developments, the lane has been busy with builders trucks, so in my mind live and let live. The vineyard is very limited in how much it can produce, it's only small, less than 20 years ago we used to haul grass off the hill, tractors and trailers thundering down Goldford lane to Pool Farm or ourselves at XXXXXXXXXXXX, I would say then the lane was a bit wild, but as far as I can remember we had no accidents which given the farm machinery we were using 20-30 years ago is a bloody miracle ... although there were</p>	

	<p>not so many people living on Goldford lane like there is now but certainly the Scout Hut was always a challenge. Well you have my opinion although I'm probably out of the norm of the residents on Goldford lane but I do think that a small business like this should be supported and I'm a little sad the application has caused upset amongst the community.</p> <p>Yours,</p>

Received on	From
2 nd January 2024	Supporter 4
<p>From: XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX</p> <p>Sent: 02 January 2024 22:48</p> <p>To: LICENSING (Cheshire East) <Licensing_CE@cheshireeast.gov.uk></p> <p>Subject: Support for the Fairview Vineyard licensing application</p> <p>To whom it may concern,</p> <p>I would like to show to my support for the Fairview Vineyard licensing application:</p> <p>Fairview Vineyard, Goldford Lane, Bickerton, Malpas SY14 8LL</p> <p>Although I am aware that others have raised concerns, after reading their arguments on a poster in Bickerton, I do not believe that these negative impacts will occur.</p> <p>As frequent walkers on the Sandstone Trail, I am delighted to learn that we will shortly be able to purchase local wine. The small scale of the vineyard, which we have watched developing, means that it could not possibly be a cause of public nuisance or a threat to public safety. I have lived in the local area my whole life, and it's wonderful to see other innovative residents beginning exciting enterprises which will keep walkers and tourists visiting the area for many more years to come, and no doubt patronising other local businesses too; B&B's, restaurants, shops etc, that livelihoods depend on.</p> <p>The increase to car numbers is immaterial in the context of existing visitor numbers each day in the village, visiting the Sandstone Trail, and the application makes clear that no activities will create noise or disturbance to neighbours or the village. In my many years of walking in the lanes and hills close to the vineyard, I have never seen an unaccompanied child on Goldford lane or anywhere in Bickerton and can only conclude that a small business selling local wine does not pose any threat whatsoever to children's safety.</p> <p>The nature of a vineyard tour and wine tasting, as well as the clientele such an event attracts, means that you taste a very small amount of the product and then purchase bottles to take home. I do not believe that the business or events suggested in this application will result in incidences of drink driving, but instead broaden the appeal of the area to the walkers and tourists already looking to visit. Fairview Vineyard will strengthen our rural economy, which is crucial to us all in the locality.</p> <p>Thank you for taking the time to consider my opinion on this application.</p>	

Licensing Team
Cheshire East Council
Delamere House, Delamere Street
Crewe CW1 2LL

By email: licensing@cheshireeast.gov.uk

2 January 2024

Dear Sirs

Re: Premises Licence Application, Fairview Vineyard, Goldford Lane, Bickerton SY14 8LL

I wish to make the strongest possible objection to the grant of the above licence application, on the grounds of that it will present a threat to public safety, and to the safety of children in particular, and risks creating a serious public nuisance by introducing commercial activity and greatly increased volumes of traffic into an outstandingly beautiful rural location valued by me and very many others for its unspoilt tranquillity.

My specific objections are to:

Increased numbers of commercial vehicles and private cars on a totally unsuitable road.

Goldford Lane is a narrow, twisting, single track road with few passing places, and I traverse it very regularly [REDACTED] Local residents know that extreme caution is required when driving along the Lane, but near collisions with delivery drivers and others who are unfamiliar with the route are a frequent occurrence. Granting a premises licence that will generate greatly increased volumes of traffic from outside the area, to collect wine orders or to attend vineyard tours and tastings, guarantees that many more drivers will be on the Lane who are not aware of the risks and will also, in many cases, be under time pressure to arrive for a pre-arranged appointment. This is quite literally an accident waiting to happen.

Danger to children. [REDACTED] and there are numerous other children living along the Lane, which is narrow and has no separate footway. Any increase in traffic from outside the area will greatly increase the significant dangers children already face when walking or cycling along the road. In addition, the Sandstone Scout Hut on Goldford Lane houses not only the local Beavers, Cubs, Scouts and Explorers groups, but also visiting and camping groups of children from many other areas. Orienteering exercises frequently involve children walking along Goldford Lane and increased traffic will put them at a heightened and unacceptable risk.

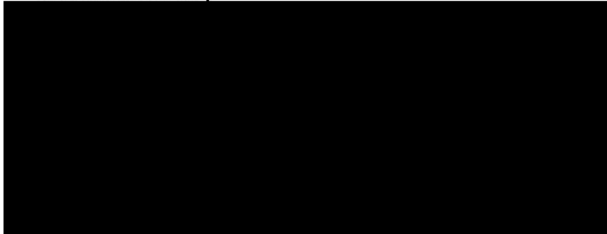
Danger to walkers, cyclists and horse riders. Bickerton Hill, adjoining Goldford Lane, is an extremely popular National Trust property and Site of Special Scientific Interest already attracting very large numbers of visitors by car, bike, on horseback and on foot. Walkers, cyclists and horse riders are frequently encountered on the Lane and need to be passed with care. Encouraging large additional numbers of drivers from outside the area to drive down

the Lane adds greatly to the risks these groups already face, and will endanger the peace and tranquillity that is central to the appeal of Bickerton Hill to its visitors.

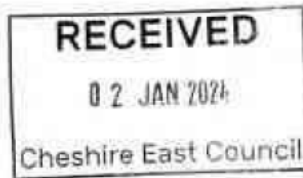
Encouragement of drink driving. Fairview Vineyard is in a thoroughly remote location with zero access to public transport. Visitors to its proposed wine tastings will almost inevitably reach them by private car. In view of the dangerous nature of the only access road already outlined, and the risks to children and other road users, I believe that there should be no question of granting a licence that would encourage drivers onto the Lane with their reactions impaired by consuming any quantity of alcohol.

For all the above reasons, I believe that Cheshire East Council **MUST** refuse this licence application – and I write this as an entrepreneur who is ordinarily disposed to be sympathetic to small businesses seeking to grow. Fairview Vineyard, however, has been developed in a location which is simply completely unsuitable for commercial exploitation on the lines its owners propose by virtue of the inadequacy of its road access, the beauty of the surrounding countryside, and the high levels of road usage by children and other vulnerable groups that this beauty attracts.

Yours faithfully



23/12/23



Re premises licence Application - Fairview vineyard Goldford lane
Bickerton SK14 8LL

Dear Sirs,

I object to the above application on the following grounds

- ① Goldford lane is to all intents and purposes a single track lane which leads to national trust Bickerton Hill. Families come to walk on the hill after walking the lane to gain access onto the hill. Traffic is heavy at weekends and School holidays especially post covid. with people enjoying the relative peace and quiet to walk their dogs and children. This lane is also on the national cycle route. meaning bikes are seen on a regularly.
- ② The track leading up to Fairview is also a public footpath used by locals walking and visitors alike. Horse riders are regular users as well. The lane is laid to loose stone making it unstable if a car has to brake hard.
- ③ This lane is now home to families with young children who sometimes wander onto the lane. The increase in traffic especially cars on a deadline to get to vineyard for wine tasting and tours is a dangerous mix.

- (4) The majority of residents including myself are over the age of 60. So we are not so quick on our feet as we once were. So getting out of the way of impatient car owners could result in tripping and getting hurt or worse.
- (5) The state of the lane now is not good it has not been touched by the council in at least 25 years. Increase in traffic will result in even worse condition.
- (6) Drinks licence - who will be monitoring this. We are well aware drinking in the countryside is not a lot of people take as they know police not always out and about. So will the police take a more proactive stand. I hope so.
- (7) This application was only brought to my attention on the 20th Dec. Was it hoped it would be buried in the Christmas holidays. I hope not.

This Application is not suitable for this area given the points listed.



Dear Licensing Authority,

Thank you for sight of the Representations, both for and against this Application. We write to put this almost de minimis application into context going forwards:

The applicant has never had any intention of hosting 40 persons every Saturday and Sunday of the summer. This is her home as well as a small-scale vineyard and she has no intention to turn it into a venue of the type or on the number of occasions per year suggested in the adverse Representations.

The intention is to have a maximum of four Vineyard Tours & Tastings per month during the summer on two weekend days only in any one month with a strict limit on the number of visitors per event and the number of vehicles permitted.

To hopefully provide such reassurance to the adverse Representors, we offer to amend the application to read that:

Vineyard Tours & Wine Tastings at which On Sales may take place will operate on any two days only, Saturdays or Sundays only, in each of the months of June, July, August and September only, with a maximum number of 12 visitors on any one Tour.

Visitor vehicles for any one Tour shall not exceed 6.

All Tours will be pre-booked.

There shall be a maximum of two Tours on any one day, each of a maximum duration of two hours and with a minimum interval between Tours of two hours.

No visitors are to arrive or be collected to/from the site by PSV's.

This proposal to amend the Application means in practical terms that on a maximum two days per month through the four summer months there will be a maximum of 24 visitors and 12 vehicles visiting the site, arriving on two occasions separated by a two-hour gap, resulting in a maximum of 12 persons on site with 6 cars at any one time.

Consequently, any ON Sales made in accordance with this Licence, will be minimal and the prospect of any major or disrupting effect on the area is obviated.

The part of the Application concerning Off Sales continues unchanged.

We would be obliged if you would place this proposed amendment before the Representors and any forthcoming Licensing Sub Committee.

Thank you very much.

Kind Regards

Nick SEMPER

Director

TL Guys Ltd

t/a The Licensing Guys



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