

Licensing Sub Committee

Agenda

Date: **Monday, 12th January, 2026**

Time: **2.00 pm**

Venue: **The Capesthorne Room - Town Hall, Macclesfield, SK10 1EA**

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 at the foot of each report.

Please Note: This meeting will be live streamed. This meeting will be broadcast live, and a recording may be made available afterwards. The live stream will include both audio and video. Members of the public attending and/or speaking at the meeting should be aware that their image and voice may be captured and made publicly available. If you have any concerns or require further information, please contact Democratic Services in advance of the meeting.

PART 1 - MATTERS TO BE CONSIDERED WITH THE PUBLIC AND PRESS PRESENT

1. Appointment of Chair

To appoint a Chair for the meeting.

2. Declaration of Interests

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 new Premises Licence; 15 Market Place, Macclesfield SK10 1AG - Heist Bar Company Limited (Pages 7 - 22)

To consider the above application - *Appendices 1 and 2 are to follow.*

Membership: Councillors A Heler, A Moran and J Place

For requests for further information

Contact: Karen Shuker

Tel: 01270 686459

E-Mail: CheshireEastDemocraticServices@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 to make observations on the application 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	<p>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.</p> <p>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.</p>

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

Licensing Sub-Committee

12th January 2026

**Application for a new Premises Licence;
15 Market Place, Macclesfield SK10 1AG
– Heist Bar Company Limited**

Report of: Chris Allman – Director of Planning and Environment

Ward(s) Affected: Macclesfield

Purpose of Report

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

15 Market Place, Macclesfield SK10 1AG

Executive Summary

- 2 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 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

- 3 On 12th November 2025 an application was received by the Licensing Department for a new Premises Licence in respect of a premises known a 15 Market Place, Macclesfield SK10 1AG to be known as part of the business name HEIST BAR COMPANY LIMITED.
A copy of the full application and plan is attached to this report at **Appendix 1**.
- 4 Licensing records show the Premises originally submitted the application on 6th October 2025, but this was rejected due to issues with the publication section for the application, the application was re-submitted.
- 5 Images provided by the application in which the premises is located is attached to this report at **Appendix 4** which evidences the area in which the applicant applies to be licenced.
- 6 The applied hours and additional detailed information are documented in **Appendix 1** on pages six to eleven.
- 7 The applicant provided a detailed response by way of email to the objection in which documents discussion they had had with Environmental Heath in respects of agreed conditions. Considerations must be given that we only apply the conditions to activities in which are regulated. Conditions cannot be enforced for deregulation activities; as these are not licensable. The email is found on **Appendix 2**.

Consultation and Engagement

- 8 The application was sent for consultation on 14th November 2025. The last date for representations to be made was 12th December 2025.
- 9 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 provided by the applicant on 15th November 2025 and confirmed to be present, and met the requirements under the regulations. The Public Notice has also been duly advertised in the Messenger, as required.
- 10 Responsible Authorities:

The Licensing Authority has received in **Appendix 5** documentation from Environmental Health for recommendations of approval of the licence with conditions on the licence already agreed by the applicant.

11 Other Persons:

The Council received one representation against the application, from a member of the public which will be set out in **Appendix 3**.

Reasons for Recommendations

- 12 The Licensing Sub-Committee has the power to determine this application in accordance with the provisions of the Licensing Act 2003 and the Council's Constitution.
- 13 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

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

Implications and Comments

Monitoring Officer/Legal

- 15 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.
- 16 In accordance with the provisions of section 18 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.
- 17 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.

18 Members are reminded that should any conditions be added or amended, they should be practical, enforceable and appropriate to promote the Licensing Objectives.

19 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.

20 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.

21 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.

22 Finally, Members are also reminded that in determining the application, consideration also needs to be given to:

23 The rules of natural justice

24 The provisions of the Human Rights Act 1998

Section 151 Officer/Finance

25 There are no financial implications

Policy

26 The Licensing Authority has adopted a Statement of Licensing Policy in accordance with section 5 of the Licensing Act 2003.

27 The Licensing Authority must also have due regard to the guidance issued under section 182 of the Licensing Act 2003.

28 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.

Risk Management

29 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.

Other Implications

29 No other implications

Access to Information	
Contact Officer:	Jake Orr – Licensing Officer Licensing@cheshireeast.gov.uk
Appendices:	Appendix 1 – Application & Plan Appendix 2 – Email from applicant response to objection Appendix 3 – Representations from member of the public Appendix 4 – Images of licensable area/map Appendix 5 – Representations from Environmental Health
Background Papers:	Revised Guidance issued under section 182 of the Licensing Act 2003 (publishing.service.gov.uk) Council's Statement of Licensing Policy published under section 5 of the Licensing Act 2003 Licensing Act 2003 The Licensing Act 2003 (Hearings) Regulations 2005

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Relevant Representations

1	Received on	From
19/11/2025		XXXXXXXXXXXXXXXXXXXXXXXXXXXXXX
<p>Dear Mr Haskell,</p> <p>Thank you for your email. I am writing to make representations in respect of the resubmission of the proposed application for a premises licence at 15 Market Place, Macclesfield SK10 1AG by Heist Bar Company Ltd.</p> <p>BACKGROUND</p> <p>I am the owner of the XXXXXXXXXXXXXXX which comprises XXXXXXXXXXXXXXX (tenanted apartments), XXXXXXXXXXXXXXXXXX, and XXXXXXXXXXXXXXX (tenanted apartments). The Market Place side of my property XXXXXXXXXXXXXXXXXX. The property also has an open courtyard at the rear of the building and an open terrace for residential use. Bedroom windows open onto the courtyard. The Market Place elevation has a mix of bedroom and living room windows. Please see the marked up plan and pictures which illustrate the relationship of these areas to 15 Market Place.</p> <p>The application incorporates licensable activities that include the sale of alcohol, provision of late night refreshments and provision for playing recorded music until 1am Thursday to Saturday and potential for live music on an external terrace with performance stage, 7 days a week until 10pm and including the afternoon on a Sunday .</p> <p>Venue capacity, according to the drawings, is up to a total of 216 people made up of 124 within the building and 92 on the open terrace.</p> <p>REPRESENTATIONS</p> <ol style="list-style-type: none"> 1. Prevention of Crime and Disorder <ul style="list-style-type: none"> a. Under the licence proposal, the building can accommodate up to 216 people. On nights where last orders are 1pm, it will take some time to clear the premises and any tables outside the property and for 200+ customers to disperse with high potential for customers loitering well past the 1pm time causing considerable disturbance to the residential tenants in my building and others in the surrounding area. b. The plan that accompanies the application incorporates an alteration to the front elevation to instal sash windows to allow through serving. The assumption is that in addition to this application there will be an application for a pavement licence otherwise why would you make this alteration. The concern is the disturbance that a pavement licence will create into the early hours and the negative impact that it will have on the bedroom and living areas of the occupiers of adjacent apartments. 2. Prevention of Public Nuisance <ul style="list-style-type: none"> a. The above comments raise the same issue in regard to prevention of public nuisance and specifically to antisocial noise and behaviour generated by the proposed late night operation. b. Furthermore, there is the intention to utilise a flat roof area at the rear of the property (green on the attached plan) for a terrace to incorporate a bar and stage area for live or recorded music that can accommodate up to 92 people. This proposed terrace backs onto the rear of my apartments and courtyard that incorporates bedrooms, a residential terrace, and a number of other residential apartments under different ownership. Please see the attached pictures which show the relationship between the proposed 		

	<p>terrace and the terrace and habitable windows of my property. Please note the other rear elevation windows of properties on Chestergate where the upper floors are residential use. To my knowledge, there are also apartments under different ownership at The Guild Hall (9 units see picture of its rear elevation that backs onto the courtyard, 2 King Edward Place and 3/5/7 Market Place which would all be severely impacted by this proposal.</p> <p>3. Public Safety – The flat roof area that intends to occupy up to 92 persons has a very low parapet upstand and is narrow in width. The plan does not incorporate any safety measures to prevent customers falling off the roof. The attached picture illustrates the flat roof, the narrowness of this area and lack of fall protection.</p> <p>In summary, the issue is not the bar use, more so a bar operating with a potential capacity of 216 persons, extended late night operations that include outdoor staging of live and recorded music on an external terrace and in a mixed use environment that will impact the quiet enjoyment of adjoining residential users. We request the opportunity to discuss this application further with the applicant with a view to understanding more about how they plan to mitigate noise nuisance within the existing flats next door to them, from activities inside the premises, on the terrace and at closing. We would at the very least expect to see all of these measures suitably addressed with robust conditions and consideration given to exclusion of activities on the external terrace, a considerable reduction of the licencing hours and conditions on a pavement licence that limits numbers and cessation of outdoor activity to a time in the early evening.</p> <p>Please confirm receipt of this representation..</p> <p>Yours sincerely</p> <p>XXXXXXXXXXXXXXXXXXXXXXXXXXXX</p>
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REFERENCES

All observations used for analysis are site and year seasonal from this clustering.

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PROJECT:
15 MARKET PLACE
CLIENT:
BEAUMONT
DATE:
AUGUST 2025

DRAWING TITLE: PROPOSED LICENSING PLANS - REV A	
DRAWING NO: 197.A.004	SCALE: 1:75 @ A1
DRAWN BY: AFR	CHECKED BY: **

JAMES
GRAY









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LICENSING ACT 2003
Environmental Health Consultation
Response



Working for a brighter future together

EP Ref: ELL

Date Received: 15/11/2025

Name of Applicant: Thomas Beaumont

Address to which application relates: Heist Bar, 15 Market Place, Macclesfield

Conversion: Variation: New:

	Approve
x	Approve with Conditions
	Object to Section(s)

LICENSING OBJECTIVE: PREVENTION OF PUBLIC NUISANCE

In order to protect the interest of local residents and to ensure that the licensing objective of public nuisance prevention is upheld, all necessary steps shall be taken to ensure that any noise from the premises shall not be at a level which could cause a noise nuisance at the boundary of the nearest residential premises, therefore:

1. No live music to be played on the first floor outside terrace after 21.00 hours on any day
2. No recorded music to be played on the first floor outside terrace after 22.30 hours on any day
3. No patrons to be on the first floor outside terrace area after 23.00 hours on any day

INFORMATIVES

PLANNING PERMISSION

- It is your responsibility to obtain other consent/planning permission/approvals which may be required in addition to the necessary Premises Licence.
- There are sometimes circumstances where planning conditions have been set which may impact on your activities. If the Planning Permission and the Premises Licence differ; for example where the Planning Authority have set a terminal hour which is earlier than those conditioned by the Premises Licence; you must abide by the earlier time otherwise you leave yourself open to enforcement action.

FOOD BUSINESS OPERATIONS

- Anyone starting a new food business must register with the Council **at least 28 days before** you start any food operations. You can register your food business online via GOV.UK. If you have premises in more than one local authority area, you must register with each authority separately.

Signed: B Lomas, Enforcement Officer, Environmental Protection

Dated: 20th November 2025

Direct Dial: 01625 383817

Email: Brenda.lomas@cheshireeast.gov.uk