

# Licensing Act Sub-Committee

## Agenda

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<b>Date:</b>	<b>Thursday, 25th October, 2018</b>
<b>Time:</b>	<b>10.00 am</b>
<b>Venue:</b>	<b>Committee Suite 1,2 &amp; 3, Westfields, Middlewich Road, Sandbach CW11 1HZ</b>

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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.

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

### **PART 1 – MATTERS TO BE CONSIDERED WITH THE PUBLIC AND PRESS PRESENT**

1. **Appointment of Chairman**

To appoint a Chairman for the meeting.

2. **Declarations of Interest**

To provide an opportunity for Members and Officers to declare any disclosable pecuniary and non-pecuniary 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 the Review of a Premises Licence: Knutsford Masonic Club, Leicester Warren Hall, Bexton Lane, Knutsford WA16 9BQ (Pages 7 - 136)**

To consider an application for the review of a Premises Licence for Knutsford Masonic Club, Leicester Warren Hall, Bexton Lane, Knutsford WA16 9BQ.

### **THERE ARE NO PART 2 ITEMS**

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For requests for further information

**Contact:** Julie Zientek  
**Tel:** 01270 686466  
**E-Mail:** [julie.zientek@cheshireeast.gov.uk](mailto:julie.zientek@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.

<b>1</b>	<b>Chairman</b>	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)
<b>2</b>	<b>Licensing Officer</b>	Will introduce and summarise the application, highlighting areas of contention or dispute.
<b>3</b>	<b>Committee Members</b>	May ask questions of the Licensing Officer
<b>4</b>	<b>Applicant</b>	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	<b>Responsible Authorities</b>  (who have made representations)	Each in turn may ask <u>questions</u> of the applicant, by way of clarification.
6	<b>Other Persons</b>  (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	<b>Committee Members</b>	Each in turn may ask <u>questions</u> of the applicant.
8	<b>Applicant</b>	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	<b>Responsible Authorities</b>	Will make their representations.
10	<b>Applicant</b>	Or his representative or witnesses to ask <u>questions</u> of Responsible Authorities represented at the meeting, by way of clarification.
11	<b>Other Persons</b>  (who have made representations)	May ask <u>questions</u> of the Responsible Authorities represented at the meeting, by way of clarification.  <b>(Note: This is not the point at which they should be stating their objections.)</b>
12	<b>Committee Members</b>	May ask <u>questions</u> of the Responsible Authorities represented at the meeting
13	<b>Other Persons</b>  (who have made representations)	Those who have objected to the application will be invited <b><u>to make observations on the application</u></b> and present the bases of their objections.
15	<b>Applicant</b>	Or his representative or witnesses may ask <u>questions</u> of the other persons, by way of clarification.
16	<b>Committee Members</b>	May ask <u>questions</u> of the other persons.
17	<b>Chairman</b>	To invite both <b>Responsible Authorities</b> and <b>Other Persons</b> to make their closing addresses.
18	<b>Applicant</b>	Or his representative will <u>briefly summarise the application</u> and comment on the observations and any suggested



		conditions.
19	<b>Committee</b>	<u>Will retire</u> to consider the application. The Committee may request the Legal Advisor to advise on legal issues.
20	<b>Committee</b>	<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.



*Working for a brighter future together*

## **Licensing Act Sub Committee**

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**Date of Meeting:** 25 October 2018

**Report Title:** Application for a Review of the Premises Licence at Knutsford Masonic Club, Leicester Warren Hall, Bexton Lane, Knutsford, WA16 9BQ

**Senior Officer:** Frank Jordan - Executive Director Places

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### **1. Report Summary**

- 1.1. The report provides details of an application for the Review of a Premises Licence under section 51 of the Licensing Act 2003 and outlines the evidence presented by the parties in relation to the Review.

### **2. Recommendation/s**

- 2.1. The Licensing Act Sub-Committee is requested to determine the application for the Review of a Premises Licence made by Mrs Adele Wright, a local resident, in respect of:

**Knutsford Masonic Club, Leicester Warren Hall, Bexton Lane,  
Knutsford, WA16 9BQ**

- 2.2. Members of the Licensing Sub-Committee are requested to consider the Review application and any relevant representations and determine what steps, if any, it considers are appropriate to promote the Licensing Objectives.
- 2.3. Acting in the capacity of 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:
  - a) Prevention of Crime and Disorder
  - b) Public Safety
  - c) Prevention of Public Nuisance

d) Protection of Children from Harm

- 2.4. The Sub-Committee in respect of this application must have regard to the Guidance issued under Section 182 of the Licensing Act 2003 and the Council's Statement of Licensing Policy.
- 2.5. Finally, Members are also reminded that in determining the application in accordance with the Licensing Act 2003, Members must also have regard to:
  1. The rules of natural justice
  2. The provisions of the Human Rights Act 1998

**3. Reasons for Recommendation/s**

- 3.1. 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.

**4. Other Options Considered**

- 4.1. No other options have been considered. This matter is appropriate for determined by the Sub-Committee in line with statutory requirements and the Council's Constitution.

**5. Background**

- 5.1. On 28<sup>th</sup> July 2018 an application for a Review of the Premises Licence for Knutsford Masonic Club was received from Mrs Adele Wright. The grounds for the Review and supporting evidence are set in the application (appendix 1).
- 5.2. A copy of the Premises Licence setting out the current licensable activities and conditions is attached at appendix 2.
- 5.3. Within the prescribed consultation period in relation to the Review, the Licensing Authority has received two representations from other persons (as defined in the legislation). No representations have been received from any of the Responsible Authorities. Attached at appendix 3.
- 5.4. In reviewing the Premises and making its decision, the Licensing Act Sub-Committee must have regard to the application and relevant representations. The Sub-Committee may take such steps referred to in paragraph 6.1.2 (if any) as it considers appropriate for the promotion of the Licensing Objectives.

## **6. Implications of the Recommendations**

### **6.1. Legal Implications**

6.1.1. The Licensing Act 2003, at section 52 (2), prescribes that before determining an application for Review the Licensing Authority must hold a Hearing to consider the application and any relevant representations.

6.1.2. Furthermore, section 52(3) of the Licensing Act 2003 states that the Licensing Authority may take steps that it considers appropriate to promote the Licensing Objectives. The steps set out within the legislation are:

**a) Modify the conditions of the Licence**

The conditions of the Licence are modified if any of them are altered or omitted or a new condition is added. The Sub-Committee can also include a requirement that unregulated entertainment becomes regulated again between the hours of 8am and 11pm if appropriate

**b) Exclude a Licensable Activity from the scope of the Licence**

The Sub-Committee may decide that it is appropriate to remove one or more of the Licensable Activities

**c) Remove the Designated Premises Supervisor**

**d) Suspend the Licence for a period not exceeding three months**

**e) Revoke the Licence**

6.1.3. Members are reminded that if any conditions are modified or included on the Licence, they must be practical, enforceable and appropriate to promote the Licensing Objectives.

6.1.4. By virtue of section 52(11) of the Licensing Act 2003, any decision of the Sub-Committee does not have effect:

a) Until the end of the period given for appealing the decision or

b) If the decision is appealed, until the appeal is disposed of

### **6.2. Finance Implications**

6.2.1. There are no financial implications

### **6.3. Policy Implications**

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

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

6.3.3. 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.

**6.4. Equality Implications**

6.4.1. There are no direct equality implications

**6.5. Human Resources Implications**

6.5.1. There are no human resources implications

**6.6. Risk Management Implications**

6.6.1. The Licensing Sub-Committee will the application and any relevant hear representations. Section 181 and Schedule 5 (part 3) of the Licensing Act 2003 make provision for appeal to the Magistrates' Court of any decision made by the Licensing Authority.

**6.7. Rural Communities Implications**

6.7.1. There are no direct implications for rural communities.

**6.8. Implications for Children & Young People**

6.8.1. There are no direct implications for children and young people.

**6.9. Public Health Implications**

6.9.1. There are no direct implications for public health.

**7. Ward Members Affected**

7.1. Knutsford – Councillor Tony Dean

7.2. Knutsford - Councillor Stewart Gardiner

7.3. Knutsford – Councillor George Walton

7.4. Knutsford – Councillor Hayley Wells-Bradshaw

**8. Consultation & Engagement**

8.1. In accordance with the Licensing Act 2003 Notices advertising the Review and giving the grounds and date by which any representations can be

made have been placed at the premises, on our website, and in our main building.

- 8.2. The Licensing Team was made aware that the review application was not served correctly on the premises licence holder. Following consultation with the Council's Legal Team it was determined that the time period for calculating the date of hearing be adjusted. This was to allow the premises licence holder sufficient time to prepare their response to the application.
- 8.3. The Licensing Team is also aware that the parties have undertaken mediation to attempt a resolution that is satisfactory. If an agreement is reached it would need to be considered by the Sub-Committee and ratified by Members before a change to the licence could be made. Any agreed changes not reflected in a change to the licence would not be enforceable.

## **9. Access to Information**

- 9.1. The background papers relating to this report can be made available by contacting the report writer.

## **10. Contact Information**

- 10.1. Any questions relating to this report should be directed to the following officer:

Name: Jennifer Knight

Job Title: Senior Licensing Officer

Email: [Jennifer.knight@cheshireeast.gov.uk](mailto:Jennifer.knight@cheshireeast.gov.uk)

## **APPENDICES**

Appendix 1 – Review Application

Appendix 2 – Premises Licence

Appendix 3 – Representations from 'Other Persons'

Appendix 4 – Map of Area

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**Application for the review of a premises licence or club premises certificate under the  
Licensing Act 2003**

**PLEASE READ THE FOLLOWING INSTRUCTIONS FIRST**

Before completing this form please read the guidance notes at the end of the form.  
If you are completing this form by hand please write legibly in block capitals. In all cases ensure that your answers are inside the boxes and written in black ink. Use additional sheets if necessary. You may wish to keep a copy of the completed form for your records.

I **[REDACTED]** .....

*(Insert name of applicant)*

**apply for the review of a premises licence under section 51 / apply for the review of a club premises certificate under section 87 of the Licensing Act 2003 for the premises described in Part 1 below (delete as applicable)**

**Part 1 – Premises or club premises details**

<b>Postal address of premises or, if none, ordnance survey map reference or description</b>	
Knutsford Masonic Club Leicester-Warren Hall Bexton Lane Knutsford Cheshire	
<b>Post town</b> Knutsford	<b>Post code (if known)</b> WA16 9BQ

<b>Name of premises licence holder or club holding club premises certificate (if known)</b>
The Knutsford Masonic Club Leicester-Warren Hall Bexton Lane Cheshire WA16 9BQ

<b>Number of premises licence or club premises certificate (if known)</b>
MBC/PR/0640

**Part 2 - Applicant details**

I am

Please tick ✓ yes

1) an individual, body or business which is not a responsible authority (please read guidance note 1, and complete (A) or (B) below)

☒

2) a responsible authority (please complete (C) below)

☐

3) a member of the club to which this application relates  
(please complete (A) below)

☐

**(A) DETAILS OF INDIVIDUAL APPLICANT** (fill in as applicable)

Please tick ✓ yes

Mr

☐

Mrs

☒

Miss

☐

Ms

☐

Other title

(for example, Rev)

**Surname**

**First names**

**I am 18 years old or over**

Please tick ✓ yes

☒

**Current postal  
address if  
different from  
premises  
address**

**Post town**

Knutsford

**Post Code**

WA16 9BQ

**Daytime contact telephone number**

**E-mail address  
(optional)**

**(B) DETAILS OF OTHER APPLICANT**

**Name and address**

**Telephone number (if any)**

**E-mail address (optional)**

**(C) DETAILS OF RESPONSIBLE AUTHORITY APPLICANT**

Name and address N/A
Telephone number (if any)
E-mail address (optional)

**This application to review relates to the following licensing objective(s)**

- 1) the prevention of crime and disorder
- 2) public safety
- 3) the prevention of public nuisance
- 4) the protection of children from harm

Please tick one or more boxes ✓

<input checked="" type="checkbox"/>
<input type="checkbox"/>
<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>

**Please state the ground(s) for review (please read guidance note 2)**

1. Commercial Events held at the Licenced Premises have caused very serious disturbance amounting to a public nuisance for a significant period over many years.
2. These events have also given rise to anti-social behaviour, some of which are criminal offences, for a significant period, over many years.
3. The events also cause harm to our children, so such that they are deprived of sleep and cannot occupy their bedrooms because of disturbance and cannot enjoy their home.
4. The existing Premises Licence does not promote the licensing objectives:
  - 1) Prevention of public nuisance
  - 2) Prevention of crime and disorder
  - 3) Protection of children from harm
5. The Licensed Premises are not suitable for the events held there.

Please provide as much information as possible to support the application (please read guidance note 3)

1. My husband and I own and live in [REDACTED] Bexton Lane with our two young children who are aged [REDACTED]
2. [REDACTED]  
[REDACTED] In addition to hosting Masonic meetings the Licensed Premises host a multitude of commercial events such as weddings, parties, celebrations and other events. It is these events that cause intolerable disturbance to me and my family, particularly our young children. The amplified music from bands, DJ's, general noise from guests inside and outside the venue and on occasion, speeches are audible so as to be disturbing in our kitchen, our 6 year old daughter's bedroom and in the living room. On occasions all our rooms are affected.
3. My husband and I, supported by neighbours are seeking a review of the Premises Licence number MBC/PR/0640 on the grounds of public nuisance, antisocial behaviour and our children are significantly disturbed and upset by events at the Licensed Premises.
4. The music noise and other noise from the events and anti-social behaviour when guests leave the Licensed Premises is unacceptable.
5. The existing conditions of the Premises Licence are unsuitable and do not promote the licensing objectives. They should be reviewed and revised in accordance with the proposals and conditions in the Vanguardia reports (2) which are annexed to this application.

#### Background

6. [REDACTED] and I purchased our home in August 2006.
7. When the house was purchased the Licensed Premises [REDACTED] was used for masonic functions which were small and caused no disturbance.
8. However, since 2009 my family and I have had to endure the noise and antisocial behaviour caused by a variety of functions at the Licensed Premises. I attach my email to Environmental Health dated 14.02.2010. This disturbance has been frequent and ongoing for a significant period of years and it has been impossible for us to live and enjoy normal family life in our home. When events take place we cannot watch TV, hold conversations and some parts of our home are out of bounds due to noise. On occasions we have had to go out to avoid the noise. This has even happened when friends have visited us. We also suffer from antisocial behaviour, I attach a diary which I was advised by the Council to keep from 2014.
9. This has caused significant emotional stress and anxiety to all of the family which has increased year on year.
10. We have made real efforts to resolve this ongoing issue with the Premises Licence holders and this is reflected in the amount of correspondence sent between us. We have undertaken various meetings with the owners and board of directors but nothing has changed, in fact the position is worse.
11. The emotional impact that the constant noise and antisocial behaviour from events has caused the whole family led us to put our house on the market in May 2014 as we could see no way forward. Unfortunately, we were unable to sell the house.
12. We have complained to the Environmental Health Department who commented in their

letter of 6 November 2014 that if the noise continued they would be minded to serve an abatement notice. However, subsequently Environment Health closed their file because they did not think the disturbance was frequent enough (11 February 2016).

13. We do not agree with the Environmental Health Decision about the frequency of the nuisance and refer to our diary dating back 6 years showing the noise disturbance, antisocial behaviour and disturbance suffered by our children. On any reasonable view our family should not have to endure this.
14. We have complained to Cheshire East Council on several occasions who advised we should keep a noise diary. They also advised that we should log our complaints with the Police. We do this notwithstanding it seems pointless because the police do not respond.
15. There is no proper management of the Licensed Premises or consideration for the neighbouring properties despite our continuous complaints. There is no control in the Premises Licence over the number of events that can be held or their frequency. There are no levels regarding the volume of music or the PA system. There are limits to the hours the venue can operate but these hours are not adhered to. Even when the music stops noise continues from patrons leaving the premises and staff cleaning up. There is a condition about closing windows but this is useless when they have fire escape doors open.

The hours that they are allowed to operate are clearly too long. They can hold events 365 days a year, from 10 am until 1 am on Fridays and Saturdays, 10am to midnight Mondays to Thursday and Midday to 11pm on Sundays. The hours for licensable activities are a little shorter but clearly too long and even then, these are exceeded.

In addition to the noise and disturbance we are exposed to which is noted in the diary there is anti-social behaviour as well. For example, on 17 November 2017 at 23.07 a male from a function was urinating against the back wall of our house outside of our kitchen window. Between the hours of 00.39 – 00.43 a group of approximately 12 males stood directly outside of the kitchen window. One male put his head to our kitchen window, looked into our kitchen and gave a wave. This anti-social behaviour is extremely intimidating and is completely unacceptable.

16. We appointed Vanguardia acoustic experts in 2016. The first Vanguardia report we commissioned determined that the Licensed Premises were unsuitable for the events that were being held and continue to be held. It recommended a number of measures and alterations to the Licensed Premises that should be carried out to prevent noise nuisance and so it would be for purpose as an entertainment venue. None of this work has been carried out.
17. A second report was commissioned in 2018. In this more recent report Mr King has analysed the diary of disturbance which we have endured which he considers amounts to a public nuisance. He experienced the conditions in our house when an event was taking place at the Licensed Premises and considered that the noise was so loud and intrusive that nuisance was being caused.
18. The existing Premises Licence is virtually silent on the management of music noise, antisocial behaviour and the general management of the Licensed Premises. Therefore, a set of conditions have been suggested in the Vanguardia Second Report 2018 at page 17, in addition to improvements to the Licensed Premises suggested in the Vanguardia First Report 2016 which will properly promote the licensing objectives.
19. We do not wish to prevent the Licensed Premises holding a limited number of properly managed events over reasonable hours which do not cause unreasonable disturbance and antisocial behaviour to our family.

20. To achieve this the Premises should be required to:

- 1) Make the appropriate improvements listed by Vanguardia in its Report, dated 2016.
- 2) The Premises Licence should be varied to include the conditions proposed in the Vanguardia Report dated July 2018 at page 17.

21. The above are reasonable and appropriate to promote the Licencing objectives.

22. I would like to highlight the significant disturbance we have had to endure since the end of April 2018. You will see from the diary attached that events have been held on 28 April, 5 May, 12 May, 17 May, 19 May, 27 May, 2 June, 23 June and 14 July 2018 all of which have caused significant disturbance and none of which have been properly managed. Clearly the position is deteriorating and the levels of disturbance and anti-social behaviour are increasing. In terms of the upset and disturbance to our children, this is plainly unreasonable. They should not be disturbed by activities at the premises or by people shouting and drinking outside the premises. We should not be disturbed on a regular basis by loud music for several hours from early evening until midnight and then by patrons leaving the premises. It is obvious the conduct of events at the premises is out of control.

23. I attach the following:

- 23.1 Premises Licence (number MBC/PR/0640)
- 23.2 Email to Environmental Health dated 14.02.2010.
- 23.3 Letter from Environmental Health Department dated 6.11.2014 (see second Vanguardia report dated June 2018).
- 23.4 the diary log documenting the disturbance experienced over the course of the past 6 years.
- 23.5 the first accoustic report produced by Warren King from Vanguardia dated 2016 (see second Vanguardia report dated June 2018).
- 23.6 the second accoustic report by Warren King from Vanguardia dated July 2018.
- 23.7 screenshots from the licence holders website of several outdoor fairground functions which have caused significant public nuisance and disturbance.
- 23.8 screenshots from the licence holder's website encouraging guests from the function to stay until 1am.

Please tick ✓ yes

Have you made an application for review relating to the premises before

☐

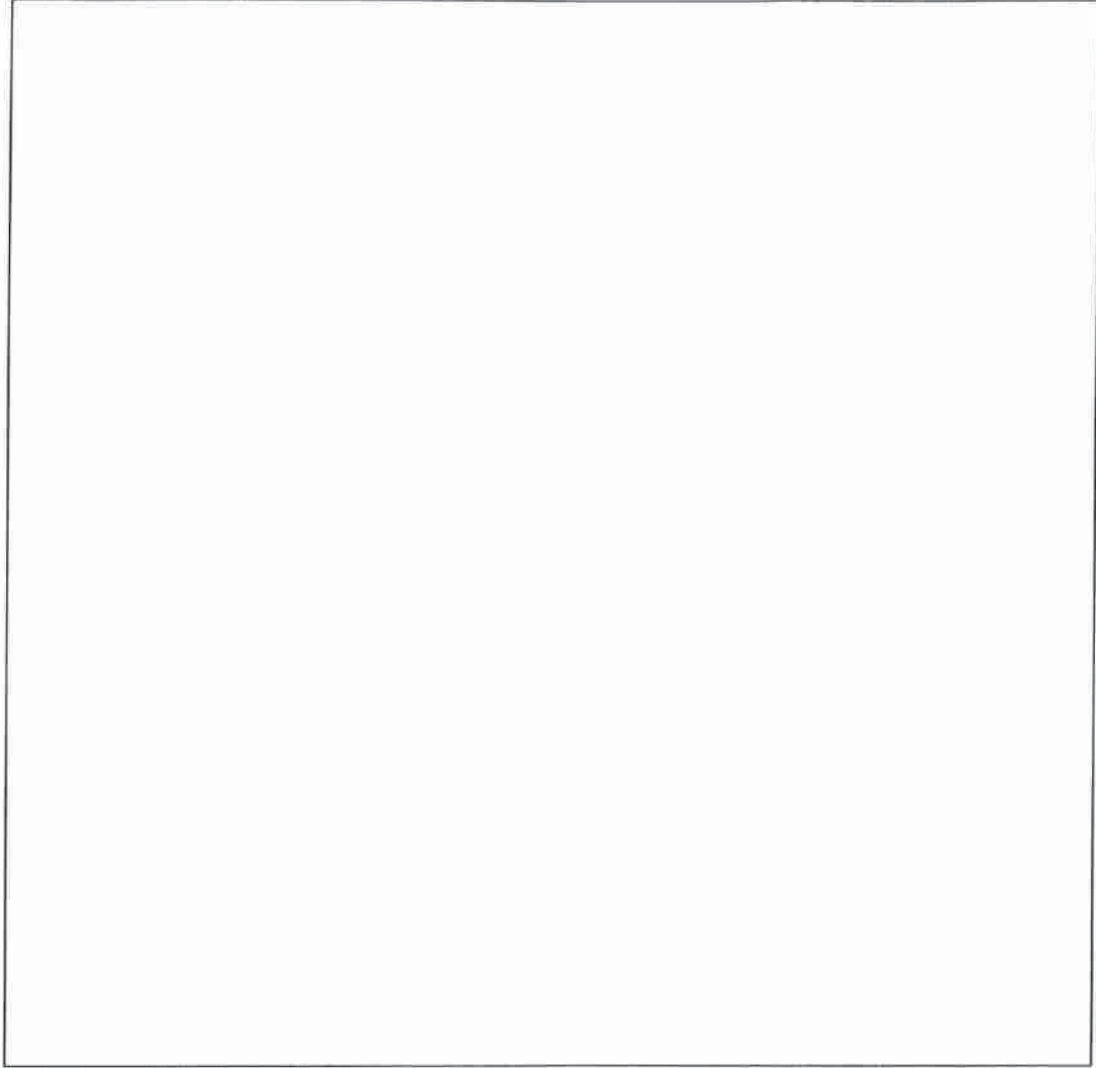
If yes please state the date of that application

Day	Month	Year
<input type="text"/>	<input type="text"/>	<input type="text"/>

**If you have made representations before relating to the premises please state what they were and when you made them**

None other than complaints about noise and anti-social behaviour to the Council and the Police.





Please tick ✓

yes

- I have sent copies of this form and enclosures to the responsible authorities and the premises licence holder or club holding the club premises certificate, as appropriate ☐
- I understand that if I do not comply with the above requirements my application will be rejected ☐

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

**Part 3 – Signatures** (please read guidance note 4)

**Signature of applicant or applicant's solicitor or other duly authorised agent** (please read guidance note 5). **If signing on behalf of the applicant please state in what capacity.**

Signature

[Redacted Signature]

Date

26.7.18

Capacity

APPLICANT

**Contact name (where not previously given) and postal address for correspondence associated with this application** (please read guidance note 6)

Post town

Post Code

Telephone number (if any)

**If you would prefer us to correspond with you using an e-mail address your e-mail address (optional)**

**Notes for Guidance**

1. A responsible authority includes the local police, fire and rescue authority and other statutory bodies which exercise specific functions in the local area.
2. The ground(s) for review must be based on one of the licensing objectives.
3. Please list any additional information or details for example dates of problems which are included in the grounds for review if available.
4. The application form must be signed.
5. An applicant's agent (for example solicitor) may sign the form on their behalf provided that they have actual authority to do so.
6. This is the address which we shall use to correspond with you about this application.



**Extract from the Public Register  
Section 8 Licensing Act 2003**

Premises Licence Number:

MBC/PR/0640

**Part 1 - Premises Details**

Knutsford Masonic Club  
Leicester-Warren Hall  
Bexton Lane  
Knutsford  
Cheshire  
WA16 8BQ

Where the Licence is time limited, the dates:  
Not applicable.

**The times the Licence authorises the carrying out of licensable activities:**

**Live Music** (to take place indoors)  
Monday to Thursday 11.00 to 23.00  
Friday and Saturday 11.00 to 24.00  
Sunday 12.00 to 23.00  
New Years Eve extend hours to 01.00.

**Recorded Music** (to take place indoors)  
Monday to Thursday 11.00 to 23.00  
Friday and Saturday 11.00 to 24.00  
Sunday 12.00 to 23.00  
New Years Eve extend hours to 01.00.

**Performance of Dance** (to take place indoors)  
Monday to Thursday 11.00 to 23.00  
Friday and Saturday 11.00 to 24.00  
Sunday 12.00 to 23.00  
New Years Eve extend hours to 01.00.

**Performance of Plays** (to take place indoors)  
Monday to Saturday 11.00 to 23.00  
Sunday 12.00 to 23.00

**Film Exhibitions** (to take place indoors)  
Monday to Saturday 11.00 to 23.00  
Sunday 12.00 to 23.00

**Sale and supply of alcohol** (to take place indoors)

Monday to Thursday 11.00 to 23.00  
Friday and Saturday 11.00 to 24.00  
Sunday 12.00 to 23.00  
New Years Eve extend hours to 01.00.

**Provision of facilities for making music** (to take place indoors)

Monday to Thursday 11.00 to 23.00  
Friday and Saturday 11.00 to 24.00  
Sunday 12.00 to 23.00  
New Years Eve extend hours to 01.00.

**Provision of facilities for dancing** (to take place indoors)

Monday to Thursday 11.00 to 23.00  
Friday and Saturday 11.00 to 24.00  
Sunday 12.00 to 23.00  
New Years Eve extend hours to 01.00.

**The opening hours of the Premises:**

Monday to Thursday 10.00 to 24.00  
Friday and Saturday 10.00 to 01.00  
Sunday 12.00 to 23.00  
New Years Eve extend hours to 02.00.

**Where the Licence authorises supplies of alcohol, whether these are on and/or off supplies:**

For consumption both on and off the premises.

**Part 2**

**Name, (registered) address, of holder of Premises Licence:**

Knutsford Masonic Club  
Leicester-Warren Hall  
Bexton Lane  
Knutsford  
Cheshire  
WA16 8BQ

**Registered number of holder, for example company number, charity number (where applicable):**

Not applicable.

**Name of designated Premises Supervisor where the Premises Licence authorises for the supply of alcohol:**

Ms Stephanie Jane Dawson

**Personal Licence number and issuing authority of Personal Licence held by designated Premises Supervisor where the Premises Licence authorises for the supply of alcohol:**

Personal Licence Number: 5VR382

Issuing Authority: Vale Royal Borough Council

**Annex 2 - Conditions consistent with the Operating Schedule**

**Prevention of Crime and Disorder**

1. There shall be strict control of all licensable activities to promote the prevention of crime and disorder.

**Public Safety**

2. There shall be strict control of all licensable activities to promote public safety.

**Prevention of Public Nuisance**

3. Speakers shall point away from the adjoining wall and there shall be no amplified music on the party wall.

4. Windows shall be closed after 22.00 hours when regulated entertainment is taking place.

**Protection of Children from Harm**

5. Where there is provided in the premises an entertainment for children, or an entertainment to which the majority of persons attending are children, then, if the number of children attending the entertainment exceeds 100, it shall be the duty of the person providing the entertainment to station and keep stationed wherever necessary a sufficient number of adult attendants formally instructed as to their duties to prevent more children or other persons being admitted to the building or to any part thereof other than the building or part can properly accommodate, and to control the movement of the children and other persons admitted while entering and leaving the building or any other part thereof, to take all reasonable precautions for the safety of the children.

**General – All Licensing Objectives**

6. No intoxicating liquor shall be sold otherwise than to members of the club or a guest of such member, or to persons attending the club for a bona fide pre booked function.

7. Challenge 21 is to be enforced at all times in relation to the sale of intoxicating liquor.

**Annex 3 - Conditions attached after a hearing by the Licensing Authority**

None.

**From:** [REDACTED]  
**Sent:** Wednesday, February 10, 2010 11:05 AM  
**To:** [hamish.roscoe@cheshireeast.gov.uk](mailto:hamish.roscoe@cheshireeast.gov.uk)  
**Subject:**

Dear Mr Roscoe

I would very much appreciate it if you could give me a call in regards to our neighbours who are a masonic lodge and although have an entertainments license have started to attract more parties which are using a DJ. Consequently, although not every night or every weekend the noise level is unbearable when such parties are being held.

I would appreciate any help in resolving this matter.

Yours

[REDACTED]

Date	Start	Finish	Additional Information. For example, type of music / and / or noise heard and anti-social disturbance.
19/07/14	5PM	12AM	All fire doors open, all aspects of the music could be heard, e.g. voice and bass
09/08/14	9PM	12AM	Bass, guitar and drums and DJ. Buffet in entrance to the fire doors, fire doors open with red carpet entrance. Fire doors open at 19.30pm and then when checked are still open at 22.12
16/08/14	8.50PM	12AM	Bass and DJ. Fire doors open with red carpet entrance. At 21.00 windows closed but fire doors remain open at 22.10. Noise increase at 21.30 due to a band. 22.30 – 23.00 – Further noise increase of drums and bass.
23/08/14	10PM	12AM	Bass, music and vocals.
30/08/14	9.30PM	12AM	Bass, singer- generally loud, live band music.
06/09/14	9PM	12AM	Bass, vocals, drums, double fire doors exit open. Increase of volume at 9.30pm and then at 11.30PM.
13/09/2014	9.15PM	12AM	Bass, vocals, drums, double fire doors open with volume increase at 9.50PM.
11/10/14	?	?	<b>Noise monitoring recording equipment installed from the Environmental Health. Correspondence dated 5.5.15 from ██████████, Enforcement Officer notes that 'Bass heard within the complainant's property'.</b>
01/11/14	5pm	5.10PM	Bass and sound check (Band)
01/11/14	5.57PM	6.10PM	Bass and sound check (Band)
01/11/14	8.30PM	11.30PM	Band
15/11/14	8.30PM	12AM	Bass, drums. Double fire doors open and extended with a marque style entrance.
30/11/14	Arriving home at 4.50PM	5.10PM	On arriving home we immediately heard DJ and music with vocals
21/03/2015	Arriving home at 10.40PM	12AM	Bass, drums, vocals (band) with double fire doors open.
28/03/15	6.30PM	12AM	Bass and vocals (band).
18/04/15	9.30PM	11.45PM	Band – bass, drums and vocals. Fire doors open.
25/04/15	2pm and then again at 3pm	Away for the night.	Organ type music (wedding).
03/05/2015	9.45PM	12AM	Bass, general music, noise heard over our television in the lounge. Fire doors open and used as main entrance.
23/05/2015	9.44PM	11.45PM	Fire doors open. Bass and vocals heard.
30/05/15	9.30PM	12AM	Fire doors open. Bass and vocals heard.
06/06/15	10.20PM	12AM	Bass, guitar, vocals, cello and drums. Fire doors open.
20/06/15	9.30PM	12AM	Environmental health officer present. Comments that music could be heard.



05/09/15	9PM	12AM	Vocals and instrumentals. Fire doors open.
12/09/15	8.35PM	12AM	Bass, instrumental, vocals. Fire doors open.
26/09/15	9.30PM	12AM	Bass, instrumental, vocals. Fire doors open.
10/10/15	10.30PM	12AM	Bass, instrumental, vocals. Fire doors open.
07/11/15	8.48PM	12AM	Bass, instrumental, vocals. Fire doors open. At 22.15 songs – ‘Superstition’ heard. At 22.21 – ‘Buttercup Babe’
11/12/15	10.58PM	12AM	Bass, instrumental, vocals, drums and instrumental. Fire doors open. At 23.10PM song – ‘All I want for Christmas’.
30/01/16	9.30PM	Away for the night.	Vocalist, singer, band. At 21.30 ‘Brown Eyed Girl’
20/03/16	4PM	Away for the night.	4pm – Man and banjo. 4.20PM telephoned Kate Shenton to request the music be turned down. No answer /reply. 4.40PM Telephoned Kate Shenton, message left to reduce music, no reply. At 4.52PM ‘My Way’ Sinatra.
09/04/16	Returned home at 11.30PM	12AM	Bass, vocals and DJ. Fire doors open.
14/05/16	8.25PM	Away for the night.	Compare / DJ. Very clear music heard.
25/06/16	9.25PM	12AM	At 21.45 Elvis singer. Dave went to complain and request music turned down. Music not reduced. 21.57 – ‘Viva Las Vegas’
07/07/16	8PM	12AM	Bass
16/07/16	9.45PM	12AM	Bass, instruments, vocals. 22.21 – ‘Living on a Prayer’ Bonjovi.
23/07/16	?	?	90 <sup>th</sup> afternoon party. Smashed beer bottles found the next morning. We cleared up the glass and mess.
06/08/16	?	?	From early afternoon an all-day fun fair with dodgems and loud PA system playing music and announcements outside on the bowling green and, car park and drive way. This then became a disco in the hall in the evening. The double fire doors open throughout.
17/09/16	8PM	12AM	Bass, DJ and vocals.
08/10/16	8.10PM	12AM	Bass, DJ and vocals.
10/12/16	9.45PM	12AM	Vocals, bass, DJ. Band
14/01/17	9.38PM	12AM	Bass, vocals, instrumentals (band)
18/02/17	8.15PM	12AM	Extremely loud bass. A text to Kate to reduce the music.
18/03/17	?	12AM	On returning home we heard ‘Dancing Queen’ at 23.10
24/03/17	8.45PM	12AM	Bass, voices of the guests in the hall. Songs – 23.21 - ‘Don’t stop me now, I’, having such a good time’.

			Adult guests sat on the bowling green outside of our house. 1AM – Guests on the bowling green – noise heard.
25/03/17	7.30PM / 9.44PM	12AM	DJ. 23.24 Significantly loud bass.
06/05/17	8.15PM	Away for the night.	
13/05/17	?	12AM	On returning home we could hear bass and DJ.
27/05/17	?	?	Dance music, bass. Adult guests stood outside of the kitchen window. 22.08 – Text Kate Shenton to notify her.
03/06/17	8PM	12AM	20.30 – ‘Mysterious Girl’. Significantly loud bass and vocals. Can clearly hear individual songs and lyrics. A marquee around the double fire door entrance and fire doors open wide. Serving food, people stood outside eating and drinking. 21.38 ‘Get Lucky’ Daft Punk. 21.20 ‘Can’t help the Feeling’ Justin Bieber 21.39 ‘Never Going to Give you up’ Rick Astley 22.13 <b>Police called to make a noise complaint. Log number 1048 3/6/17</b> 22.43 – Guests playing crochet on the bowling green. 22.57 – ‘Shut and Dance with me’ 23.00 – 6 Year old son woken up and asking ‘What’s that noise?’ Additional songs heard – Human League ‘Don’t You Want me Baby?’
10/06/17	9.10PM	12.07AM	DJ, crowds, songs, bass, music and vocals. 21.34 – ‘Saturday Night’ and then ‘Reach’ S Club 7. Groups of guests stood outside the fire doors. <b>22.12 Police called to report a noise complaint. Log number 1009 10.6.17</b> 00.15 / 0020 – Glass bins and noise of guests leaving and noise of cars.
30/06/17	8.02PM	12AM	21.15 – Song ‘Oh What a Life’ 22.04 – Song ‘Build me up Buttercup’ 22.12 – DJ on the microphone. 23.44 – Song - ‘Up Town Funk’
01/07/17	7.30PM	12AM	20.15 - Live African drums. Fire escape doors open.  <b>21.41 – African drums and level of music. Log to the Police to report a noise complaint. Log number 1021/1.7.17</b>
21/07/17	9.08PM	11.20PM	Fun Fair vans and lorries putting up the fun fair rides and dodgems.
22/07/17	?	?	15.00 – Loud music.

			<p>15.05 – ‘Ain't No Stopping Us Now’</p> <p>15.26 – Loud speakers, DJ / tannoy announcements on PA system.</p> <p>15.30 – [REDACTED] went to Leicester Warren Hall. Spoke with [REDACTED] – Director of 9<sup>th</sup> Events. Asked her to turn off the PA system used by the DJ and also PA music. [REDACTED] refused to turn off either but said she would reduce the volume. She stated that she did not need a licence. Music volume not reduced.</p> <p>Throughout the event adults drinking and smoking near the fire doors and stood outside our kitchen window.</p> <p><b>Police called to log noise complaint. Log number 593/22/7/17</b></p> <p>18.09 - BBQ outside in front of double fire doors. People consuming alcohol and smoking. Smoke from the BBQ</p> <p>18.57 – PA tannoy announcements.</p> <p>Our two children have to be kept up later than normal bedtime because it is too noisy.</p> <p>19.21 – DJ within function room.</p> <p>20.55 – Our young son woken by the funfair equipment being taken down.</p> <p>22.33 – Song ‘Valerie’</p> <p>23.10 – Song – ‘Girls Just Want to Have Fun’ Cindi Lauper.</p> <p><b>23.13 – Call made to the Police to log noise complaint. Log number 1066 22/7/17. DJ voice, bass and volume of music, guest voices heard within the hall and from outside.</b></p> <p>23.49 – ‘Time of My Life’ Dirty Dancing.</p> <p>00.14, 00.24, 00.51 - Guests heard leaving, shouting and singing.</p>
28/07/17	8.30PM	12.00AM	<p>21.04 – Voice using a microphone.</p> <p>21.10 – Bass, musical instruments, guest voices.</p> <p>21.46 – Children / teenagers playing and shouting on the bowling green.</p> <p>23.54 – ‘Can’t Stop the feeling’ and ‘Macarena’</p> <p><b>23.54 – Call to Police to log noise complaint. Log number 1063 28/7/17.</b></p> <p>DJ, music and guests heard inside the hall.</p>
04/08/17	9.35	12AM	<p>21.49 – ‘Happy Birthday’ sung by a male using a microphone.</p> <p>21.53 – significantly loud music, singer and musical instruments.</p> <p>22.07 – Song – ‘I Saw Her Face, now I’m a Believer’</p> <p>DJ using a microphone throughout the night.</p> <p>23.15 – Song – ‘Up Town Funk’</p>

			<b>23.19 – Log to the Police to log a noise complaint.</b> <b>Log number 1112/4/8/17</b> 23.28 Fire doors open.
05/08/17	8.30PM	12.01AM	21.05 – Song – ‘You’re The One I want’ Shania Twain. Double fire doors open. Until 23.00 – Children playing and shouting on the bowling green. 23.40 – Song – ‘Live Forever’ Oasis. 00.01 – Song – ‘Don’t Stop Believing’ 00.27 – Guests heard – shouting, taxis entering and exiting. 00.29 – Trafford Cars Taxis entering and exiting. 00.58 – 01.05 – Taxi engines running, guests shouting and raised voices.
11/08/17	6.36PM	?	18.36 – Male singer ‘Let me Entertain You. Heard word for word throughout the whole house. Song – ‘Don’t Stop Me Now’ – Queen. 18.45 – ‘I Would Walk 10,000 Miles’ 19.00 – ‘My Way’ 19.15 – [REDACTED] left our house to go out for the evening.
12/08/17	9.25PM	?	Vocals, bass, general music. Songs – ‘Get Lucky’ and ‘Lets Twist Again’ 21.40 – Song – ‘Surfing USA’ DJ can be heard on the PA system describing the night’s music. 22.50- Rap song- Bass Significantly loud. 23.20 – Song ‘Just Can’t Get Enough’ Guests on grass area and could be heard talking and seen drinking. 23.30 – Song – ‘Hungry Like the Wolf’ 23.32 – DJ heard thanking everyone “for a great night.” 23.40 – Song – ‘Summer of 69’ Brain Adams.
16/09/17	?	?	19.00 – 23.30 – 6 – 8 Children running and playing on the bowling green. Shouting and screaming on the bowling green. Guests stood outside between these hours talking, shouting directly outside our kitchen and lounge window. 22.15 – Kate Shenton walked past a group of children who were directly outside our kitchen window. No comments or attempts to ask them to move or lower the noise. 22.25 – [REDACTED] observed a child pick up stones from the hall’s drive way and throw them at the house. [REDACTED] knocked on the kitchen window. A female adult in a red dress was heard to say, “Is that a house?” 23.25 – Song – ‘My Heart is on Fire’ Kings of Leon.

			<p>23.30 – [REDACTED] went to Leicester Warren Hall to complain about the noise level and from guests outside. However, on entry [REDACTED] viewed all guests outside, in front of open double fire doors (wide open) and guests were making a hand and arm arch which the bride and groom were dancing though. Loud country music was being played from within the hall. [REDACTED] left the premises.</p> <p><b>23.52 – Police Called to log a noise complaint. Log number 1043/16.9.17.</b></p> <p>23.55 – Song 'It Must Be Love' – Madness.</p> <p>00.01 – 00.30 – 2 males sat on the bench directly outside kitchen window drinking and talking loudly.</p> <p>00.35 Guests shouting, taxis arriving / exiting and doors slamming.</p>
21/10/17	7.30PM	00.02	<p>19.45 – Song – 'Everywhere You Go You Always Bring the Weather'</p> <p>Vocals, guitar and instruments.</p> <p>19.50 – Single fire door open wide.</p> <p>22.25 – Disturbance from several car doors slamming and the noise of cars leaving. Taxi engines running.</p> <p>22.33 – Song – 'Don't You Worry'</p> <p>Vocals and instruments heard.</p> <p>22.40 – Song 'I've Got This Feeling' Justin Timberlake.</p> <p>23.27 – Car doors were slamming and taxi engines running.</p> <p>23.52 – Song – 'Dancing in the Moonlight' Top Loader.</p> <p>23.50 – Song – 'We Fell in Love in a Hopeless Place'.</p> <p>23.57 – Tannoy announcement, although there were tannoy announcements throughout the whole night.</p> <p>00.02 Music ceased but raised voices heard from the hall.</p> <p>00.18 – Taxi doors closing and driving past our house on the hall's drive.</p> <p>00.40 – Taxi engines running and doors closing.</p>
28/10/17	7.50PM	00.01	<p>21.03 – Tannoy announcement</p> <p>22.15 – Song – 'Sorry' Justin Bieber</p> <p>Vocals, bass and instruments</p> <p>22.34 – loud bass</p> <p>22.35 – DJ could be heard making announcements.</p> <p>22.53- Song - 'Reach'.</p>

			<p>23.06 – DJ talking on the microphone introducing the song 'Saturday Night' Whigfield.</p> <p>23.45 – Loud bass and instruments.</p> <p>23.51 – Taxis passing the house, guests outside talking.</p> <p>23.52 – Song – 'Don't Look Back in Anger' Oasis. Music and instruments and guests singing along to the words of the song.</p> <p>00.01 – Singer singing 'Happy Birthday'.</p> <p>00.25 – Horns hooting, traffic passing our house to exit the hall.</p>
04/11/17	?	Away for the evening and night.	<p>Guests arriving for a wedding at 12.01pm.</p> <p>Marquee around the double doors fire exit.</p>
17/11/17	9.03 PM	12.00AM	<p>21.03 – Music and bass</p> <p>21.41 – Vocal, bass and instruments.</p> <p>23.00 – Song – 'Don't Stop Till I Get Enough' Michael Jackson.</p> <p>23.07 – Male urinating outside kitchen window against the back wall of our house.</p> <p>23.15 – Song – 'Macarena'</p> <p>00.10 – Car doors slamming with a high volume of car traffic passing on the parallel drive behind our house.</p> <p>We had guests staying for the weekend who were unable to go to bed until the music ceased.</p> <p>00.17 – 00.28 – A group of between 8 – 10 males and female guests stood on the masonic drive directly behind our house, holding drinks, shouting, whooping. They then slowly walked around the back / side of our house on the hall's drive continuing to shout and whoop.</p> <p>00.39 – 00.43 – A group of approximately 12 males stood directly outside the kitchen window shouting amongst each other. One male was holding 3 full pints in his hands which he was raising above his head. One male put his head to our kitchen window, looked into the kitchen and gave a wave.</p>
19/11/17	6.55PM	12AM	<p>19.54 – Significantly loud bass.</p> <p>21.24 – Song – 'Tainted Love'</p> <p>21.26 – Song – 'Don't You want me Baby?' Human League.</p> <p>21.30 – Song – 'Come on Eileen' Dexter's Midnight Runners'</p> <p>22.01 – Song 'Wannabe' Spice Girls</p> <p>22.08 – Family with guests forced to move into the lounge from the kitchen due to the level of noise in the kitchen from the hall.</p> <p>22.25 – Young child in our house awake due to the noise from the function in the hall.</p>

			<b>23.19 – Call to the Police to log a noise complaint. Log number 976/18.11.17</b>
24/02/18	?	12AM	<p>Returned home at 21.40 to hear the song, 'Billy Jean' Michael Jackson.</p> <p>21.51 – Song – 'Saturday Night' Whigfield</p> <p>21.54 – Song - 'Macarena'</p> <p>22.03 – Song – 'Time warp' Rocky Horror Show</p> <p>22.50 Song - 'I've had the Time of My Life' Dirty Dancing.</p> <p>22.57 – Song – 'Will You still Love me Tomorrow?'</p> <p>23.21 – Song 'Uptown Funk' Bruno Mars</p> <p><b>23.24 – Call to the Police to log a noise complaint. Log number 1018 / 24.2.18</b></p> <p>23.25 – Taxis arriving and engines running.</p> <p>23.51 – Song – Despacito – Justin Bieber</p> <p>00.02 – Minibus engine running outside of the double fire doors.</p> <p>00.06 – Car doors slamming.</p> <p>00.08 – Cars leaving</p> <p>00.20 – Taxi with loud music / bass playing.</p> <p>00.34 – Car leaving.</p>

28/04/18	Music heard in guest room at 20.28	00.00	<p>20.45 – Children and adults shouting and screaming on the bowling green.</p> <p>20.46 – Adults stood talking, shouting and smoking directly outside our kitchen window.</p> <p>20.51 – DJ PA announcements, vocals heard from within the hall, within our house. Vocals and electric guitar, guests heard clapping and cheering.</p> <p>Double fire doors open.</p> <p>21.00 – 'Shut up and Dance with Me' Walk the Moon.</p> <p>21.07 – 'Up Town Funk' Bruno Mars</p> <p>21.16 – 'I Don't feel like Dancin' Scissor Scissors.</p> <p>Music (vocals, bass and instruments) clearly heard in all rooms of our house including the two children's bedrooms.</p> <p>22.16 – 7 (4 girls and 3 boys) children and teenagers outside our kitchen window, picking up handful of stones from Leicester Warren drive to throw at and try and burst a balloon. This went on for several minutes. A stone hit our roof. Then they moved to stand and sit on the low brick wall outside our kitchen window. All shouting.</p> <p>22.18 – 'Life on Mars' David Bowie</p> <p>22.23 – 'She's Electric' Oasis</p> <p>22.53 – 'Ride on Time' Black Box</p> <p>22.54 – 'I am the resurrection' Guests from within the hall heard shouting / singing along to the</p>
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			<p>words of the chorus.</p> <p>22.54 – Two teenagers picking up handfuls of stones from the Leicester Warren drive to throw at balloons.</p> <p>23.07 – High volume of traffic leaving with lots of shouting from the carpark.</p> <p>23.09 – ‘Don’t Stop me Now’ Queen. Guests from within the hall heard shouting / singing along.</p> <p>23.12 – ‘Mr Brightside’ The Killers. Guests from within the hall heard shouting / singing along.</p> <p>23.16 – ‘Sex is on Fire’ Kings of Leon. Guests from within the hall heard shouting / singing along.</p> <p>23.23 – ‘Proud Mary’ Tina Turner</p> <p>23.49 – ‘Tell You What I Want’ Spice Girls</p> <p>23.55 – ‘All of Me’ John Legend</p> <p>00.38 – Taxi cars and taxi minibus arriving and leaving.</p> <p>00.43 – Taxi minibus arriving and leaving doors slamming.</p> <p>01.14 – [REDACTED] and I woken up by staff member leaving. The car has a loud, modified exhaust.</p>
05.05.18	Wedding guests arriving around 13 – 13.30pm	?	<p>We leave to go out for the day at 13.45.</p> <p>We return to the house at 14.01 and immediately see a male leaning on our kitchen window sill.</p> <p>We leave the house at 14.20 and return at 20.00.</p> <p>20.32 – Music and PA tannoy announcements.</p> <p>We leave the house and return at 22.00.</p> <p>22.05 – ‘Sex is on Fire’ – Kings of Leon</p> <p>22.10 – ‘I’m a Believer’ Monkeys</p> <p>22.47 – ‘Never Gonna Give you up’ Rick Astley</p> <p>23.10 – Left the house.</p>
12.05.18	Guests start to arrive at 11.20am	?	<p>We are out for the day.</p> <p>On arriving home a male with a pushchair is watching two young children playing on the low brick wall outside our kitchen window. The male was stood directly outside our kitchen window for several minutes.</p> <p>We went out and returned at 22.05.</p> <p>22.05 – ‘I Want to Dance with Someone’ Whitney Houston</p> <p>23.45 – The carpark is very nearly empty and the music is very low and quiet.</p>
17.05.18	Guests arriving at 13.00 – 13.15, minicabs, minibuses and cars.	22.58	<p>As guests were arriving a table with a white table cloth, silver ice bucket and champagne glasses were being set up, with drinks then offered to the guests.</p> <p>20.05 – ‘Mr Brightside’ The Killers</p> <p>20.20 – ‘Put a ring on it’ Beyoncé. A Group of 8 adults sat outside on the tables, drinking and talking loudly.</p> <p>20.45 – ‘Marry you’ Bruno Mars</p>

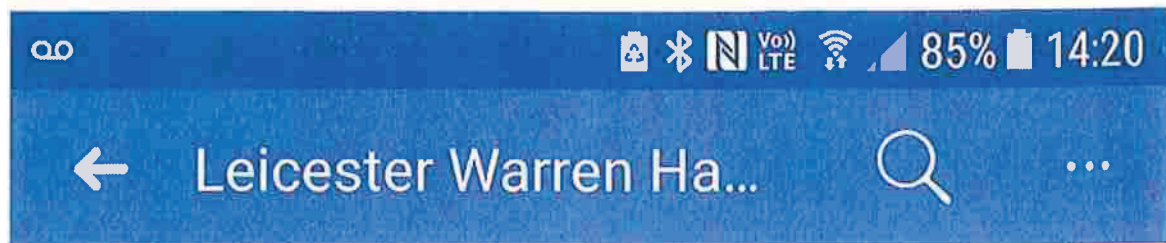


	<p>The first song and music was heard at 20.05</p>		<p>21.02 – Dance music, significantly loud. Five people sat at seat drinking and talking loudly on the bowling green. Kate Shenton observed walking past them into the hall.</p> <p>21.25 – The group of 5 return to inside the hall.</p> <p>22.01 – Loud talking, shouting and laughing from near to the back of the house. ■■■■ went around to the back of the house and saw 10 adults stood drinking outside the open double fire doors. Disco lights flashing onto the bowling green / carpark.</p> <p>22.08 – Loud bass heard within the family kitchen.</p> <p>22.09 – ‘Man I feel like a woman’ Shania Twain. - ‘I want to dance with somebody’ Whitney Houston.</p> <p>22.13 – Can hear the voices of the guests shouting from within the hall. Loud bass heard from within the kitchen.</p> <p>22.15 – ‘Light my fire’ Take That.</p> <p>22.25 – ‘Build me up buttercup’ The Foundations</p> <p>22.28 – ‘I’m a believer’ The Monkees</p> <p>22.33 – ‘Brown eyed girl’ Van Morrison</p> <p>22.35 – ‘Young Hearts run free’ Candi Staton</p> <p>22.38 – ‘Dancing Queen’ ABBA</p> <p>22.42 – ‘I’m in the mood for dancing’ The Nolans. People heard shouting in the carpark.</p> <p>22.44 – ‘Wake me up before you go go’ Wham with loud bass throughout.</p> <p>22.53 – Shouting heard from near the double fire doors.</p> <p>22.55 Large white minibus drives into the carpark, waits outside double fire doors with the engine running.</p> <p>22.56 – Dance music heard in our kitchen with thumping bass.</p> <p>23.20 – Three ladies sat at the tables on the bowling green, in front of the kitchen window and talking loudly. Kate Shenton walks up to them and pours liquid from a glass bottle into two glasses then leaves the ladies with the bottle.</p> <p>23.22 – The three ladies are joined by another lady who was unsteady on her feet. All talking loudly.</p> <p>23.23 – The group of ladies then joined by a male. All drinking.</p> <p>23.30 – One of the ladies is sick on the grass and is led away by a male towards the hall.</p> <p>23.45 – Taxi drives past the kitchen window at speed. Taxi door slamming and raised voices. The taxi then leaves.</p>
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19.05.18	Wedding part arrives approximately 14.45	23.59	<p>16.20 – Large crowd of guest on the bowling green, loud chattering of voices.</p> <p>21.50 – Guests queuing at outside marquee on the bowling green for food and drinks.</p> <p>21.59 – Video taken by [REDACTED] showing a large number of guests on the bowling green, drinking with double fire doors and windows open. There was a table set up on the bowling green with guests queuing for food.</p> <p>21.59 – ‘reggaeton’ Little Mix</p> <p>22.10 – ‘Build me up buttercup’ -The Foundations</p> <p>22.15 – ‘Brown eyed girl’ – Van Morrison</p> <p>All vocals and instruments from music clearly heard.</p> <p>22.21 – ‘Stuck in the middle with you’ – Stealers Wheel.</p> <p>23.01 – ‘Wake me up before you go go’ – Wham</p> <p>23.23 – ‘Come on Eileen’ – Dexys Midnight Runners.</p> <p>23.48 – Noticed that lanterns had been recently placed on the four tables on the bowling green.</p> <p>23.50 – ‘Reach’ – S Club 7</p> <p>23.55 – A slow romantic song (did not recognise the song).</p> <p>23.50 – 00.20 – A high volume of taxis (PCG) with engines running whilst waiting outside the double fire doors and doors slamming.</p> <p>00.47 – car leaving.</p>
27.05.18			<p>10.00 – We returned home after a weekend away and saw approximately 6 cars parked on Leicester Warren car park. These were removed by people over the next few hours. This indicates that there had been a function on the Saturday night (26.05.18) and guests were returning to collect their cars.</p>
02.06.18	14.45	Music unknown but anti-social behaviour continues past 00.00	<p>14.45 – Loud pop music coming from within the hall.</p> <p>14.50 – Music stops.</p> <p>16.20 – Returned home – wedding party on the bowling green drinking what appeared to be alcohol.</p> <p>00.02 – Arrive home after an evening out. 6 persons sat on the tables outside the kitchen window talking loudly and drinking.</p> <p>00.15 – 2 males left outside drinking at the table. Kate Shenton came over and swapped glasses of drink for plastic glasses, males continued drinking.</p> <p>00.25 – Kate Shenton and 4 other persons sat at another table and drinking from bottles, talking loudly and laughing.</p> <p>00.30 – Taxi doors slamming and then taxi leaves.</p>

			<p>00.35 – Kate Shenton gets up and walks towards fire doors. The 2 males still sat talking loudly and drinking.</p> <p>00.42 – Taxi leaves after doors slamming.</p> <p>00.45 – Outside lights of LWH turned off. 2 males still talking on the bowlin green.</p>
23.6.18	11.20 – Wedding guests arrive.	Music ceased at 00.00	<p>11.20- Wedding guests arrive.</p> <p>19.57 – Returned home; vocals and instruments heard and the song ‘I just want you to dance with me tonight’ – Olly Murs.</p> <p>21.10 – Arctic Monkeys</p> <p>21.13 – ‘Mr Brightside’ The killers</p> <p>21.16 – ‘Sex is on Fire’ – Kings of Leon.</p> <p>21.35 – ‘I want to dance with somebody’ – Whitney Houston.</p> <p>22.35 – Loud bass and drum beat – song not known.</p> <p>22.40 – ‘Reach for the stars’ – S Club 7.</p> <p>22.45 – Bass from music heard in the master bedroom en-suite which is at the furthest point of the house away from LWH.</p> <p>23.05 – Police called to make a complaint of noise and anti-social behaviour, the noise from the guests. Log number:CRN135943</p> <p>23.51 – ‘You’re the one that I want’ Grease.</p>
14.07.18	Wedding with music starting at 20.40	Music ceased at 00.00 but further noise heard afterwards.	<p>21.20 – DJ from within the hall makes a PA announcement about the food.</p> <p>21.22 – Loud drumming beat coming from the hall.</p> <p>21.27 – Large group of guests sat at the outside tables eating and drinking, loud laughter and shouting etc.</p> <p>21.35 – Children running around the bowling green shouting loudly.</p> <p>21.45 – Large crowd on the bowling green talking photos, shouting and 6 children running around shouting.</p> <p>21.55 – Counted 26 people on the bowling green. 3 adult males play fighting, shouting and laughing.</p> <p>21.56 – Loud drum beat / dance music.</p> <p>DJ heard announcing the next song, ‘Up Town Funk’ Bruno Mars.</p> <p>22.00 – Continued shouting and whooping heard from male and female.</p> <p>22.02 – Music volume increased to a significant level. DJ on PA. 27 persons on the bowling green. Large groups stood outside the double fire doors.</p> <p>22.08 – Several children playing football on the bowling green for approximately 30 minutes.</p>

			<p><b>22.22 – Our 8 year old son is woken walks into the kitchen asking what all the shouting is. He has been in bed since 20.30.</b></p> <p>22.30 – Deep bass dance music continues.</p> <p>22.35 – ‘Reach for the stars’ – S Club 7.</p> <p>22.37 – ‘I’m your man’ – Wham.</p> <p>22.40 – ‘Macarena’</p> <p>22.40 – 3 X boys walking round with a torch shining it in direction of our windows when stood outside the rear of our house.</p> <p>22.42 – ‘Saturday night’ Whigfield</p> <p>22.44 – DJ heard introducing the song ‘Sex is on fire’ – Kings of Leon.</p> <p>22.50 (For several minutes) – Youths having piggy back fights on the bowling green, lots of shouting and laughter. Kate Shenton observed collecting glasses and bottles from the crowd on the lawn and empty glasses on the outside tables.</p> <p>22.50 (Although telephone answered at 23.08) – Telephone call to the Police to report noise nuisance and anti-social behaviour. We requested a Police visit. This call was recorded. Log number CRN163027.</p> <p>23.05 – ‘Come on Eileen’ Dexys Midnight Runners.</p> <p>23.17 – ‘Like a Prayer’ Madonna.</p> <p>23.19 – ‘I want do dance with somebody’ Whitney Houston.</p> <p>23.26 – ‘Time of my life’ Jennifer Warner.</p> <p>23.43 – ‘Shut up and dance with me’ - Walk the Moon.</p> <p>23.45 – A group of males and females on the driveway drinking and shouting.</p> <p>23.47 – ‘Wake me up’ – Wham.</p> <p>23.49 – DJ announcement heard that there is only 10 minutes to go.</p> <p>23.52 – A group of people outside the kitchen window including the bride, shouting, hugging and shouting good bye to guests.</p> <p>00.00 – music stopped but the DJ heard thanking everyone for a ‘great evening’</p> <p>00.13 – horn sounded in the carpark.</p>
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JT PHOTOS REVIEWS POSTS COMMUNITY



added 6 new photos.

7 Aug 2016 at 18:10 • 🌐

Wonderful weather added to the great fun had by all at a Knutsford company's "Family fun day" this weekend. Lots of attractions, games & BBQ and of course celebrates too including Sonic the Hedgehog & Louby Lou.





**Ninth Events**  
@ninthevents

Tweets  
**1,326**

Following  
**837**

Followers  
**568**

Likes  
**1,109**

Event: Mascots and Lobby Lou

1 2


**Ninth Events** @ninthevents · 10 Aug 2016  
NINJA  
Fantastic TTGames event at LWH! #eventprofits #corporateevents #knutsford  
#eventing @castleempireuk @Marquees\_Events



Castle Empire All About ME marquees & events, TT Games and 4 others

1 1

🔗 Ninth Events Reweaved

 **Castle Empire** @castleempireuk · 9 Aug 2016  
TT Games Summer BBQ was a massive success @ninthevents castleempire.com  
#BBQ #Widgit #Fun



83%



14:52



www.leicesterwarrenhall.co.



## TRAVEL TIPS - Leicester Warren Hall

[Menu](#)

### TRAVEL TIPS

To help our guests here's a few useful hints and tips to help you enjoy the event you are attending...

We have a large **free car park** and cars which are left entirely at your own risk must be removed by 12pm on the day after your event. Knutsford gets very busy especially at weekends and therefore **pre-booking taxis is essential**. The latest time for departure is 1am on Saturdays, 12am on weekdays and 11pm on Sundays. Please ensure you take all your property with you when you leave. We are sorry but we do not provide overnight accommodation but there are plenty of great hotels in and around Knutsford. We want you to enjoy your visit but please don't disturb our neighbours as you leave...

[Find a Hotel](#)

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**1. DECLARATION**

- 1.1 I confirm that insofar as the facts stated in this report are within my own knowledge I have made clear which they are, and I believe them to be true, and that the opinions I have expressed represent my true and complete professional opinion.
- 1.2 I have endeavoured to include in my report those matters, of which I have knowledge or which I have been made aware, that might adversely affect the validity of my opinion. I have clearly stated any qualifications to my opinion.
- 1.3 I have not without forming an independent view included or excluded anything which has been suggested to me by others including my instructing lawyers.
- 1.4 I confirm that I have not entered into any arrangement where the amount or payment of my fees is in any way dependent on the outcome of the case.
- 1.5 I confirm that I am an experienced acoustic consultant and have been involved in the assessment of noise for the last 13 years.

**2. EXPERIENCE**

- 2.1 My name is Warren King and I am a Senior Acoustic Consultant for Vanguardia, which specialises in the field of entertainment noise assessment and the design of stadia and arena acoustics.
- 2.2 I am a Member of the Institute of Acoustics (MIOA). I have a wide range of experience in all technical aspects related to acoustics, noise and vibration and have acted as an expert witness at licence hearings.
- 2.3 In relation to entertainment noise I have provided noise assessments and acoustic advice for restaurants, music venues, pubs and bars, and night clubs. My clients have included King Tut's Wah Wah Hut, Cream, Alexandra Palace and outdoor concerts and concert venues and I have provided advice on how sound transmission can be minimised between a venue and noise sensitive property.

**Appointment**

- 2.4 I have been appointed by Mr and Mrs [REDACTED] to provide independent acoustic advice on the noise issues related to Leicester Warren Hall based on my experience and research in the field of noise guidelines and noise control over the past 13 years.
- 2.5 I was first contacted by Mr and Mrs [REDACTED] in February 2016 with regard to noise experienced by them and their young children in their property ([REDACTED] [REDACTED]) from functions that were held in Leicester Warren Hall which share a party wall. They informed me that noise was audible to the point of being disturbing in the kitchen and their daughter's bedroom on the first floor and on occasions in the living room from functions at the venue and included noise from amplified music from bands, DJ's and on occasion speeches and general noise from guests both from inside and outside the venue.
- 2.6 Mr and Mrs [REDACTED] informed me that they had complained to Cheshire East Council on several occasions who investigated the complaint and installed noise monitoring equipment in Mr and Mrs [REDACTED] property. I have been provided with the email and written correspondence between both parties in which the Environmental Health Officers acknowledged that entertainment noise was audible in the cottage, encouraged the venue to carry out their construction plans of building a lobby between the function room and the party wall on a 'good neighbour' basis and stated that they would write to the venue informing them that noise complaints had been made. They also stated that they would arrange a site meeting. The emails also referred to the consideration of a noise limiting device. I have also been provided a letter dated 6<sup>th</sup> November 2014, in which the Environmental Protection Enforcement Officer that 'if further evidence is obtained which indicates a similar level of intrusion then I will be minded to serve an abatement notice under the Environmental Protection Act 1990.' Subsequently, however, they did not consider there was sufficient evidence to take any enforcement action and recommended that Mr and Mrs [REDACTED] consider taking their own action and as of February 11<sup>th</sup>, 2016 they considered the case to be closed. I find this decision surprising in the circumstances which I will explain later.

- 2.7 I have made visits to the property on four separate occasions to meet with Mr and Mrs [REDACTED] and carry out sound tests and so I am familiar with the site and its environs.
- 2.8 I last visited the property on Saturday 28<sup>th</sup> April 2018 during a function at the venue. The full frequency range of the music was clearly audible in the bedroom on the first floor (which was intended to be for Mr and Mrs [REDACTED] young daughter) and both myself and Mrs Wright were able to identify every song played by the DJ in the venue. Low and mid-range frequencies were also audible in the first-floor guest room (which is currently used as Mrs [REDACTED] daughter's bedroom as the intended bedroom is uninhabitable during functions) at a lower level. The guest room is adjacent to the bedroom but does not share the party wall with the venue. The levels of the music noise in Mr and Mrs [REDACTED] property that I experienced were disturbing to the point of being a nuisance. In addition, I also walked along Beggar Man's Lane which runs alongside the venue and music from the venue was clearly audible. I have been provided with statements from residents (Appendix B) who live on this road who have been disturbed by functions at the venue on other occasions.
- 2.9 On 28 April 2018 Mr and Mrs [REDACTED] were only able to request my attendance on the afternoon of the function when they observed guests arriving. They are not informed prior to functions at the venue and therefore are not able to make arrangements for me to attend their property very easily.
- 2.10 In December 2016, I issued an acoustic report ([REDACTED] VC-102269-AR-RP-01) which provides details of the sound testing that had been carried out, an assessment of noise levels and a number of mitigation measures that could be adopted by the venue to reduce the sound transmission between the venue and the cottage. I attach copy of this report at Appendix B.
- 2.11 This additional report will address the following: -
- a) The noise diary and contemporaneous notes of disturbance kept by Mr and Mrs [REDACTED].

- b) A summary of the sound testing that has been carried out and recommendations.
- c) The suitability of the existing venue for entertainment with amplified sound.
- d) The management of noise from events at the venue
- e) The suitability of the existing premises licence conditions.
- f) Suggested premises licence conditions that should be considered to properly manage noise from functions at the venue and prevent nuisance being caused.

2.12 A summary will be given at the end of this report.

### 3. NOISE AND UNITS

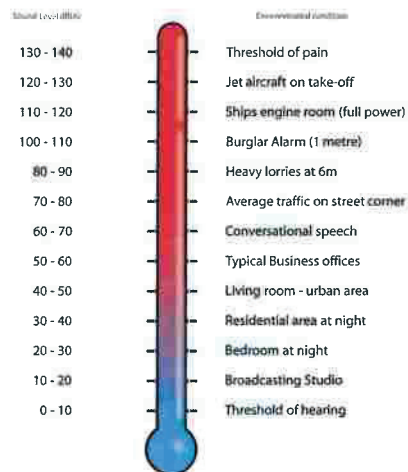
#### Decibels dB(A)

3.1 Noise is defined as unwanted sound. The range of audible sound is from 0dB to 140dB, which is taken to be the threshold of pain. The sound pressure detected by the human ear covers an extremely wide range. The decibel (dB) is used to condense this range into a manageable scale by taking the logarithm of the ratio of the sound pressure and a reference sound pressure.

#### 'A' Weighted Decibels dB(A)

3.2 The ear does not respond equally to different frequencies (pitch of sound) at the same level. It is more sensitive in the mid-frequency range than at the lower and higher frequencies, and because of this, the low and high frequency component of a sound are reduced in importance by applying a weighting (filtering) circuit to the noise measuring instrument. The weighting which is most used and which correlates best with the subjective response to noise is the dB(A) weighting. This electronic filter matches the variation in the frequency sensitivity of the meter to that of the human ear.

3.3 Examples of typical noise levels are shown on the following page.



#### Equivalent Continuous Sound Level LAeq

3.4 Most sounds fluctuate with time and it is therefore useful to be able to quantify the varying sound with a single number over the period of the assessment. The index which provides the best correlation with human response is the Equivalent Continuous Sound Level (LAeq). The LAeq is the energy average of the 'A' weighted sound level over a period of time.

#### 4. NOISE DIARY

4.1 I have been provided with a comprehensive noise diary (Appendix C) kept by Mr and Mrs [REDACTED] which they kept on the advice of Environmental Health Officers from Cheshire East Council in their letters dated 2<sup>nd</sup> April 2014 and 5<sup>th</sup> May 2015. The noise diary provides details of the times, duration and description of the noise disturbance they have experienced from functions at the venue since 2014. In particular, I would highlight the following points from the noise diary:

- In almost every instance, Mr and Mrs [REDACTED] have been able to provide a detailed description of the noise source and have been able to identify particular songs. This gives a good indication of the level of noise disturbance that has been experienced over a wide frequency range which in my opinion is unacceptable. In previous correspondence with Cheshire East Council, only the bass component of the music

was described as being audible within the property. Clearly, the position has deteriorated since the Council last explored levels at the property.

- On the 3<sup>rd</sup> May 2014, music from the venue was audible over the television in Mr and Mrs [REDACTED] property. In my opinion, this provides a good test of reasonableness and demonstrates an unacceptable level of disturbance.
- There has been a significant increase in the number of instances of disturbance in 2017 from previous years. There were 10 occurrences from July 2014, 15 in 2015, 12 in 2016 and 25 in 2017. These functions are not necessarily spread out across the entire year and may take place on consecutive nights and weekends. In their letter dated 5 May 2015, the Environmental Health Officer states that the infrequency of three separate noise events, one each in March, April and May 2015 'does not support the progression of a statutory noise nuisance complaint'. This is referred to by the Senior Enforcement Officer in an email to Mr and Mrs [REDACTED] on 11<sup>th</sup> February 2016 when he states that 'we now consider this matter fully closed'. However, the diary clearly shows disturbance is experienced on many occasions. In 2015 there were 15 events which were disturbing so it is surprising the Council's file was closed in February 2016.
- Moreover, there is clearly a significant risk that the number of events could significantly increase. There are no restrictions on the number of functions that may be held under the existing premises licence. In my view the number of occasions of which disturbance has been caused would amount to a statutory nuisance. This position could be exacerbated by a further increase in events which is not currently limited by the premises licence and the finish times of functions (0000hrs).
- There is consistent reference in Mr and Mrs [REDACTED] diary to the fire doors at the venue being open throughout functions. Whilst there is no specific licence condition addressing this, the noise tests described in the following section demonstrated that noise was subjectively louder in the cottage with these open. In my opinion, this demonstrates a lack of proper noise management.
- Noise levels increase when a band is performing. This is because of the additional

amplification required. There are also references made to 'Tannoy' and microphone announcements. These are likely to be announcements made by the DJ which tend to be louder than the music noise level because the microphone is not compressed as CD's are and can have a wide dynamic range. This means that they will pick up short high-level noise events from a person using a microphone. There is a tendency for less experienced microphone users to shout into microphones if they cannot hear themselves properly through the sound system and could lead to significantly higher noise levels than the music noise level.

- Mr and Mrs [REDACTED] made attempts to contact the premises supervisor during functions on 20/3/16, 25/06/16 and 18/02/17 to request a reduction in music noise. I am advised that there was no response from the premises supervisor or action taken to reduce the music noise level on any of these occasions.
- On 03/06/17, 22/07/17 and 19/11/17, Mr and Mrs [REDACTED] young children were woken by noise from the venue. This is clearly unacceptable and a nuisance.
- There are numerous instances of noise disturbance from guests and vehicles in external areas of the venue. The main driveway to the venue runs directly alongside Mr and Mrs [REDACTED] property and there are no restrictions or management requirements to prevent guests from congregating directly outside Mr and Mrs [REDACTED] property. There were 12 separate instances of noise from external areas late at night, 10 of which were after 2300hrs in 2017 alone:
  - 0100hrs on 24/03/17 from guests outside.
  - 2200hrs on 27/05/17 from guests directly outside the property.
  - 2243hrs on 03/06/17 from guests close to their property.
  - 0015hrs on 10/06/17 from guests leaving. (This was the third consecutive weekend that Mr and Mrs Wright had been disturbed by noise).
  - 2320hrs on 21/07/17 from the erection of a fairground for a function the following day.
  - 0014hrs, 0024hrs and 0051hrs on 22/07/17 from guests leaving. (This was the second consecutive night of disturbance).

- 0027hrs to 0105hrs on 05/08/17 from guests shouting and taxis picking guests up.
- Up to 2330hrs from children directly outside their property and again from 0001hrs to 0035hrs on 16/09/17 from guests leaving and taxis.
- From 0018hrs to 0040hrs on 21/10/17 from guests leaving and taxis.
- 0025hrs on 28/10/17 from guests and traffic leaving. (This was the second consecutive weekend of disturbance.
- 0010hrs to 0043hrs on 17/11/17 from car doors, traffic leaving and a group of people directly outside their property.
- From 2325hrs to 0034hrs on 19/11/17 from stationary cars with engines running, and cars leaving.
- The above instances also demonstrate that noise disturbance may continue for over an hour after the music stops until beyond 0100hrs. There are no restrictions or demonstrable management measures in place to prevent guests from congregating directly outside Mr and Mrs [REDACTED] property after functions and the driveway leading up to the venue runs adjacent to [REDACTED]. In my experience, I have not come across a noise sensitive property that is located as close to the main egress route as in this case.

## 5. SUMMARY OF TESTING AND RECOMMENDATIONS

- 5.1 In May 2016, I carried out a preliminary assessment of the noise transmission between Leicester Warren Hall and [REDACTED] using a sound system in the venue provided by the venue's preferred supplier which was operated at a similar level and genre to those for functions. I was told by the designated premises supervisor (Miss Katrina Shenton) that although this was the preferred supplier, parties hiring the venue were entitled to bring their own sound systems and DJ. I considered levels that the DJ considered to be a typical level and higher music noise levels that could potentially be achieved.
- 5.2 Following my preliminary visit, I recommended that Mr and Mrs [REDACTED] have a sound insulation test carried out by an accredited company in order to assess the



performance of the existing wall and to provide extensive frequency data so that I would be able to provide a detailed sound insulation partition specification.

5.3 In July 2016, a sound insulation test of the party wall was carried out by an accredited sound insulation tester and the results provided to me.

5.4 In December 2016 I visited [REDACTED] cottage again to establish the possible sound transmission paths between the venue and the cottage so that I was able to provide more detailed advice.

5.5 Following the additional tests, I issued an acoustic report (Appendix D) to Mr and Mrs [REDACTED] in December 2016 which provided details of the tests and objective levels that could be used as guidance to achieve a condition of inaudibility inside Mr and Mrs [REDACTED] property. The report also included my opinion of the most likely sound transmission paths and means by which the sound transmission could be reduced.

5.6 My report made the following conclusions:

- The existing party wall does provide some level of sound insulation, but given that it is a party wall between a residential property and a venue, it is not sufficient to prevent a high level of noise between spaces. It is considered that the higher the sound insulation of the building element, the more significant sound transmission via flanking paths can become.
- Broadband music noise was audible through the party wall in the kitchen and bedroom. The sound insulation test results indicated that noise levels are higher in the kitchen than in the bedroom. However, Mr and Mrs [REDACTED] commented that subjectively, music noise was higher in the bedroom. This is most likely because the background noise level in the kitchen is higher due to kitchen appliances running.
- Structure-borne noise was not audible through any other walls or through the floor, however airborne noise transmission has on occasion been evident in the living room as experienced by Mr and Mrs [REDACTED] when noise from the venue was audible over the television.
- Music noise was subjectively louder in the kitchen with the double fire doors open.

- There was significant noise breakout through the single fire door on the external element of the party wall.
- There was no subjective difference in noise levels experienced in the cottage when the sound system was mounted directly on the floor or on resilient mats.
- There was a noticeable reduction in noise levels from the kitchen to rooms further away in the cottage. This provided evidence that the sound transmission path is predominantly through the party wall.

**5.7 My report provided the following mitigation measures:**

- The installation of an independent wall lining system
  - Fill the single fire exit door on the external element of the party wall
  - Limit noise levels within the venue
  - Reduce the noise breakout through the double fire doors
- 5.8 The above conclusions and recommendations have been based on the information that has been made available to me since I have been involved.
- 5.9 The noise tests were carried out using a DJ as a noise source. However in my opinion, it is likely that significantly higher noise levels will be generated in the venue from bands because of additional amplification required for instruments and the drum kit alone.
- 5.10 The venue ceiling is higher than the ceiling in the kitchen in the cottage. This means that the lower part of the bedroom wall is below the ceiling level of the venue and so there is some sound transmission from the entertainment taking place through this portion of the wall. I explained to Mr and Mrs [REDACTED] that there could be an additional sound transmission path up into the ceiling above and into the bedroom, but this would require further investigation into the ceiling void. My understanding is that the party wall is a double layer brick up to the ceiling of the venue where it then becomes a single layer. However, I was informed by Mr and Mrs [REDACTED] that any further investigation into the party wall would be difficult as the ceiling of the hall is lined with asbestos.

- 5.11 In October 2016, I contacted the venue licence holder to request any construction drawings or photos they had which could help me establish whether there are any connections or shared foundations between the venue and the cottage. The licence holder confirmed that there are no shared foundations or flooring and that they had some architect's drawings that they would send through to me. I have not received these.
- 5.12 The information contained in the acoustic report attached at Appendix D relates only to functions with amplified sound inside the venue. I understand that there are additional functions with amplified speech and music which are held in external areas. Nor does my acoustic report consider any other noise sources associated with functions such as patrons leaving the event. There are also external events and external activities held on a grassed area outside the building which I understand are not covered in the premises licence and I am not sure how these events are regulated.
- 5.13 I have been provided with letters and emails sent from the Environmental Health Officers from Cheshire East Council. In a letter dated 6 November 2014, the Enforcement Officer acknowledges that noise from the venue is audible within the cottage and that 'if further evidence is obtained which indicates a similar level of intrusion then they would be minded to serve an abatement notice under the Environmental Protection Act 1990'. However, in further correspondence dated 5 May 2015, a different Enforcement Officer concludes that 'the infrequency of complaints at this moment in time, does not support the progression of a statutory noise nuisance complaint'. This correspondence does not make any reference to the level of disturbance as noted in the letter dated 6 November 2014, but only to the frequency of functions. In an email to Mr and Mrs [REDACTED] dated 11<sup>th</sup> February 2016, a further Senior Enforcement Officer suggests that as Mr and Mrs [REDACTED] are 'the ones disturbed by the occasional event at the licensed premises' they 'may wish to consider the financial outlay you are proposing on your side of the party wall', and that he 'considers this matter fully closed'. However, given there are no restrictions on the number of functions that may be held at the venue and the subsequent

increase in functions in 2017, I would question whether these functions may still be classed as 'occasional'. The diary of events kept by Mr and Mrs [REDACTED] certainly does not support a conclusion that the events are 'occasional'.

- 5.14 My understanding of the assessment of nuisance is that it is determined by a number of factors which include the frequency of disturbance, the actual level of noise, the length of disturbance and time of day. This does not just apply to music noise but also to any other noise that is attributable to an event. Based on the evidence I have been provided with, there is a frequent occurrence of disturbance for significant periods of time and late at night when people would be expected to be trying to sleep. In my experience and therefore, in my opinion, nuisance has and continues to occur.

## 6. SUITABILITY OF VENUE AND LICENCE CONDITIONS

### Building

- 6.1 When functions are held at the venue, noise is clearly audible in the kitchen and first floor bedroom. The bedroom (which is for Mr and Mrs [REDACTED] young daughter) is therefore uninhabitable at times when a function is held at the venue. On occasions in the living room it has not been possible for the family to watch television because of the noise from entertainment in the venue. Given its current state and even with music at what I consider to be background noise levels in the venue, it is still audible in the cottage, my opinion is that this is not a suitable venue for functions given the proximity of residential properties, the transmission of sound between properties and the absence of suitable restrictions on the premises licence and a suitable noise management plan.
- 6.2 It is my understanding that the Local Authority are of a similar opinion in terms of the level of noise and have encouraged the venue to consider noise mitigation measures on a 'good neighbour basis' suggesting a 'lobby entrance system' between the function room and the party wall, though no action has been taken by the venue due to the 'intermittent number of events' as stated in their email dated July 9<sup>th</sup> 2015 and

provided in Appendix A. The mitigation measures suggested by the Local Authority to reduce noise transmission have not been implemented by the venue.

6.3 I understand that in 2011 Leicester Warren Hall commissioned a report from an acoustic consultant. I was told by Mrs [REDACTED] that the conclusions were similar to those in my report, although I have not seen this report. There is also reference to a consultant visiting the cottage with the Designated Premises Supervisor during a function who recommended that an 'acoustic curtain' should be installed, which would be pulled across the wall during functions in the venue. My opinion is that this would not reduce the noise transmission between the spaces. I understand that Mr and Mrs [REDACTED] have requested the reports commissioned by the venue and licence holder but have not been provided with them.

6.4 I am in receipt of an email (Appendix E) sent to Mr and Mrs [REDACTED] in December 2011 from the Chairman of the Board of the Masons which details a programme of works that would be carried out on the venue to reduce noise breakout. These measures included the removal of a strip of the ceiling to access the area of the wall above the dining room and build up the gable to the roof and bricking up the fire door on the external element of the party wall to provide a complete wall to attach a sound proofing system. These measures have not been implemented.

6.5 I understand that when Mr and Mrs [REDACTED] moved into [REDACTED] cottage in 2006, there was a club premises certificate in place which permitted only masonic functions to be held at the venue. In 2008 a premises licence was granted to allow for non-masonic events such as weddings and birthdays to be held in the venue. In addition, the licence allowed for an extension of hours until 0100 on New Year's Eve. I do not know whether this was through a new application or a variation of the existing certificate. In my experience, it would be reasonable to expect a venue applying for a premises licence to provide amplified entertainment to carry out a noise impact assessment in order to demonstrate that activities would not cause an adverse noise impact at nearby noise sensitive properties, depending on the number of functions and operational times. Subsequently, conditions are attached to the

licence to promote the licensing objective of the prevention of public nuisance. In my opinion the existing premises licence does not contain sufficient conditions to promote the licensing objective of the prevention of public nuisance.

- 6.6 The noise reduction measures I have suggested in my original report are similar to those I have recommended to other venues to reduce the noise transmission between buildings. I therefore believe it to be reasonable for a venue to adopt them.

#### **Licence**

- 6.7 The premises licence allows for entertainment to take place within the venue until 2300hrs Sunday to Thursday, 2400hrs on Saturday and 0100hrs on New Year's Eve. There are no restrictions in the number of functions that may be held per year or on the music noise levels permitted and the licence does not include functions in the external areas.
- 6.8 In my experience, it is unusual for a licence to allow for music to continue past 2300hrs without any restrictions on either the number of events or noise levels. Most venues must operate so that music noise is inaudible inside noise sensitive properties after 2300hrs and even before, depending on the regularity of the noise. For example, it would be expected that noise from a venue with the potential of operating every day would be inaudible inside noise sensitive properties. Most standards and guidance (including industrial noise, entertainment noise and planning) relating to noise specify criteria after 2300hrs to prevent sleep disturbance.
- 6.9 The existing premises licence requires that windows shall be closed after 2200hrs when regulated entertainment is taking place to promote the objective of the prevention of public nuisance and minimise the noise impact from functions at the venue. However, the sound tests demonstrate that this is not the most dominant sound transmission path and the noise impact is not significantly reduced. Furthermore, the diary kept by Mr and Mrs [REDACTED] indicates that fire doors are kept open which completely undermines the requirement of closing of windows.

## 7. NOISE MANAGEMENT

7.1 It is normal practice for a venue holding events with amplification and nearby noise sensitive properties to have a noise management plan in place, whether the venue is a pub or club operating every night or a venue holding only a few events per year.

7.2 The noise management plan is a written document that outlines the protocols and procedures that should be put in place and adhered to minimise and manage entertainment noise from an event or venue quickly and effectively. The document should contain information such as (but not limited to):

- The premises licence conditions.
- The means by which local residents are notified of events and ways by which they can make a noise complaint, for example a dedicated telephone number.
- How noise levels from an event will be monitored, agreed monitoring locations, how often and how they will be logged. These should be carried out by a suitably qualified person.
- How noise complaints will be dealt with and recorded.
- I would also recommend that a sound propagation test is carried out prior to each event to establish the likely noise levels and to provide an opportunity to make any changes to a sound system. This is particularly important in this case as the venue allows parties to bring their own sound systems.
- How noise from patrons and staff outside the venue will be managed to minimise the risk of disturbance.

7.3 I understand that when Mr and Mrs [REDACTED] purchased the property that the main entrance to the venue was on the opposite side of the venue, further away from the cottage and the doors currently used for ingress and egress are the double fire doors. I am of the opinion that due to the close proximity of the cottage to the egress doors that noise from patrons in external areas on that side of the building should also be managed. I also understand that taxis also pick up from this area, so this should be considered also and managed.



7.4 On the evidence of the notes kept by Mr and Mrs [REDACTED], there is a clear issue with noise outside the venue during functions from guests smoking and socialising late at night. It is accepted that areas such as beer gardens and smoking areas external to a venue can cause noise disturbance and should be subject to noise management and restrictions. In my opinion, the external areas of Leicester Warren Hall should be subject to appropriate conditions which consider external areas, the taxi pick up area and noise management.

7.5 I have on occasion been asked to provide advice on reducing noise from patrons leaving a venue late at night and from noise from socialising and smoking in external areas. The measures that can be adopted to reduce the noise impact may include:

- Restricting the number of people in external areas at one time.
- Preventing people from taking drinks outside to external areas.
- Staff and signage encouraging people to respect neighbours and leave the premises quietly.
- Having a dedicated smoking area away from noise sensitive properties.
- Having a dedicated taxi pick up area away from noise sensitive properties, located by the original front door at the rear of the building.

7.6 One of the recommendations to minimise the noise breakout from the venue is to keep the double fire doors closed. However, I understand that during a function, these doors are in constant use and can be fully propped open, particularly with guests going outside to the smoking area. The noise breakout can be minimised by constructing a lobby with an additional set of doors. The lobby should be of great enough depth so that both sets of doors cannot be opened by one person so that at least one set of doors is closed at any time.

## **8. SUGGESTED PREMISES LICENCE CONDITIONS**

8.1 The following section provides what I consider to be a set of robust noise conditions that should be included on the venue premises licence to promote the licensing objectives and for the effective management of the premises and its continued use.



- 8.2 The existing premises licence for Leicester Warren Hall permits licensable activities (including live music, recorded music and provision of facilities for making music indoors) to take place during the following hours:

Monday to Thursday 11.00 to 23.00

Friday and Saturday 11.00 to 24.00

Sunday 12.00 to 23.00

New Years Eve extended hours to 01.00.

In addition, the following conditions are applied with regard to the prevention of Public Nuisance:

3. Speakers shall point away from the adjoining wall and there shall be no amplified music on the party wall.

4. Windows shall be closed after 22.00 hours when regulated entertainment is taking place.

- 8.3 There are no restrictions on the number of functions per year.

- 8.4 Given the local context of the venue and its proximity to a family home, I would suggest the following conditions for inclusion on the venue premises licence. These are based on a combination of my experience of similar venues and what I consider to be good practice in managing noise from places of entertainment:

- Functions will be limited to a maximum of 12 per calendar year and not take place on consecutive nights or consecutive weekends.
- Licensable activities shall take place between the following hours:

Sunday to Thursday 11.00 to 22.00\*

Friday and Saturday 11.00 to 22.30\*

\* This is to prevent unreasonable noise disturbance occurring and considers noise from the egress of guests which can continue for around an hour after the music finishes. It is also reasonable for functions to finish earlier on a school night. Consideration should also be given to noise from clearing up and staff having a drink outside after a function.

- The main fire doors will be kept closed during any function with amplified music.
- Local residents will be informed of any function at least 2 weeks in advance of the function. They will be notified of the start and finish time of the event. The extent of the area of which residents receive this information will be agreed by the licensing authority. This information should include the start and end time of the function.
- A venue noise management plan will be provided to manage music and patron noise from the venue and shall include (but not be limited to) the following information:
  - How noise will be monitored and by whom, how often, from what locations and how any monitoring will be logged.
  - The mitigation measures that will be put in place to minimise noise disturbance both from the venue itself and from guests outside of the venue.
  - How noise complaints will be logged and addressed.
  - How noise from external and smoking areas and from guests leaving functions will be managed.
  - How the load in and load out from the venue shall be managed so noise disturbance is minimised.
  - How local residents will be informed of functions at the venue.
  - Provide means by which residents are able to make noise complaints.
  - Provide evidence and demonstrate how amplified noise from music and

microphones will be controlled.

The noise management plan shall be produced by a competent consultant and agreed with the licensing authority.

- Live bands and performers will finish by 2000hrs. (Recorded music played by DJ's would be permitted until the terminal hour)
- The venue licence holder shall demonstrate how egress from functions will be managed to include taxi pickups and noise from guests leaving the premises and preventing people from congregating outside White House Farm Cottage.
- All reasonable steps shall be taken to inform guests, performers and taxis that there is a residential property and to respect the neighbourhood.
- The sale of alcohol will cease 30 minutes before the end of the function.

\* This is to encourage guests to leave at the end of a function and helps with egress from a venue with guests congregating outside [REDACTED] Cottage. It is normal for a premises licence to include a condition where the sale of alcohol ceases before the end of an event.

8.5 In my experience, the above are considered to be reasonable requests as part of a noise management strategy. If the venue were to carry out the suggested mitigation measures provided previously so that noise from functions is not audible within Mr and Mrs [REDACTED] property, these conditions may be modified so that the venue may be permitted more functions.

## 9. SUMMARY

9.1 I have been appointed by Mr and Mrs [REDACTED] of [REDACTED] Cottage to provide acoustic advice with regard to noise experienced in their property during functions held in the adjoining Leicester Warren Hall.

- 9.2 I have reviewed the existing Premises Licence, correspondence with the local authority and local residents, the noise diary and associated notes provided to me by Mr and Mrs [REDACTED] and I have visited their property during a function.
- 9.3 It is my opinion that noise nuisance has been caused to Mr and Mrs [REDACTED] and their family from functions at the venue.
- 9.4 I have provided details of the sound tests carried out to establish possible sound transmission paths and recommended that a sound insulation test be carried out to determine the performance of the existing party wall.
- 9.5 I have provided a number of mitigation measures that should be adopted to minimise the noise transmission between the venue and the cottage based on the tests I have carried out.
- 9.6 I have provided my professional opinion on the suitability of the venue and the existing premises licence given the current use of the venue and external areas and based on my experience of entertainment noise.
- 9.7 I have recommended a set of robust conditions that should be included as part of the venue premises licence to manage noise associated with functions at the venue. A condition should require a noise management plan to be developed and implemented by the venue to manage the noise associated with functions to prevent the occurrence of nuisance.

## APPENDIX A

## CORRESPONDANCE WITH CHESHIRE EAST ENVIRONMENTAL HEALTH OFFICERS



**Regulatory Services and Health**  
Westfields  
Middlewich Road  
Sandbach  
Cheshire  
CW11 1HZ



DATE: 1 August 2014

OUR REF: N31/014905

Email: Dear Mrs **Environmental Protection Act 1990**

**Complaints of Statutory Nuisance: Amplified Music from Leicester Warren Hall, Bexton Lane, Knutsford**

I confirm receipt of the complaint you recently made to this department regarding the above. A letter has been sent to the occupiers of the above premises to inform them that a complaint has been made, without saying from whom, together with a leaflet about their rights in such cases. This course of action often improves the situation.

However, if there is no satisfactory improvement, or if the noise occurs again it is important that you complete the enclosed diary (instructions are attached) and return it in the prepaid envelope. Once this has been received, I will then pursue the matter in accordance with the Council's procedures. Please return the diary within two weeks to a month of the problem recurring.

I would like to take this opportunity to advise the importance of completing the diary sheets. They are the initial form of evidence required by the Council in order to take further action concerning your complaint. If they are not completed and returned as requested, the Council may not be able to take any further action on your behalf.

I also enclose the leaflet "Neighbour Noise Nuisance" which gives some general advice on dealing with noise nuisance.

If the problem resumes, or if you have any queries about this letter, then please contact me.

Yours sincerely



 | Enforcement Officer | Environmental Protection

**Enclosed: Neighbour Noise Complaint Advice Leaflet  
Diary Sheets**

All other enquiries 0300 123 5500

[www.cheshireeast.gov.uk](http://www.cheshireeast.gov.uk)



**Regulatory Services and Health**  
Westfields  
Middlewich Road  
Sandbach  
Cheshire  
CW11 1HZ



DATE: 17 September 2014

OUR REF: N42/014905

Please Contact:  
Direct Dial:  
Email:



Dear Mrs [REDACTED]

**Environmental Protection Act 1990****Complaint of Noise Nuisance: Leicester Warren Hall Bexton Lane Knutsford**

Thank you for returning the completed diary sheets in relation to the above issue. I have assessed the information supplied and I am satisfied that there are grounds for this service to undertake a more formal investigation.

In order to do this it will be necessary to substantiate the complaint further, and I would therefore advise that noise monitoring equipment be installed in your property on the Friday 3rd October 2014 at 10 am for the weekend.

The noise monitoring equipment will be installed at your property for a period of up to seven days. It is important to note that the equipment is located inside your dwelling; therefore a suitable electrical power point is necessary.

Your co-operation is required to trigger audio records of the reported noise as it occurs, this will entail simply the pressing of a button. Officers will issue all appropriate advice and guidance at the time of installation. It is important that this advice or instruction is adhered to, so that any evidence collected is not jeopardised or corrupted.

On the return of the noise monitoring equipment the collected data will be analysed by the Investigating Officer to assess whether a statutory noise nuisance has occurred. On completion of the assessment, you will be advised of the results and what action if any will result.

If you have any questions in relation to the investigation, please contact me on the above number.

All other enquiries 0300 123 5500

[www.cheshireeast.gov.uk](http://www.cheshireeast.gov.uk)





**Regulatory Services and Health**  
Westfields  
Middlewich Road  
Sandbach  
Cheshire  
CW11 1HZ



DATE: 6 November 2014

OUR REF: N42/014905

Please Contact:  
Direct Dial:  
Email:



Dear Mrs [REDACTED]

**Environmental Protection Act 1990**  
**Complaint of Noise Nuisance: Leicester Warren Hall Bexton Lane Knutsford**

I write further to our conversation today with regards to the outcome of the noise monitoring recordings which were undertaken at your property from Friday 10<sup>th</sup> October till Monday 13<sup>th</sup> October 2014.

Having reviewed the recordings it was evident that the bass from the music during the event at Leicester Warren Hall could certainly be heard within your premises. I have therefore written to the licensee of Leicester Warren Hall advising them of the outcome of the recordings and advised them to cease the use of bass bins forthwith. If there weren't independent bass speakers/bins then they are to look at ensuring the volume is drastically reduced.

Within the correspondence I have advised that if further evidence is obtained which indicates a similar level of intrusion then I will be minded to serve an abatement notice under the Environmental Protection Act 1990.

I have booked for the noise monitoring equipment to be installed in your property again on Friday 5<sup>th</sup> December at 10:30 am. If this date or time is not convenient then please let me know.

If you have any questions in relation to the investigation, please contact me on the above number.

Yours sincerely



[REDACTED] Enforcement Officer | Environmental Protection

All other enquiries 0300 123 5500

[www.cheshireeast.gov.uk](http://www.cheshireeast.gov.uk)



**Regulatory Services and Health**  
 Town Hall  
 Market Place  
 Macclesfield  
 SK10 1EA



DATE: 5 May 2015

OUR REF: N37/019771

Email:



Dear Mrs [REDACTED]

**Environmental Protection Act 1990****Complaints of Statutory Nuisance: Amplified Music from Leicester Warren Hall, Bexton Lane, Knutsford**

I confirm receipt of the correspondence you forwarded to Margaret Hopley via email today regarding the above.

I have reviewed the complaint history over the past seven months and note that the noise issue was successfully resolved informally in December 2014.

To date the recent complaint investigation has involved the following:

Details	Installation Dates	Noise Event Date	Noise Event Details
Diary Sheets		Saturday 9 <sup>th</sup> August 2014 21:00 til midnight	21:00 til midnight bass guitar and drums – fire doors open
		Saturday 16 <sup>th</sup> August 2014 20:50 til midnight	20:50 – midnight Bass heard from DJ, fire doors open.  21:50 Level felt to have increased  22:30 - 23:00 Further noise increase – drum and bass.
		Saturday 23.08.14	22:00 - midnight Bass music and vocals.
		Saturday 30.08.14	21:30 - midnight Bass/singer heard.
Noise Monitoring Recording Equipment Installed	Friday 10 <sup>th</sup> October – Monday 13 <sup>th</sup> October	Saturday 11 <sup>th</sup> October 2014	Bass heard within the complainant's property



Noise Monitoring Recording Equipment Installed	Friday 12 <sup>th</sup> December – Monday 15 <sup>th</sup> December	No recordings	
Email 2 <sup>nd</sup> March 2015 to Margaret Hopley		All Quiet	
Email 20 April 2015 to Margaret Hopley		Noise Event: Saturday 28 <sup>th</sup> March 2015 Saturday 18 <sup>th</sup> April 2015	Both functions had live bands and bass, drums and vocals were clearly heard.  In particular, the evening of the 18.04.2015 was significantly unbearable.
Email 5 <sup>th</sup> May 2015 to Margaret Hopley		Noise Event: Sunday 3 <sup>rd</sup> May 2015	The usual, Bass, DJ and generally loud music, heard clearly over a television.

To date this year, you have informed this Directorate of three separate noise events: one each in March, April and May 2015.

Unfortunately the infrequency of the complaints at this moment in time, does not support the progression of a statutory noise nuisance complaint as per section 79 of the Environmental Protection Act 1990.

However, as you are aware, the premises has additional noise control restrictions imposed by the Premise Licence, which is enforced by Cheshire East Licensing Department, which they are obliged to comply. I have therefore forwarded the details of your complaint to Cheshire East Licensing for their attention.

In the interim, a letter has been sent to the management of the above premises to inform them that three noise complaints have been received to date this year (your details have not been disclosed). This course of action may improve the situation.

However, if there is no satisfactory improvement within a one month period, it is important that you complete the enclosed diary (instructions are attached) and return it in the prepaid envelope. Diary sheets are the initial form of evidence required by the Council in order to take further action concerning your complaint.

Once the diary is received it will be assessed, and subject to there being sufficient evidence demonstrating a nuisance, an officer will contact you to discuss how the investigation will proceed.

If they are not completed and returned as requested, the Council may not be able take any further action on your behalf and the complaint will be closed.

Yours sincerely



**[Redacted] | Enforcement Officer | Environmental Protection**

**Enclosed: Statutory Nuisance Complaint Advice Leaflet  
Diary Sheets**

**Copy to: Cheshire East Licensing Enforcement**

VANGUARDIA  
| | | | | | | |

Leicester Warren Hall

Warren King MIOA, Senior Consultant, Vanguardia

June 2018

**From:**

**Sent:** Thursday, July 9, 2015 3:02 PM

**To:**

**Subject:** RE: [REDACTED] Cottage / Leicester Warren

Hi A [REDACTED]

I have raised the issue of re-installing the noise recording equipment at your property this weekend following your concerns that the complaint would be closed if no noise was recorded on this the third installation weekend.

There is a potential for a statutory noise nuisance to be created, however the intermittent number of events has made it difficult for this Directorate to substantiate a statutory noise nuisance at your property.

Should you wish the equipment to be installed for a third Saturday in a row, please contact by return of email. I shall check my emails later today. I can make myself available for installation of the equipment tomorrow after 1pm.

As advised yesterday, I shall forward details (next week) of how to make a complaint about this service via the 'Let us Know' and how to take your own action via section 82 of the Environmental Protection Act 1990.

Regards

[REDACTED] | Enforcement Officer | Environmental Protection

I am available Monday - Thursday inclusive

;



 Cheshire East Council | Public Protection & Health | Town Hall | Market Place | Macclesfield | SK10 1EA

 Save a tree... please don't print this e-mail unless you really need to

From:  
 To:  
 CC:  
 Date: Mon, 17 Aug 2015 17:42:20 +0100  
 Subject: FW: [REDACTED] Cottage / Leicester Warren  
 Dear [REDACTED]

Apologies, for the delay responding to your email of 5<sup>th</sup> August 2015; I was on annual leave until Monday 10 August and am just catching up with workload.

In order to progress your complaint, I propose to further advise Leicester Warren Hall owners and their operators, that the investigation to date has established that entertainment noise is audible on occasion beyond the premises boundary. With the aim of securing additional noise mitigation measures and to remind them that the installation of a lobby entrance system (sharing party wall) under: 13/1886M approved 8 Jan 2015 will go some way to reducing the entertainment noise break-out.

For this purpose I propose to arrange a site meeting with all those involved with the operations giving rise to your complaint.

Unfortunately, with workload and annual leave commitments I am not available to progress your complaint until week commencing Monday 31<sup>st</sup> August 2015.

Please advise, how the issue has been since your return from holiday on Monday 3<sup>rd</sup> of August 2015?

Regards

[REDACTED] | Enforcement Officer | Environmental Protection  
 I am available Monday - Thursday inclusive

]



 Cheshire East Council | Public Protection & Health | Town Hall | Market Place |  
 Macclesfield | SK10 1EA

 Save a tree... please don't print this e-mail unless you really need to

**From:****Sent:** Tuesday, September 22, 2015 1:06 PM**To:****Subject:** RE: [REDACTED] Cottage / Leicester Warren

Dear Mrs [REDACTED]

Thank you for your email. Unfortunately [REDACTED] is off ill and will be for some weeks yet.

Thus I have reviewed the case(s)

As you will recall various officers have had involvement in this noise issue over the years, including myself.

There appears to be a pattern of disturbances from the use of the attached neighbouring hall, summer being particularly evident, but still random ie not all weekends.

It appears that the premises are adhering to their premises licence including the timings. It also appears the events are irregular and despite officer attendance and calibrated recording equipment when events are on, we have not been able to establish a statutory nuisance. A reoccurring opinion is that the party wall is acoustically weak.

Given the above difficulty that the council has had in trying to gather evidence of a statutory nuisance over the years without success, despite repeated robust investigations, I feel that you should consider your own action.

This can be via 2 routes.

1. you can ask that the premises licence is reviewed  
[http://www.cheshireeast.gov.uk/business/licensing/alcohol\\_and\\_entertainment/making\\_representations.aspx](http://www.cheshireeast.gov.uk/business/licensing/alcohol_and_entertainment/making_representations.aspx)

### [Making Representations, Licensing Act](#)

[www.cheshireeast.gov.uk](http://www.cheshireeast.gov.uk)

Licensing Act - advice on making representations. The Licensing Act 2003 (the Act) enables thorough scrutiny of applications both by experts and by local residents ...

2. You are also able to progress a private action for nuisance ( see the attached leaflet)

VANGUARDIA  
| | | | | | | |

Leicester Warren Hall

Warren King MIOA, Senior Consultant, Vanguardia

June 2018

I will however contact the hall once more to alert them to the disturbance caused and try and get a good neighbour resolution in the absence of us being able to prove a statutory nuisance.

To enable me to advise the premises of the latest issues please can you furnish me with the details of the disturbance eg impact and timings, type of disturbance eg music.

In my contact I will raise the noise you have experienced and also suggest that they urgently consider the lobby arrangement that they have planning.

I await the above information to inform my contact with the premises

regards

[REDACTED]  
BSc(HONS), MCIEH, AMIOA  
Senior Enforcement Officer

postal communication to:-

Cheshire East Council  
[REDACTED]  
Regulatory Services and Health  
(Macclesfield Town Hall)

C/O Municipal Buildings  
Earle Street  
CREWE  
CW1 2BJ



**THIS EMAIL IS INTENDED FOR THE NAMED RECIPIENTS :-TO, CC AND BCC  
ONLY AND REMAINS CONFIDENTIAL**

**From:**  
**Sent:** Thursday, February 11, 2016 5:11 PM  
**To:**  
**Subject:** RE: Noise control at Leicester Warren Hall

Dear [REDACTED]

Thank you for your email and the information it contains.

I haven't heard from anyone regarding this since early autumn last year when discussion were had with the clubs management over their planning permissions etc.

Previously we had deemed the entertainment noise as not proved a statutory nuisance thus the club has no need to "please environmental health". I recall we have also provided you with information on taking your own nuisance action EPA1990 s82 (Environmental Protection Act 1990 s82).

We attempted – on a good neighbour basis- to encourage the club to carry out their construction plans that would have placed a lobby corridor between the function room and the party wall however this is not something that we or our planning Dept. can force.

The club was also considering some form of amelioration and a Sound Limiting Device was an option. We also considered being involved in the setting of the limit should the club decide on that option, that was in September 2015 and no approach has been made since.

We now consider this matter fully closed. It is apparent that, as you say, by us agreeing to a limit there is a strong possibility we would be called back on any suspicion of altering or bypassing of the equipment - rather than our statutory role of investigating statutory nuisance. Thus we believe it is best dealt with as a private matter.

I refer you to the advice above on the statutory nuisance aspect.

Should you wish to liaise with the club in the setting of the noise limit, we feel you should take any opportunity for improvement as offered as there is nothing that we could impose.

You suggest that you are willing to support financially improvements to the club or your own home, yet it is clear you have a distrust of the clubs management – ie bypassing the noise limiting device- why they would when they are spending money as a voluntary improvement I am not sure.

However, as you share a party wall and are the ones disturbed by the occasional event at the licenced premises, you may wish to consider the financial outlay you are proposing on your side of the party wall?

We advise that you consider being involved in the sound limiting device setting and see if this improves your assessment of the noise impact and if not, consider progressing your own legal

Warren King MIOA, Senior Consultant, Vanguardia

June 2018

action, be this via the EPA1990 s82 or calling the premises licence in for review as an independent neighbour or physical insulation.

I fully understand that this is not the information you wished. However, we are not in a position to progress complaints that we have recently investigated and decided upon or be involved in mediation.

regards

[REDACTED]

BSc(HONS), MCIEH, AMIOA  
Senior Enforcement Officer

postal communication to:-

Cheshire East Council

[REDACTED]

Regulatory Services and Health  
(Macclesfield Town Hall)

C/O Municipal Buildings  
Earle Street  
CREWE  
CW1 2BJ

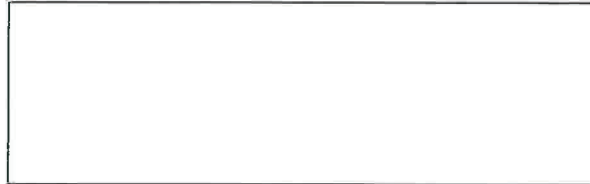


**THIS EMAIL IS INTENDED FOR THE NAMED RECIPIENTS :-TO, CC AND BCC ONLY AND REMAINS CONFIDENTIAL**



APPENDIX B

LOCAL RESIDENT'S STATEMENTS



To Whom It May Concern

16<sup>th</sup> October 2017

Dear Sir/Madam

RE – LEYCESTER WARREN - NOISE INTRUSION

I and my wife would like to record our opposition to the increased level of music and noise in general coming from the above premises.

We have lived at Foxclouds for the past 25 years and have noticed a distinct increase in noise levels on particularly Saturday nights and now more recently Fridays also.

We believe that it is reasonable to grant a licence to a Masonic Lodge, but it should be for the purpose intended for the members and visiting guests from other lodges.

This lodge appears to rent the premises out on a commercial basis for all kinds of Functions and with no controls on noise levels nor any consideration for neighbours.

Whilst one might expect this in a town centre Public House, there is no place for it in this rural corner of Knutsford .

Our house is approximately 250 yds as the crow flies from the premises and we are now regularly disturbed by loud music and people shouting.

Yours sincerely







12<sup>th</sup>. October 2017

Regarding Leycester Warren Masonic Hall.

Dear Sir,

We have lived at  for over 30 years. Our house is approximately 120 metres from the Masonic Hall.

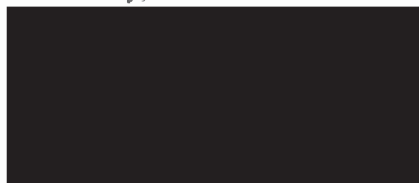
In recent years we have noticed that the times that music emanates from the Hall has become more frequent, and the music itself is so loud that we have to close all the windows to lessen the noise. We would not be able to sleep in our front bedrooms with the windows open because of the noise, and we are some distance from the Hall.

When we first moved here we were not disturbed at all by the activities in the Hall, but on one occasion this summer it would appear that there was an outside event because we could hear an MC talking through a microphone and amplifier, far louder than necessary in our opinion, and that disturbance lasted a few hours.

We have not made a note of the dates and times of these disturbances, but in future we will, if so requested.

In our opinion, if we can hear the noise coming from the Hall at the distance that we are from it, then there is something wrong with the sound insulation in the Hall itself.

Yours faithfully,



ise at the Masonic Lodge, Knutsford

1. [REDACTED], Bexton Lane, Knutsford

Mr [REDACTED] and family owned the above property from Sept 1972 to June 2012.

2. [REDACTED]

Mrs [REDACTED] (now deceased) owned the property from Sept 1972 to August 2000.  
(mother-in-law to [REDACTED])

### Noise Problems

The cottage was renovated over one year in 1973. At this point the Masonic Hall adjoining the cottage did not exist. This hall was built sometime in the 1970's and was joined onto the cottage on the flimsy excuse that there was a small lean to building already there.

When the hall was let for events noise from the bands and music could be heard in the cottage. Over the years functions became more numerous and I complained on behalf of [REDACTED] on a number of occasions. The management prevaricated over the noise but nothing seemed to have been done to relieve the problem.

In the early 2000's the licence came up for review and I attended a hearing in Macclesfield with the then owner of the cottage [REDACTED]. We were requesting that the proposed extension of the licence was not granted. My memory is vague but I believe the extensions of time asked for were not granted.

In conclusion other dealings I had with the Masonic Lodge were never very friendly. For some reason they felt neighbours were a nuisance and in order to get things done I had to be very firm. Respect for your fellow man does not seem to be a Knutsford Masonic trait.



**From:**  
**Sent:** Tuesday, October 24, 2017 12:57 PM  
**To:**  
**Subject:** Leiceseter Hall

To whom it may concern.

In respect to the renewal of the entertainment licence at Leicester Hall, I have noticed an increase in music noise on occasions particularly in summer months - when of course we are outside more and it becomes more intrusive.

From:  
Date: 22 October 2017 at 20:39  
Subject: letter  
To:

Dear Sir,

I am writing in regards to the level of noise that is coming form Leycester Warren Hall.

Our family has lived here for 5 years, and have noticed recently an increase in the level of music and shouting from these premises.

We have two young children, who find it hard to get to sleep due to this noise. We have to move one to our back bedroom to get them to sleep.

We have no problem with people celebrating and having a good time, but this is a residential area, and we believe that is not unreasonable to put our children to bed and not be disturbed by loud music from outside.

Please feel free to contact me regarding this, and if you have any questions.

Your Sincerely

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From: [REDACTED]  
Sent: 16 October 2017 09:42  
To: [REDACTED]  
Subject: Re: Leicester Warren Hall

Dear [REDACTED],

Both Carol and myself are becoming concerned about the level of noise from the Lodge off Beggarmans Lane.. also our house has been hit by fireworks which appear to be coming from the direction of the Lodge.

regards,

[REDACTED]

## APPENDIX C

## NOISE DIARY

Date	Start	Finish	Additional Information. For example, type of music / and / or noise heard and anti-social disturbance.
19/07/14	5PM	12AM	All fire doors open, all aspects of the music could be heard, e.g. voice and bass
09/08/14	9PM	12AM	Bass, guitar and drums and DJ. Buffet in entrance to the fire doors, fire doors open with red carpet entrance. Fire doors open at 19.30pm and then when checked are still open at 22.12
16/08/14	8.50PM	12AM	Bass and DJ. Fire doors open with red carpet entrance. At 21.00 windows closed but fire doors remain open at 22.10. Noise increase at 21.30 due to a band. 22.30 – 23.00 – Further noise increase of drums and bass.
23/08/14	10PM	12AM	Bass, music and vocals.
30/08/14	9.30PM	12AM	Bass, singer- generally loud, live band music.
06/09/14	9PM	12AM	Bass, vocals, drums, double fire doors exit open. Increase of volume at 9.30pm and then at 11.30PM.
13/09/2014	9.15PM	12AM	Bass, vocals, drums, double fire doors open with volume increase at 9.50PM.
11/10/14	?	?	<b>Noise monitoring recording equipment installed from the Environmental Health. Correspondence dated 5.5.15 from S. Bierwas, Enforcement Officer notes that 'Bass heard within the complainant's property'.</b>
01/11/14	5pm	5.10PM	Bass and sound check (Band)
01/11/14	5.57PM	6.10PM	Bass and sound check (Band)
01/11/14	8.30PM	11.30PM	Band
15/11/14	8.30PM	12AM	Bass, drums. Double fire doors open and extended with a marque style entrance.
30/11/14	Arriving	5.10PM	On arriving home we immediately heard DJ

	home at 4.50PM		and music with vocals
21/03/2015	Arriving home at 10.40PM	12AM	Bass, drums, vocals (band) with double fire doors open.
28/03/15	6.30PM	12AM	Bass and vocals (band).
18/04/15	9.30PM	11.45PM	Band – bass, drums and vocals. Fire doors open.
25/04/15	2pm and then again at 3pm	Away for the night.	Organ type music (wedding).
03/05/2015	9.45PM	12AM	Bass, general music, noise heard over our television in the lounge. Fire doors open and used as main entrance.
23/05/2015	9.44PM	11.45PM	Fire doors open. Bass and vocals heard.
30/05/15	9.30PM	12AM	Fire doors open. Bass and vocals heard.
06/06/15	10.20PM	12AM	Bass, guitar, vocals, cello and drums. Fire doors open.
20/06/15	9.30PM	12AM	Environmental health officer present. Comments that music could be heard.
05/09/15	9PM	12AM	Vocals and instrumentals. Fire doors open.
12/09/15	8.35PM	12AM	Bass, instrumental, vocals. Fire doors open.
26/09/15	9.30PM	12AM	Bass, instrumental, vocals. Fire doors open.
10/10/15	10.30PM	12AM	Bass, instrumental, vocals. Fire doors open.
07/11/15	8.48PM	12AM	Bass, instrumental, vocals. Fire doors open. At 22.15 songs – ‘Superstition’ heard. At 22.21 – ‘Buttercup Babe’
11/12/15	10.58PM	12AM	Bass, instrumental, vocals, drums and instrumental. Fire doors open. At 23.10PM song – ‘All I want for Christmas’.
30/01/16	9.30PM	Away for the night.	Vocalist, singer, band. At 21.30 ‘Brown Eyed Girl’
20/03/16	4PM	Away for the night.	4pm – Man and banjo. 4.20PM telephoned Kate Shenton to request the music be turned down. No answer /reply. 4.40PM Telephoned Kate Shenton, message left to reduce music, no reply. At 4.52PM ‘My Way’ Sinatra.
09/04/16	Returned home at	12AM	Bass, vocals and DJ. Fire doors open.

	11.30PM		
14/05/16	8.25PM	Away for the night.	Compare / DJ. Very clear music heard.
25/06/16	9.25PM	12AM	At 21.45 Elvis singer. Dave went to complain and request music turned down. Music not reduced. 21.57 – ‘Viva Las Vegas’
07/07/16	8PM	12AM	Bass
16/07/16	9.45PM	12AM	Bass, instruments, vocals. 22.21 – ‘Living on a Prayer’ Bonjovi.
23/07/16	?	?	90 <sup>th</sup> afternoon party. Smashed beer bottles found the next morning. We cleared up the glass and mess.
06/08/16	?	?	From early afternoon an all-day fun fair with dodgems and loud PA system playing music and announcements outside on the bowling green and, car park and drive way. This then became a disco in the hall in the evening. The double fire doors open throughout.
17/09/16	8PM	12AM	Bass, DJ and vocals.
08/10/16	8.10PM	12AM	Bass, DJ and vocals.
10/12/16	9.45PM	12AM	Vocals, bass, DJ. Band
14/01/17	9.38PM	12AM	Bass, vocals, instrumentals (band)
18/02/17	8.15PM	12AM	Extremely loud bass. A text to Kate to reduce the music.
18/03/17	?	12AM	On returning home we heard ‘Dancing Queen’ at 23.10
24/03/17	8.45PM	12AM	Bass, voices of the guests in the hall. Songs – 23.21 - ‘Don’t stop me now, I’, having such a good time’.  Adult guests sat on the bowling green outside of our house. 1AM – Guests on the bowling green – noise heard.
25/03/17	7.30PM / 9.44PM	12AM	DJ. 23.24 Significantly loud bass.
06/05/17	8.15PM	Away for the night.	
13/05/17	?	12AM	On returning home we could hear bass and DJ.
27/05/17	?	?	Dance music, bass. Adult guests stood

			outside of the kitchen window. 22.08 – Text Kate Shenton to notify her.
03/06/17	8PM	12AM	20.30 – ‘Mysterious Girl’. Significantly loud bass and vocals. Can clearly hear individual songs and lyrics. A marquee around the double fire door entrance and fire doors open wide. Serving food, people stood outside eating and drinking. 21.38 ‘Get Lucky’ Daft Punk. 21.20 ‘Can’t help the Feeling’ Justin Bieber 21.39 ‘Never Going to Give you up’ Rick Astley 22.13 <b>Police called to make a noise complaint. Log number 1048 3/6/17</b> 22.43 – Guests playing crochet on the bowling green. 22.57 – ‘Shut and Dance with me’ 23.00 – 6 Year old son woken up and asking ‘What’s that noise?’ Additional songs heard – Human League ‘Don’t You Want me Baby?’
10/06/17	9.10PM	12.07AM	DJ, crowds, songs, bass, music and vocals. 21.34 – ‘Saturday Night’ and then ‘Reach’ S Club 7. Groups of guests stood outside the fire doors. <b>22.12 Police called to report a noise complaint. Log number 1009 10.6.17</b>
30/06/17	8.02PM	12AM	00.15 / 0020 – Glass bins and noise of guests leaving and noise of cars.
01/07/17	7.30PM	12AM	21.15 – Song ‘Oh What a Life’ 22.04 – Song ‘Build me up Buttercup’ 22.12 – DJ on the microphone. 23.44 – Song - ‘Up Town Funk’  20.15 - Live African drums. Fire escape doors open.  <b>21.41 – African drums and level of music. Log to the Police to report a noise complaint. Log number 1021/1.7.17</b>
21/07/17	9.08PM	11.20PM	Fun Fair vans and lorries putting up the fun fair rides and dodgems.



22/07/17	?	?	<p>15.00 – Loud music.  15.05 – ‘Ain't No Stopping Us Now’  15.26 – Loud speakers, DJ / tannoy announcements on PA system.  15.30 – David went to Leicester Warren Hall. Spoke with [REDACTED] – Director of 9<sup>th</sup> Events. Asked her to turn off the PA system used by the DJ and also PA music. [REDACTED] refused to turn off either but said she would reduce the volume. She stated that she did not need a licence. Music volume not reduced.  Throughout the event adults drinking and smoking near the fire doors and stood outside our kitchen window.  <b>Police called to log noise complaint. Log number 593/22/7/17</b>  18.09 - BBQ outside in front of double fire doors. People consuming alcohol and smoking. Smoke from the BBQ  18.57 – PA tannoy announcements.  Our two children have to be kept up later than normal bedtime because it is too noisy.  19.21 – DJ within function room.  20.55 – Our young son woken by the funfair equipment being taken down.  22.33 – Song ‘Valerie’  23.10 – Song – ‘Girls Just Want to Have Fun’ Cindi Lauper.  <b>23.13 – Call made to the Police to log noise complaint. Log number 1066 22/7/17. DJ voice, bass and volume of music, guest voices heard within the hall and from outside.</b>  23.49 – ‘Time of My Life’ Dirty Dancing.  00.14, 00.24, 00.51 - Guests heard leaving, shouting and singing.</p>
28/07/17	8.30PM	12.00AM	<p>21.04 – Voice using a microphone.  21.10 – Bass, musical instruments, guest voices.  21.46 – Children / teenagers playing and shouting on the bowling green.  23.54 – ‘Can’t Stop the feeling’ and ‘Macarena’  <b>23.54 – Call to Police to log noise</b></p>

			<b>complaint. Log number 1063 28/7/17.</b> DJ, music and guests heard inside the hall.
04/08/17	9.35	12AM	21.49 – ‘Happy Birthday’ sung by a male using a microphone. 21.53 – significantly loud music, singer and musical instruments. 22.07 – Song – ‘I Saw Her Face, now I’m a Believer’ DJ using a microphone throughout the night. 23.15 – Song – ‘Up Town Funk’  <b>23.19 – Log to the Police to log a noise complaint. Log number 1112/4/8/17</b> 23.28 Fire doors open.
05/08/17	8.30PM	12.01AM	21.05 – Song – ‘You’re The One I want’ Shania Twain. Double fire doors open. Until 23.00 – Children playing and shouting on the bowling green. 23.40 – Song – ‘Live Forever’ Oasis. 00.01 – Song – ‘Don’t Stop Believing’ 00.27 – Guests heard – shouting, taxis entering and exiting. 00.29 – Trafford Cars Taxis entering and exiting. 00.58 – 01.05 – Taxi engines running, guests shouting and raised voices.
11/08/17	6.36PM	?	18.36 – Male singer ‘Let me Entertain You. Heard word for word throughout the whole house. Song – ‘Don’t Stop Me Now’ – Queen. 18.45 – ‘I Would Walk 10,000 Miles’ 19.00 – ‘My Way’ 19.15 – David Wright left our house to go out for the evening.
12/08/17	9.25PM	?	Vocals, bass, general music. Songs – ‘Get Lucky’ and ‘Lets Twist Again’ 21.40 – Song – ‘Surfing USA’ DJ can be heard on the PA system describing the night’s music. 22.50- Rap song- Bass Significantly loud. 23.20 – Song ‘Just Can’t Get Enough’ Guests on grass area and could be heard talking and seen drinking.

			<p>23.30 – Song – ‘Hungry Like the Wolf’</p> <p>23.32 – DJ heard thanking everyone “for a great night.”</p> <p>23.40 – Song – ‘Summer of 69’ Brain Adams.</p>
16/09/17	?	?	<p>19.00 – 23.30 – 6 – 8 Children running and playing on the bowling green. Shouting and screaming on the bowling green. Guests stood outside between these hours talking, shouting directly outside our kitchen and lounge window.</p> <p>22.15 – Kate Shenton walked past a group of children who were directly outside our kitchen window. No comments or attempts to ask them to move or lower the noise.</p> <p>22.25 – [REDACTED] observed a child pick up stones from the hall’s drive way and throw them at the house. [REDACTED] knocked on the kitchen window. A female adult in a red dress was heard to say, “Is that a house?”</p> <p>23.25 – Song – ‘My Heart is on Fire’ Kings of Leon.</p> <p>23.30 – [REDACTED] went to Leicester Warren Hall to complain about the noise level and from guests outside. However, on entry [REDACTED] viewed all guests outside, in front of open double fire doors (wide open) and guests were making a hand and arm arch which the bride and groom were dancing though. Loud country music was being played from within the hall. [REDACTED] left the premises.</p> <p><b>23.52 – Police Called to log a noise complaint. Log number 1043/16.9.17.</b></p> <p>23.55 – Song ‘It Must Be Love’ – Madness.</p> <p>00.01 – 00.30 – 2 males sat on the bench directly outside kitchen window drinking and talking loudly.</p> <p>00.35 Guests shouting, taxis arriving / exiting and doors slamming.</p>
21/10/17	7.30PM	00.02	19.45 – Song – ‘Everywhere You Go You

			<p>Always Bring the Weather' Vocals, guitar and instruments. 19.50 – Single fire door open wide. 22.25 – Disturbance from several car doors slamming and the noise of cars leaving. Taxi engines running. 22.33 – Song – ‘Don’t You Worry’ Vocals and instruments heard. 22.40 – Song ‘I’ve Got This Feeling’ Justin Timberlake. 23.27 – Car doors were slamming and taxi engines running. 23.52 – Song – Dancing in the Moonlight’ Top Loader. 23.50 – Song – ‘We Fell in Love in a Hopeless Place’. 23.57 – Tannoy announcement, although there were tannoy announcements throughout the whole night. 00.02 Music ceased but raised voices heard from the hall. 00.18 – Taxi doors closing and driving past our house on the hall’s drive. 00.40 – Taxi engines running and doors closing.</p>
28/10/17	7.50PM	00.01	<p>21.03 – Tannoy announcement 22.15 – Song – ‘Sorry’ Justin Bieber Vocals, bass and instruments 22.34 – loud bass 22.35 – DJ could be heard making announcements. 22.53- Song - ‘Reach’.</p> <p>23.06 – DJ talking on the microphone introducing the song ‘Saturday Night’ Whigfield. 23.45 – Loud bass and instruments. 23.51 – Taxis passing the house, guests outside talking. 23.52 – Song – ‘Don’t Look Back in Anger’ Oasis. Music and instruments and guests singing along to the words of the song. 00.01 – Singer singing ‘Happy Birthday’. 00.25 – Horns hooting, traffic passing our</p>

			house to exit the hall.
04/11/17	?	Away for the evening and night.	Guests arriving for a wedding at 12.01pm. Marquee around the double doors fire exit.
17/11/17	9.03 PM	12.00AM	<p>21.03 – Music and bass  21.41 – Vocal, bass and instruments.  23.00 – Song – ‘Don’t Stop Till I Get Enough’ Michael Jackson.  23.07 – Male urinating outside kitchen window against the back wall of our house.  23.15 – Song – ‘Macarena’  00.10 – Car doors slamming with a high volume of car traffic passing on the parallel drive behind our house.  We had guests staying for the weekend who were unable to go to bed until the music ceased.  00.17 – 00.28 – A group of between 8 – 10 males and female guests stood on the masonic drive directly behind our house, holding drinks, shouting, whooping. They then slowly walked around the back / side of our house on the hall’s drive continuing to shout and whoop.  00.39 – 00.43 – A group of approximately 12 males stood directly outside the kitchen window shouting amongst each other. One male was holding 3 full pints in his hands which he was raising above his head. One male put his head to our kitchen window, looked into the kitchen and gave a wave.</p>
19/11/17	6.55PM	12AM	<p>19.54 – Significantly loud bass.  21.24 – Song – ‘Tainted Love’  21.26 – Song – ‘Don’t You want me Baby?’ Human League.  21.30 – Song – ‘Come on Eileen’ Dexy’s Midnight Runners’  22.01 – Song ‘Wannabe’ Spice Girls  22.08 – Family with guests forced to move into the lounge from the kitchen due to the level of noise in the kitchen from the hall.  22.25 – Young child in our house awake due to the noise from the function in the hall.  <b>23.19 – Call to the Police to log a noise</b></p>

			<b>complaint. Log number 976/18.11.17</b>
24/02/18	?	12AM	<p>Returned home at 21.40 to hear the song, 'Billy Jean' Michael Jackson.</p> <p>21.51 – Song – 'Saturday Night' Whigfield</p> <p>21.54 – Song - 'Macarena'</p> <p>22.03 – Song – 'Time warp' Rocky Horror Show</p> <p>22.50 Song - 'I've had the Time of My Life' Dirty Dancing.</p> <p>22.57 – Song – 'Will You still Love me Tomorrow?'</p> <p>23.21 – Song 'Uptown Funk' Bruno Mars</p> <p><b>23.24 – Call to the Police to log a noise complaint. Log number 1018 / 24.2.18</b></p> <p>23.25 – Taxis arriving and engines running.</p> <p>23.51 – Song – Despacito – Justin Bieber</p> <p>00.02 – Minibus engine running outside of the double fire doors.</p> <p>00.06 – Car doors slamming.</p> <p>00.08 – Cars leaving</p> <p>00.20 – Taxi with loud music / bass playing.</p> <p>00.34 – Car leaving.</p>
28/04/18	Music heard in guest room at 20.28	00.00	<p>20.45 – Children and adults shouting and screaming on the bowling green.</p> <p>20.46 – Adults stood talking, shouting and smoking directly outside our kitchen window.</p> <p>20.51 – DJ PA announcements, vocals heard from within the hall, within our house. Vocals and electric guitar, guests heard clapping and cheering.</p> <p>Double fire doors open.</p> <p>21.00 – 'Shut up and Dance with Me' Walk the Moon.</p> <p>21.07 – 'Up Town Funk' Bruno Mars</p> <p>21.16 – 'I Don't feel like Dancin' Scissor Scissors.</p> <p>Music (vocals, bass and instruments) clearly heard in all rooms of our house including the two children's bedrooms.</p> <p>22.16 – 7 (4 girls and 3 boys) children and teenagers outside our kitchen window, picking up handful of stones from</p>

			<p>Leicester Warren drive to throw at and try and burst a balloon. This went on for several minutes. A stone hit our roof. Then they moved to stand and sit on the low brick wall outside our kitchen window. All shouting.</p> <p>22.18 – ‘Life on Mars’ David Bowie</p> <p>22.23 – ‘She’s Electric’ Oasis</p> <p>22.53 – ‘Ride on Time’ Black Box</p> <p>22.54 – ‘I am the resurrection’ Guests from within the hall heard shouting / singing along to the words of the chorus.</p> <p>22.54 – Two teenagers picking up handfuls of stones from the Leicester Warren drive to throw at balloons.</p> <p>23.07 – High volume of traffic leaving with lots of shouting from the carpark.</p> <p>23.09 – ‘Don’t Stop me Now’ Queen. Guests from within the hall heard shouting / singing along.</p> <p>23.12 – ‘Mr Brightside’ The Killers. Guests from within the hall heard shouting / singing along.</p> <p>23.16 – ‘Sex is on Fire’ Kings of Leon. Guests from within the hall heard shouting / singing along.</p> <p>23.23 – ‘Proud Mary’ Tina Turner</p> <p>23.49 – ‘Tell You What I Want’ Spice Girls</p> <p>23.55 – ‘All of Me’ John Legend</p> <p>00.38 – Taxi cars and taxi minibus arriving and leaving.</p> <p>00.43 – Taxi minibus arriving and leaving doors slamming.</p> <p>01.14 – [REDACTED] and I woken up by staff member leaving. The car has a loud, modified exhaust.</p>
05.05.18	Wedding guests arriving around 13 – 13.30pm	?	<p>We leave to go out for the day at 13.45. We return to the house at 14.01 and immediately see a male leaning on our kitchen window sill.</p> <p>We leave the house at 14.20 and return at 20.00.</p> <p>20.32 – Music and PA tannoy announcements.</p>



			<p>We leave the house and return at 22.00.  22.05 – ‘Sex is on Fire’ – Kings of Leon  22.10 – ‘I’m a Believer’ Monkeys  22.47 – ‘Never Gonna Give you up’ Rick Astley  23.10 – Left the house.</p>
12.05.18	Guests start to arrive at 11.20am	?	<p>We are out for the day.  On arriving home a male with a pushchair is watching two young children playing on the low brick wall outside our kitchen window. The male was stood directly outside our kitchen window for several minutes.  We went out and returned at 22.05.  22.05 – ‘I Want to Dance with Someone’ Whitney Houston  23.45 – The carpark is very nearly empty and the music is very low and quiet.</p>
17.05.18	<p>Guests arriving at 13.00 – 13.15, minicabs, minibuses and cars.</p> <p>The first song and music was heard at 20.05</p>	22.58	<p>As guests were arriving a table with a white table cloth, silver ice bucket and champagne glasses were being set up, with drinks then offered to the guests.  20.05 – ‘Mr Brightside’ The Killers  20.20 – ‘Put a ring on it’ Beyoncé. A Group of 8 adults sat outside on the tables, drinking and talking loudly.  20.45 – ‘Marry you’ Bruno Mars  21.02 – Dance music, significantly loud.  Five people sat at seat drinking and talking loudly on the bowling green. Kate Shenton observed walking past them into the hall.  21.25 – The group of 5 return to inside the hall.  22.01 – Loud talking, shouting and laughing from near to the back of the house. ■■■■ went around to the back of the house and saw 10 adults stood drinking outside the open double fire doors. Disco lights flashing onto the bowling green / carpark.  22.08 – Loud bass heard within the family kitchen.  22.09 – ‘Man I feel like a woman’ Shania Twain.  - ‘I want to dance with somebody’</p>



			<p>Whitney Houston.</p> <p>22.13 – Can hear the voices of the guests shouting from within the hall. Loud bass heard from within the kitchen.</p> <p>22.15 – ‘Light my fire’ Take That.</p> <p>22.25 – ‘Build me up buttercup’ The Foundations</p> <p>22.28 – ‘I’m a believer’ The Monkees</p> <p>22.33 – ‘Brown eyed girl’ Van Morrison</p> <p>22.35 – ‘Young Hearts run free’ Candi Staton</p> <p>22.38 – ‘Dancing Queen’ ABBA</p> <p>22.42 – ‘I’m in the mood for dancing’ The Nolans. People heard shouting in the carpark.</p> <p>22.44 – ‘Wake me up before you go go’ Wham with loud bass throughout.</p> <p>22.53 – Shouting heard from near the double fire doors.</p> <p>22.55 Large white minibus drives into the carpark, waits outside double fire doors with the engine running.</p> <p>22.56 – Dance music heard in our kitchen with thumping bass.</p> <p>23.20 – Three ladies sat at the tables on the bowling green, in front of the kitchen window and talking loudly. Kate Shenton walks up to them and pours liquid from a glass bottle into two glasses then leaves the ladies with the bottle.</p> <p>23.22 – The three ladies are joined by another lady who was unsteady on her feet. All talking loudly.</p> <p>23.23 – The group of ladies then joined by a male. All drinking.</p> <p>23.30 – One of the ladies is sick on the grass and is led away by a male towards the hall.</p> <p>23.45 – Taxi drives past the kitchen window at speed. Taxi door slamming and raised voices. The taxi then leaves.</p>
19.05.18	Wedding part arrives	23.59	16.20 – Large crowd of guest on the bowling green, loud chattering of voices.

	approximately 14.45		<p>21.50 – Guests queuing at outside marquee on the bowling green for food and drinks.</p> <p>21.59 – Video taken by [REDACTED] showing a large number of guests on the bowling green, drinking with double fire doors and windows open. There was a table set up on the bowling green with guests queuing for food.</p> <p>21.59 – ‘reggaeton’ Little Mix</p> <p>22.10 – ‘Build me up buttercup’ -The Foundations</p> <p>22.15 – ‘Brown eyed girl’ – Van Morrison All vocals and instruments from music clearly heard.</p> <p>22.21 – ‘Stuck in the middle with you’ – Stealers Wheel.</p> <p>23.01 – ‘Wake me up before you go go’ – Wham</p> <p>23.23 – ‘Come on Eileen’ – Dexys Midnight Runners.</p> <p>23.48 – Noticed that lanterns had been recently placed on the four tables on the bowling green.</p> <p>23.50 – ‘Reach’ – S Club 7</p> <p>23.55 – A slow romantic song (did not recognise the song).</p> <p>23.50 – 00.20 – A high volume of taxis (PCG) with engines running whilst waiting outside the double fire doors and doors slamming.</p> <p>00.47 – car leaving.</p>
27.05.18			<p>10.00 – We returned home after a weekend away and saw approximately 6 cars parked on Leicester Warren car park. These were removed by people over the next few hours. This indicates that there had been a function on the Saturday night (26.05.18) and guests were returning to collect their cars.</p>
02.06.18	14.45	Music unknown but anti-social behaviour continues past 00.00	<p>14.45 – Loud pop music coming from within the hall.</p> <p>14.50 – Music stops.</p> <p>16.20 – Returned home – wedding party on the bowling green drinking what appeared to be alcohol.</p>

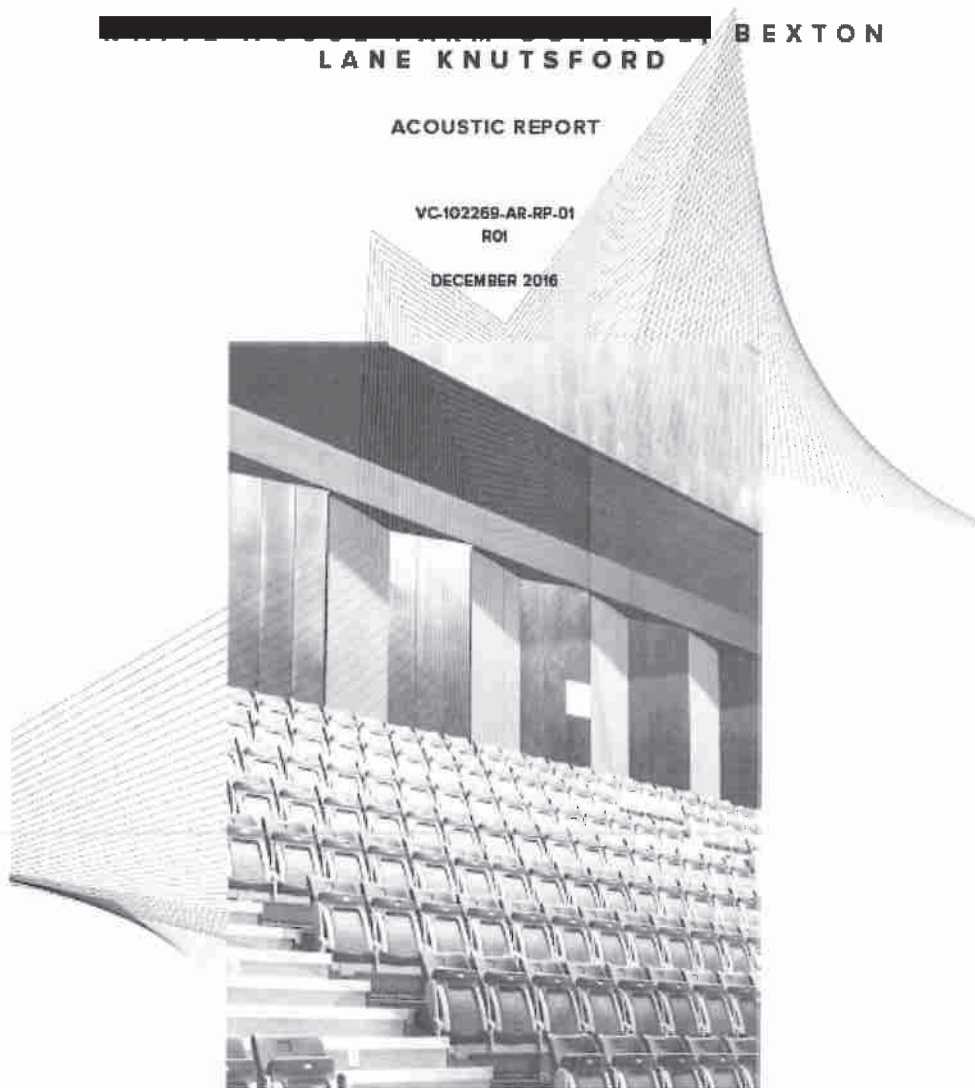
			<p>00.02 – Arrive home after an evening out. 6 persons sat on the tables outside the kitchen window talking loudly and drinking.</p> <p>00.15 – 2 males left outside drinking at the table. Kate Shenton came over and swapped glasses of drink for plastic glasses, males continued drinking.</p> <p>00.25 – Kate Shenton and 4 other persons sat at another table and drinking from bottles, talking loudly and laughing.</p> <p>00.30 – Taxi doors slamming and then taxi leaves.</p> <p>00.35 – Kate Shenton gets up and walks towards fire doors. The 2 males still sat talking loudly and drinking.</p> <p>00.42 – Taxi leaves after doors slamming.</p> <p>00.45 – Outside lights of LWH turned off. 2 males still talking on the bowlin green.</p>
23.6.18	11.20 – Wedding guests arrive.	Music ceased at 00.00	<p>11.20- Wedding guests arrive.</p> <p>19.57 – Returned home; vocals and instruments heard and the song ‘I just want you to dance with me tonight’ – Olly Murs.</p> <p>21.10 – Arctic Monkeys</p> <p>21.13 – ‘Mr Brightside’ The killers</p> <p>21.16 – ‘Sex is on Fire’ – Kings of Leon.</p> <p>21.35 – ‘I want to dance with somebody’ – Whitney Houston.</p> <p>22.35 – Loud bass and drum beat – song not known.</p> <p>22.40 – ‘Reach for the stars’ – S Club 7.</p> <p>22.45 – Bass from music heard in the master bedroom en-suite which is at the furthest point of the house away from LWH.</p> <p>23.05 – Police called to make a complaint of noise and anti-social behaviour, the noise from the guests. Log number:CRN135943</p> <p>23.51 – ‘You’re the one that I want’ Grease.</p>
14.07.18	Wedding with music starting	Music ceased at 00.00 but	<p>21.20 – DJ from within the hall makes a PA announcement about the food.</p>

	at 20.40	further noise heard afterwards.	<p>21.22 – Loud drumming beat coming from the hall.</p> <p>21.27 – Large group of guests sat at the outside tables eating and drinking, loud laughter and shouting etc.</p> <p>21.35 – Children running around the bowling green shouting loudly.</p> <p>21.45 – Large crowd on the bowling green talking photos, shouting and 6 children running around shouting.</p> <p>21.55 – Counted 26 people on the bowling green. 3 adult males play fighting, shouting and laughing.</p> <p>21.56 – Loud drum beat / dance music. DJ heard announcing the next song, ‘Up Town Funk’ Bruno Mars.</p> <p>22.00 – Continued shouting and whooping heard from male and female.</p> <p>22.02 – Music volume increased to a significant level. DJ on PA. 27 persons on the bowling green. Large groups stood outside the double fire doors.</p> <p>22.08 – Several children playing football on the bowling green for approximately 30 minutes.</p> <p><b>22.22 – Our 8 year old son is woken walks into the kitchen asking what all the shouting is. He has been in bed since 20.30.</b></p> <p>22.30 – Deep bass dance music continues.</p> <p>22.35 – ‘Reach for the stars’ – S Club 7.</p> <p>22.37 – ‘I’m your man’ – Wham.</p> <p>22.40 – ‘Macarena’</p> <p>22.40 – 3 X boys walking round with a torch shining it in direction of our windows when stood outside the rear of our house.</p> <p>22.42 – ‘Saturday night’ Whigfield</p> <p>22.44 – DJ heard introducing the song ‘Sex is on fire’ – Kings of Leon.</p> <p>22.50 (For several minutes) – Youths having piggy back fights on the bowling green, lots of shouting and laughter. Kate Shenton observed collecting glasses and</p>
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			<p>bottles from the crowd on the lawn and empty glasses on the outside tables.</p> <p>22.50 (Although telephone answered at 23.08) – Telephone call to the Police to report noise nuisance and anti-social behaviour. We requested a Police visit. This call was recorded. Log number CRN163027.</p> <p>23.05 – ‘Come on Eileen’ Dexys Midnight Runners.</p> <p>23.17 – ‘Like a Prayer’ Madonna.</p> <p>23.19 – ‘I want do dance with somebody’ Whitney Houston.</p> <p>23.26 – ‘Time of my life’ Jennifer Warner.</p> <p>23.43 – ‘Shut up and dance with me’- Walk the Moon.</p> <p>23.45 – A group of males and females on the driveway drinking and shouting.</p> <p>23.47 – ‘Wake me up’ – Wham.</p> <p>23.49 – DJ announcement heard that there is only 10 minutes to go.</p> <p>23.52 – A group of people outside the kitchen window including the bride, shouting, hugging and shouting good bye to guests.</p> <p>00.00 – music stopped but the DJ heard thanking everyone for a ‘great evening’</p> <p>00.13 – horn sounded in the carpark.</p>
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APPENDIX D

ACOUSTIC REPORT (DECEMBER 2016)



WHITE HOUSE FARM COTTAGE, BEXTON  
LANE, KNUITSFORD  
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VC-102269-AR-RP-01  
DECEMBER 2016

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DOCUMENT NUMBER	VC-102269-AR-RP-01	ISSUE DATE	DECEMBER 2016
PROJECT NUMBER	102269	AUTHOR	WARREN KING
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REVISION HISTORY		
REVISION	NOTES	DATE ISSUED
R01	UPDATE	DECEMBER 2016

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VANGUARDIA  
SOUND CONSULTANTS

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## 1. INTRODUCTION

- 1.1. Vanguardia Consulting has been commissioned by the owners of V [REDACTED], Bexton Lane, Knutsford to provide an assessment of the sound insulation of a party wall between the cottage and the venue adjacent to the property, Leicester Warren Hall which is used for wedding receptions and other functions throughout the year.
- 1.2. The purpose of this document is to provide an assessment of the existing party wall between the cottage and the venue and to provide recommendations to reduce the level of entertainment noise within the cottage.
- 1.3. A glossary of acoustic terms is shown in Appendix A.

## CONSULTANTS EXPERIENCE

- 1.4. Vanguardia Consulting is an independent acoustic consultancy specialising in the field of sound, noise and acoustics related to entertainment venues. The team of consultants have many years' experience dealing with some of the largest and most innovative sound and acoustic projects in the UK, including Wembley Stadium, the Millennium Dome, The Millennium Stadium, Wembley Arena and Earls Court.
- 1.5. The consultants have successfully provided sound management advice, including noise control, at over 1000 concerts during the past 25 years. These concerts have ranged from relatively small scale events at green field sites to major events staged at national stadia providing entertainment for tens of thousands of people.
- 1.6. The company director also sat on the UK Noise Council Working Party which prepared the Code of Practice on Environmental Noise Control at Concerts (1995). They have also managed Government research projects related to sound and noise aspects of the entertainment business.
- 1.7. As well as the provision of sound and acoustic design/management for entertainment venues, the company deals with the whole range of acoustic, noise and vibration issues and our staff have presented expert testimony at planning and licensing hearings, magistrates and high courts, Judicial Reviews and House of Commons and House of Lords Select Committees.

## LEICESTER WARREN HALL

- 1.8. Leicester Warren Hall is used for private functions such as weddings and birthday parties and shares a party wall with the adjacent cottage. It is understood that for the majority of events, the venue uses a preferred supplier to provide entertainment in the form of a DJ who supplies the sound system. However,

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the venue also allows for their clients to supply their own entertainment which can include DJ's, bands and other tribute type acts. The venue operates under a premise licence which permits the following:

*Live and Recorded Music (to take place indoors)*

*Monday to Thursday 11.00 to 23.00*

*Friday and Saturday 11.00 to 24.00*

*Sunday 12.00 to 23.00*

*New Years Eve extend hours to 01.00*

In addition, to the above, the premises licence is also subject to the following conditions:

**Prevention of Public Nuisance**

3. Speakers shall point away from the adjoining wall and there shall be no amplified music on the party wall.

4. Windows shall be closed after 23.00 hours when regulated entertainment is taking place.

## 2. ACOUSTIC SURVEY

### INITIAL TESTS

- 2.1. An initial sound test was carried out at the venue using the same sound system setup and similar genre of music as for the majority of events at the venue. Although the sound system supplier and DJ were the venue's preferred supplier, parties that hire the venue are entitled to bring their own sound system and entertainers. Music was played in the venue at a level considered to be normal by the DJ. It was then requested that the levels were increased to replicate what happens on some nights at the venue.

### SOUND INSULATION TEST

- 2.2. A sound insulation test was carried out by Stroma Technology Ltd on 25<sup>th</sup> July 2016 to establish the performance of the existing party wall. The sound insulation tests were carried out in accordance with the guidance provided in British Standard *BS EN ISO 16283-1:2014 Acoustics. Field measurement of sound insulation in buildings and of building elements. Airborne sound insulation*.
- 2.3. Noise measurements were taken in both the source room (venue) and receiving rooms (living room / kitchen area and first floor bedroom) which share the party wall of the adjacent cottage using a broadband noise signal capable of producing noise in third octaves with centre frequencies within the range of 50Hz and 10KHz. Sound insulation tests were carried out with the venue doors open and closed in order to assess the effect on the noise levels in both receiving rooms. In addition, a background noise measurement was also taken in the receiving room without the noise source in operation.
- 2.4. The following table 1 shows a summary of the noise measurements in the source and receiving rooms during the test as well as the background noise level in the receiving rooms in the cottage.
- 2.5. All results are based on an overall level in the venue of approximately 107dBA. Whilst the overall A weighted level is higher than would be expected in the venue, noise levels in the 50Hz – 125Hz third octave bands are comparable to those generated with typical music noise.

Table 1 Summary noise measurements

1/3 Octave Centre Frequency (Hz)	Living Room (Venue doors closed)			Living Room (Venue doors open)			Bedroom (Venue doors closed)			Bedroom (Venue doors open)			Background Receiving Room
	Source Room	Receiver Room	Diff	Source Room	Receiver Room	Diff	Source Room	Receiver Room	Diff	Source Room	Receiver Room	Diff	
50Hz	84	47	37	84	54	30	84	49	35	84	46	40	36
63Hz	85	55	40	85	59	36	85	46	49	85	51	45	31
80Hz	100	57	44	100	64	36	100	53	47	100	60	40	27
100Hz	105	54	51	105	56	49	105	55	50	105	55	49	24
125Hz	103	49	54	103	49	54	103	47	56	103	49	55	22
160Hz	101	45	56	101	49	52	101	44	57	101	47	54	24
200Hz	104	46	58	104	57	47	104	41	63	104	46	59	27
250Hz	102	45	57	102	57	45	102	35	67	102	40	62	23
315Hz	102	38	64	102	47	60	102	36	66	102	39	63	12
400Hz	105	34	71	105	35	70	105	35	71	105	35	71	14
500Hz	85	30	65	85	32	66	85	25	74	85	27	72	13
630Hz	100	30	71	100	32	69	100	22	79	100	21	79	9
800Hz	85	28	71	85	30	69	85	16	82	85	15	82	12
1kHz	85	25	69	85	28	67	85	14	82	85	11	85	15
1.25kHz	93	25	69	93	25	67	93	16	77	93	9	84	17
1.6kHz	91	24	66	91	25	65	91	14	76	91	9	81	15
2kHz	85	21	65	86	22	64	86	12	74	86	8	78	14
2.5kHz	84	22	62	84	22	62	84	11	73	84	7	77	12
3.15kHz	82	20	62	82	19	64	82	10	72	82	7	75	10
4kHz	67	20	48	67	17	50	67	11	57	67	9	59	10
5kHz	57	17	39	57	15	41	57	10	47	57	9	47	9
6.3kHz	54	15	38	54	15	39	54	10	44	54	10	44	9
8kHz	50	14	36	50	13	37	50	11	39	50	10	39	10
10kHz	47	13	34	47	12	35	47	11	36	47	11	36	11

### ADDITIONAL NOISE TESTS

- 2.6. Further noise tests were carried out on 2<sup>nd</sup> December 2016 in order establish the possible sound transmission paths between the venue and the cottage. The tests were carried out in the same way as the initial tests with a DJ playing similar music to that as at events.
- 2.7. The following tests were carried out to identify sound transmission paths through various building elements:
- Between the venue and cottage kitchen and bedroom party walls
  - Through the adjacent kitchen and bedroom walls perpendicular to the party wall

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- Through the kitchen floor
- With the kitchen window open and closed
- With the venue doors open and closed
- Through the small fire escape on the party wall
- With the sound system mounted on the resilient mats and directly on the floor
- The attenuation through the cottage further away from the venue



### 3. SOUND INSULATION ASSESSMENT

- 3.1. The results indicate that the sound insulation performance of the existing wall is high. In summary, the following level differences between the venue and cottage were measured:
- From the venue to the ground floor living room, a weighted level difference of  $D_w$  66 dB was measured with the venue doors closed and  $D_w$  63dB with the venue doors open.
  - From the venue to the first floor bedroom, a weighted level difference of  $D_w$  73 dB was measured with the venue doors closed and  $D_w$  73dB with the venue doors open.
- 3.2. The results indicate that the opening of the main venue fire doors degrades the sound insulation to the kitchen / living room and is most notable at 160-315Hz. There is a window in the kitchen that faces the rear of the venue on the same side as the venue doors and a smaller window on the same façade of the cottage on the first floor landing facing out to the rear of the venue. Therefore, it can be assumed that there is some noise break-in from the kitchen window when the main venue fire doors are open. This was confirmed during the additional noise tests when noise levels were subjectively louder in the kitchen when the window was open.
- 3.3. Using the sound insulation test data and measurements made in the venue with music operating, it is expected that noise levels in the cottage from amplified music are likely to be in the region of 30-35 dBA  $L_{eq}$ . Background noise levels recorded in the cottage were around 25 dBA  $L_{eq}$ .
- 3.4. The results indicate that amplified music is approximately 5-10dB above the background noise level in the cottage, with noise levels at low frequencies (63Hz, 80Hz and 100Hz) approximately 10-30dB above the background noise level. Music noise at these levels will be audible in the cottage due to the low background noise level in the cottage.
- 3.5. Details of the exact party wall construction are currently unknown, although the sound insulation tests of the wall are commensurate with a high performance thick masonry wall, potentially with some discontinuity. Due to the high sound insulation measured, transmission from the venue to the cottage may not only be via airborne paths through the wall, but also via flanking via indirect paths such as via the floor, walls or via windows/doors.

#### THRESHOLD OF HEARING

- 3.6. The following chart shows the threshold of hearing for pure tones across the audible frequency range.

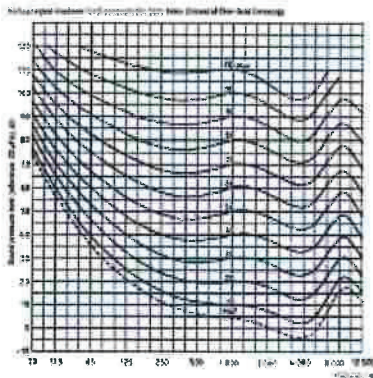
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Figure 4 Threshold of hearing



3.7. Research carried out by Defra on low frequency noise disturbance (contract no NAR45) proposes criterion for the assessment of low frequency noise. Although it does not specifically relate to entertainment noise the maximum third octave values given below are an appropriate judgment of the low frequency disturbance.

Table 2 Assessment of low frequency noise

Frequency (Hz)	40	50	63	80	100	125	160
$L_{eq}$ dB	49	43	42	40	38	36	34

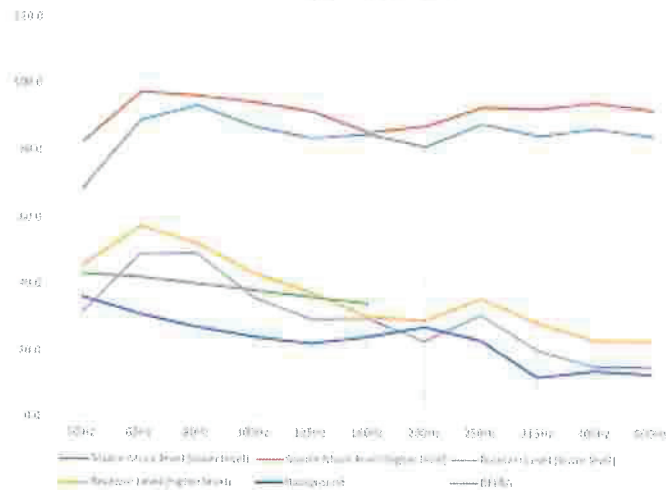
- 3.8. The following figures compare an assessment of the low frequency transmission into the cottage from amplified music against the Defra low frequency noise criterion. Results above 500Hz have not been shown as they were background affected.
- 3.9. The graphs show that the low frequency amplified music noise exceeds the DEFRA criterion at 63Hz, 80Hz and 100Hz by up to 15 dB. Although this criterion is not relevant for amplified music, in the absence of any other clear guidance, this forms a useful indication.

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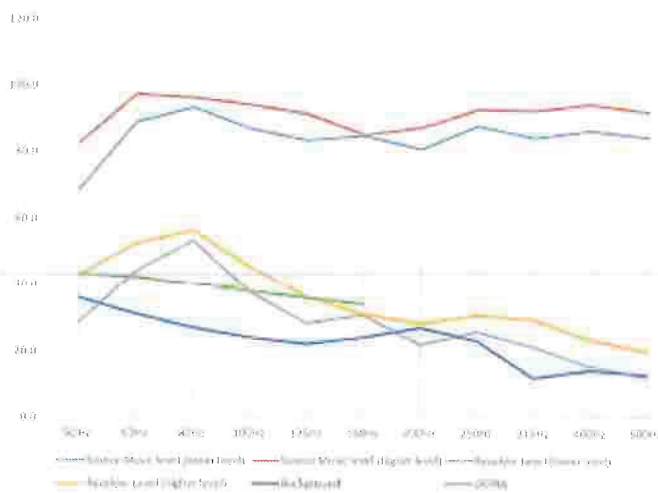
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Music level - Living Room



Music level - Bedroom





3.10. The additional tests carried out on 2<sup>nd</sup> December suggested the following subjective assessment of noise levels:

- Broadband music noise was audible through the party wall between the venue and the kitchen and bedroom
- Music was not audible through the adjacent walls or through the floor
- Noise levels were subjectively louder with the kitchen window open and with the main venue doors open
- There was significant noise breakout through the fire door on the external element of the party wall.
- There was no subjective difference in noise levels in the cottage when the sound system was mounted on the resilient mats and directly on the floor.
- There was a noticeable reduction in noise levels between the rooms in the cottage close to the party wall and the rooms further away. This provides evidence that the sound transmission path is predominantly through the party wall.

#### 4. MITIGATION

- 4.1. The initial sound insulation tests indicate that the performance of the existing party wall was high. Although it is likely that there is a degree of airborne sound transmission through the party wall there is not conclusive evidence to confirm it is the dominant transmission path across the whole frequency range. Therefore, it cannot be guaranteed that by only treating the party wall, sound transmission between the venue and the cottage will be significantly reduced.
- 4.2. However, the additional sound tests that were carried out on 2<sup>nd</sup> December did provide further evidence that the dominant sound transmission path is through the party wall and the fire exit door on the external element of the party wall. The tests also indicated that there was an additional sound transmission path through the main venue doors when open.

#### RECOMMENDATIONS

- 4.3. It is recommended that the following noise mitigation measures are carried out to reduce the noise transmission paths between the venue and cottage.

##### Install an independent wall lining system

- 4.4. It is recommended that an independent wall lining comprising of 3 layers of 15mm Soundbloc on independent studs with 300-400mm cavity from the existing wall filled with 200mm Acoustic Rockwool (45kg/m<sup>3</sup>) is constructed to reduce the sound transmission through the party wall. The construction is a non-load bearing wall erected independently of the existing wall and would most likely be applied on the venue side, resulting in adding a minimum 345mm to the depth of the wall. The wall lining would need to extend the full height of the wall (including within the roof void). It is important that a cavity of less than 300mm is not specified and there is no bridging between the lining and the wall as this could lead to a worsening of the sound insulation. An independent wall lining solution would only reduce noise transmission through the wall element only and further mitigation is likely to be required to reduce the additional noise transmission paths between the venue and the cottage.
- 4.5. All construction details should be in accordance with the manufacturer's instructions and recommendations and be well sealed. In addition, a structural or roofing expert should be consulted to confirm that the integrity of the existing roof is not affected and that the existing structure can take the weight loading of the independent wall lining system. A typical independent wall lining system is shown in the following figure (indicative only):

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Figure 2 Typical Independent Wall Lining System



**Block the fire exit on the party wall**

- 4.6. There is significant noise breakout from the venue through the fire escape doors on the external element of the party wall. It is understood that the fire exit is not required by the venue and that it is planned for it to be filled. This should be done with high density blockwork to provide at least the same reduction as the existing external wall. This would then be encapsulated by any proposed independent wall lining as above.

**Limiting entertainment noise from the venue**

- 4.7. It is understood that the venue manager is considering the installation of a permanent in-house sound system and preventing any parties from bringing their own sound system and being restricted only to the use of the venue system. The sound system should include a compressor limiting device which prevents anyone from increasing music noise levels from a pre-set level. This would also be applicable to performers and for speeches using microphones which should be connected to the same sound system. A small monitor loudspeaker should also be included as part of the sound system in order for those using microphones to be able to hear themselves clearly and would also be connected to the limiting device. All loudspeakers should still be mounted on resilient mats to isolate them from the building and minimise transmission paths through the building structure and not include sub bass units.

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#### Minimise breakout through the venue doors

- 4.8. The existing venue doors should be replaced with acoustic doors which should include door closures and acoustic seals and kept closed during events. A lobby/porch may be constructed on either side of the existing doors to minimise noise breakout from the venue. The lobby should be constructed of as high mass and density material as possible and be of great enough depth so that both sets of doors cannot be opened by one guest.

## 5. SUMMARY

### 5.1. The sound insulation tests carried out indicate the following:

- The existing party wall provides a high level of sound insulation. It is considered that generally, the higher the sound insulation of the building element, the more significant sound transmission through flanking paths become.
- The sound insulation test results indicate that noise levels from the venue are lower than in the bedroom than in the kitchen. This provides some indication that there are additional sound transmission paths into the kitchen. However, the residents commented that subjectively, music noise levels are higher in the bedroom. This is most likely because of higher background noise levels in the kitchen.
- Noise levels in the kitchen are higher when the venue doors are open. This is less apparent in the bedroom which suggests that there is some transmission through the venue doors.

### 5.2. The sound insulation tests did not provide conclusive evidence that the dominant sound transmission path across the frequency range is through the existing party wall and that additional sound transmission paths may exist.

### 5.3. The additional tests carried out after the sound insulation tests indicate the following:

- Music noise is audible through the party wall between the venue and the cottage kitchen and bedroom.
- Music noise was not audible through the adjacent walls or through the floor indicating that these are not significant sound transmission paths.
- Noise levels were subjectively louder with the kitchen window open and with the venue doors open. This was most likely as a result of the noise breakout through the fire door on the external element of the party wall, next to the kitchen window and through the main venue doors.
- There was no subjective difference in noise levels in the cottage when the sound system was mounted on the resilient mats and directly on the floor.
- There was a noticeable reduction in noise levels between the rooms in the cottage close to the party wall and the rooms further away.

### 5.4. The following mitigation measures should be considered to minimise sound transmission from the venue to the adjacent cottage.

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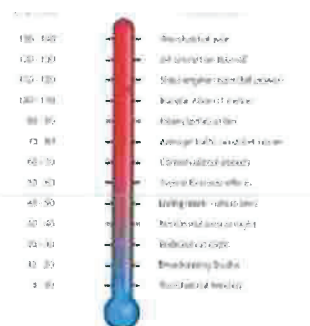
- Install an independent wall lining system.
- Fill the fire exit on the external element of the party wall.
- Limit the noise levels within the venue.
- Reduce the noise breakout through the main venue doors.



## 6. APPENDIX A

### GLOSSARY OF TERMS

- 6.1. Noise is defined as unwanted sound. The range of audible sound is from 0dB to 140dB, which is taken to be the threshold of pain. The sound pressure detected by the human ear covers an extremely wide range. The decibel (dB) is used to condense this range into a manageable scale by taking the logarithm of the ratio of the sound pressure and a reference sound pressure.
- 6.2. The frequency response of the ear is usually taken to be about 18Hz (number of oscillations per second) to 18,000Hz. The ear does not respond equally to different frequencies at the same level. It is more sensitive in the mid-frequency range than at the lower and higher frequencies, and because of this, the low and high frequency component of a sound are reduced in importance by applying a weighting (filtering) circuit to the noise measuring instrument. The weighting which is most used and which correlates best with the subjective response to noise is the dB(A) weighting. This is an internationally accepted standard for noise measurements.
- 6.3. The ear can just distinguish a difference in loudness between two noise sources when there is a 3dB(A) difference between them. Also when two sound sources of the same noise level are combined the resultant level is 3dB(A) higher than the single source. When two sounds differ by 10dB(A) one is said to be twice as loud as the other.
- 6.4. The subjective response to a noise is dependent not only upon the sound pressure level and its frequency, but also its intermittency. Various indices have been developed to try and correlate annoyances with the noise level and its fluctuations. The parameter used for this measure is Equivalent Continuous Sound Pressure Level ( $L_{eq}$ ). The A-weighted sound pressure level of a steady sound that has, over a given period, the same energy as the fluctuating sound under investigation. It is in effect the energy average level over the specified measurement period (T) and is the most widely used indicator for environmental noise. A few examples of noise of various levels are given right:



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**NORTH WEST OFFICE**  
3A Toll Road, Knutsford  
Cheshire WA16 0BE

Tel +44 (0)161 718530

[info@vanguardia.co.uk](mailto:info@vanguardia.co.uk)  
[vanguardia.co.uk](http://vanguardia.co.uk)

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## APPENDIX E

## EMAIL FROM MASON'S CHAIRMAN OF THE BOARD

**From:** [REDACTED]  
**Sent:** Saturday, December 3, 2011 2:11 PM  
**To:** [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** Update on Land and Soundproofing Issues

Hi [REDACTED] & [REDACTED] - I hope you are both well.

I am sorry that I have not been in touch for a while. It has been a very frustrating time in trying to get estimates in and then persuading the Directors to make any decisions. However, there was a board meeting last Thursday and whilst no great decisions were made, we have been allowed to progress some of the things we would like to, notably the soundproofing and sale of land issues.

Firstly, the soundproofing project. I had been waiting for contractors to firm up an estimate for what I think will be a good solution to the problem at a reasonable price. (One came in at over £15,000, which was a non-starter). However, when the contractors didn't come back to me I suspected there was a problem that they didn't want to deal with. There is, of course, it's the asbestos in the ceiling, but instead of telling us, they just just blanked us. After numerous 'phone calls, I finally got the answer and now know that the asbestos problem will have to be dealt with separately before any other work can be done. What is so frustrating is that we could have been pursuing the removal of some of the asbestos months ago if we had known that the contractors didn't want to deal with it.

So, following last Thursday's meeting, we are now going to find a specialist contractor to remove a strip of the ceiling so that we can access the area above the wall between the dining room and your cottage. We then plan to build up the gable above our wall to the roof. At the same time we will brick up the fire exit door next to you. As well as reducing noise transmission through the loft and the fire exit door, this will give us a complete wall on to which we can attach a soundproofing insulation system.

Once again, I am sorry that things have taken longer than we had imagined but as always we are in the hands of others when it comes to getting the work done. (I sometimes wonder if there is no recession in some industries). We are still committed to completing this project, but as I have said before, I want to do it once but do it right first time.

As regards the sale of land, the directors are still happy to consider selling to you the triangle of land at the side of your cottage, plus a strip along your rear

elevation. This depends on our proposed development plans and a successful planning application. I have seen the architect's proposal for a new driveway and it fits in quite closely with the line we have discussed previously. (I think the strip along the rear elevation would be in the order of 5 - 6 metres in depth).

The next stage, therefore, is for the architect to draw up accurate plans ready for a planning application. He has been given an instruction to proceed so I hope to have copies of the proposed plans in the not too distant future. Once I have these, I will make contact with you so that I can come round and show you them. I hope that I will also have some news for you regarding the soundproofing project by then as well.

Best regards





## Premises Licence

Premises Licence Number:

**PR/0640**

### Part 1 - Premises Details

Postal address of Premises or, if none, ordnance survey map reference or description:

Leicester Warren Hall  
Bexton Lane  
Knutsford  
Cheshire

Post Town: Knutsford

Post Code: WA16 9BQ

Telephone Number: 01565 651199

Where the Licence is time limited, the dates:

Not applicable.

Licensable activities authorised by the Licence:

Live Music  
Recorded Music  
Performance of Dance  
Performance of Plays  
Film Exhibitions  
Sale and supply of alcohol  
Provision of facilities for making music  
Provision of facilities for dancing

The times the Licence authorises the carrying out of licensable activities:

**Live Music** (to take place indoors)  
Monday to Thursday 11.00 to 23.00  
Friday and Saturday 11.00 to 24.00  
Sunday 12.00 to 23.00  
New Years Eve extend hours to 01.00.

**Recorded Music** (to take place indoors)  
Monday to Thursday 11.00 to 23.00  
Friday and Saturday 11.00 to 24.00  
Sunday 12.00 to 23.00  
New Years Eve extend hours to 01.00.

**Performance of Dance** (to take place indoors)

Monday to Thursday 11.00 to 23.00

Friday and Saturday 11.00 to 24.00

Sunday 12.00 to 23.00

New Years Eve extend hours to 01.00.

**Performance of Plays** (to take place indoors)

Monday to Saturday 11.00 to 23.00

Sunday 12.00 to 23.00

**Film Exhibitions** (to take place indoors)

Monday to Saturday 11.00 to 23.00

Sunday 12.00 to 23.00

**Sale and supply of alcohol** (to take place indoors)

Monday to Thursday 11.00 to 23.00

Friday and Saturday 11.00 to 24.00

Sunday 12.00 to 23.00

New Years Eve extend hours to 01.00.

**Provision of facilities for making music** (to take place indoors)

Monday to Thursday 11.00 to 23.00

Friday and Saturday 11.00 to 24.00

Sunday 12.00 to 23.00

New Years Eve extend hours to 01.00.

**Provision of facilities for dancing** (to take place indoors)

Monday to Thursday 11.00 to 23.00

Friday and Saturday 11.00 to 24.00

Sunday 12.00 to 23.00

New Years Eve extend hours to 01.00.

**The opening hours of the Premises:**

Monday to Thursday 10.00 to 24.00

Friday and Saturday 10.00 to 01.00

Sunday 12.00 to 23.00

New Years Eve extend hours to 02.00.

**Where the Licence authorises supplies of alcohol, whether these are on and/or off supplies:**

For consumption both on and off the premises.

**Part 2**

Name, (registered) address, telephone number and email (where relevant) of holder of Premises Licence:

The Leicester Warren Hall Company Ltd  
Bexton Lane  
Knutsford  
WA16 9BQ  
Tel. 01566 651199

Registered number of holder, for example company number, charity number (where applicable):

00925978

Name, address and telephone number of designated Premises Supervisor where the Premises Licence authorises for the supply of alcohol:

Mr Matthew Mooney  
Ollerton Hall House  
Potts Lane  
Ollerton  
WA16 6DT

Personal Licence number and issuing authority of Personal Licence held by designated Premises Supervisor where the Premises Licence authorises for the supply of alcohol:

Personal Licence Number: PE0180

Issuing Authority: Cheshire East Council

Licence Issued: 10<sup>th</sup> September 2018

Signed By: Mr Tony Haskell  
On Behalf of Cheshire East Borough Council

**Annex 1 - Mandatory Conditions (as applicable)**

1. No supply of alcohol may be made under this Premises Licence –
  - a) at a time when there is no designated premises supervisor in respect of the Premises Licence, or
  - b) at a time when the designated premises supervisor does not hold a Personal Licence or his Personal Licence is suspended.
2. Every supply of alcohol under this Premises Licence must be made or authorised by a person who holds a Personal Licence.

**Where a Village Hall is exempt from needing DPS under s.19 Licensing Act 2003**

Every supply of alcohol under the premises licence must be made or authorised by the Management Committee.

**Mandatory condition where the licence authorises the exhibition of films**

The admission of children to the exhibition of any film must be restricted in accordance with section 20 of the Licensing Act 2003. Admission of children must be restricted in accordance with any recommendation made by the British Board of Film Classification or the Licensing Authority.

**Prohibited conditions: plays**

1. In relation to a premises licence which authorises the performance of plays, no condition may be attached to the licence as to the nature of the plays which may be performed, or the manner of performing plays, under the licence.
2. But subsection (1) does not prevent a licensing authority imposing, in accordance with section 18(2)(a) or (3)(b), 35(3)(b) or 52(3), any condition which it considers necessary on the grounds of public safety.

**Mandatory condition: Door supervision**

Each individual engaged in security activities at the premises must either:

- a) be authorised to carry out that activity by a licence granted under the Private Security Industry Act 2001; or
- b) be entitled to carry out that activity by virtue of Section 4 of the Private Security Industry Act 2001.

**LICENSING ACT 2003 (MANDATORY LICENSING CONDITIONS)( AMENDMENT) ORDER 2014**

**MANDATORY CONDITIONS**

**Condition 1**

1. The responsible person must ensure that staff on relevant premises no not carry out, arrange or participate in any irresponsible promotions in relation to the premises.
2. In this paragraph, an irresponsible promotion means any one or more of the following activities, or substantially similar activities, carried on for the purpose of encouraging the sale or supply of alcohol for consumption on the premises:
  - a) Games or other activities which require or encourage, or are designed to require or encourage individuals to –
    - i. Drink a quantity of alcohol within a time limit (other than to drink alcohol sold or supplied on the premises before the cessation of the period in which the responsible person is authorised to sell or supply alcohol), or
    - ii. Drink as much alcohol as possible (whether within a time limit or otherwise);

- b) Provision of unlimited or unspecified quantities of alcohol free or for a fixed or discounted fee to the public or to a group defined by a particular characteristic in a manner which carries a significant risk of undermining a licensing objective;
- c) Provision of free or discounted alcohol or any other thing as a prize to encourage or reward the purchase and consumption of alcohol over a period of 24 hours or less in a manner which carries a significant risk of undermining a licensing objective;
- d) Selling or supplying alcohol in association with promotional posters or flyers on, or in the vicinity of, the premises which can reasonably be considered to condone, encourage or glamorise anti-social behaviour or to refer to the effects of drunkenness in any favourable manner;
- e) Dispensing alcohol directly by one person into the mouth of another (other than where that other person is unable to drink without assistance by reason of disability).

### **Condition 2**

The responsible person must ensure that free potable water is provided on request to customers where it is reasonably available.

### **Condition 3**

1. The premises licence holder or club premises certificate holder must ensure that an age verification policy is adopted in respect of the premises in relation to the sale or supply of alcohol.
2. The designated premises supervisor in relation to the premises licence must ensure that the supply of alcohol at the premises is carried on in accordance with the age verification policy.
3. The policy must require individuals who appear to the responsible person to be under 18 years of age (or such older age as may be specified in the policy) to produce on request, before being served alcohol, identification bearing their photograph, date of birth and either -
  - a) A holographic mark, or
  - b) An ultraviolet feature

### **Condition 4**

The responsible person must ensure that –

- a) Where any of the following alcoholic drinks is sold or supplied for consumption on the premises (other than alcoholic drinks sold or supplied having been made up in advance ready for sale or supply in a securely closed container) it is available to customers in the following measures -
  - i. Beer or cider: ½ pint;
  - ii. Gin, rum, vodka or whisky: 25ml or 35ml; and
  - iii. Still wine in a glass: 125ml;
- b) These measures are displayed in a menu, price list or other printed material which is available to customers on the premises; and
- c) Where a customer does not in relation to a sale of alcohol specify the quantity of alcohol to be sold, the customer is made aware that these measures are available.

**The Licensing Act 2003 (Mandatory Licensing Conditions) Order 2014**

1. A relevant person shall ensure that no alcohol is sold or supplied for consumption on or off the premises for a price which is less than the permitted price.
2. For the purposes of the condition set out in paragraph 1—

- a) 'duty' is to be construed in accordance with the Alcoholic Liquor Duties Act 1979;
- b) 'permitted price' is the price found by applying the formula—

$$P = D + (D \times V)$$

Where —

- i. P is the permitted price,
- ii. D is the amount of duty chargeable in relation to the alcohol as if the duty were charged on the date of the sale or supply of the alcohol, and
- iii. V is the rate of value added tax chargeable in relation to the alcohol as if the value added tax were charged on the date of the sale or supply of the alcohol;

c) 'relevant person' means, in relation to premises in respect of which there is in force a premises licence—

- i. the holder of the premises licence,
- ii. the designated premises supervisor (if any) in respect of such a licence, or
- iii. the personal licence holder who makes or authorises a supply of alcohol under such a licence;

d) 'relevant person' means, in relation to premises in respect of which there is in force a club premises certificate, any member or officer of the club present on the premises in a capacity which enables the member or officer to prevent the supply in question; and

e) 'valued added tax' means value added tax charged in accordance with the Value Added Tax Act 1994.

3. Where the permitted price given by Paragraph (b) of paragraph 2 would (apart from this paragraph) not be a whole number of pennies, the price given by that sub-paragraph shall be taken to be the price actually given by that sub-paragraph rounded up to the nearest penny.

4. (1) Sub-paragraph (2) applies where the permitted price given by Paragraph (b) of paragraph 2 on a day ("the first day") would be different from the permitted price on the next day ("the second day") as a result of a change to the rate of duty or value added tax.

(2) The permitted price which would apply on the first day applies to sales or supplies of alcohol which take place before the expiry of the period of 14 days beginning on the second day.



## **Annex 2 - Conditions consistent with the Operating Schedule**

### **Prevention of Crime and Disorder**

1. There shall be strict control of all licensable activities to promote the prevention of crime and disorder.

### **Public Safety**

2. There shall be strict control of all licensable activities to promote public safety.

### **Prevention of Public Nuisance**

3. Speakers shall point away from the adjoining wall and there shall be no amplified music on the party wall.

4. Windows shall be closed after 22.00 hours when regulated entertainment is taking place.

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

5. Where there is provided in the premises an entertainment for children, or an entertainment to which the majority of persons attending are children, then, if the number of children attending the entertainment exceeds 100, it shall be the duty of the person providing the entertainment to station and keep stationed wherever necessary a sufficient number of adult attendants formally instructed as to their duties to prevent more children or other persons being admitted to the building or to any part thereof other than the building or part can properly accommodate, and to control the movement of the children and other persons admitted while entering and leaving the building or any other part thereof, to take all reasonable precautions for the safety of the children.

### **General – All Licensing Objectives**

6. No intoxicating liquor shall be sold otherwise than to members of the club or a guest of such member, or to persons attending the club for a bona fide pre booked function.

7. Challenge 21 is to be enforced at all times in relation to the sale of intoxicating liquor.

## **Annex 3 - Conditions attached after a hearing by the Licensing Authority**

None.

## **Annex 4 - Plans**

See attached.



## Premises Licence Summary

**Premises Licence Number:**

**PR/0640**

### Premises Details

Postal address of Premises or, if none, ordnance survey map reference or description:

Leicester Warren Hall  
Bexton Lane  
Knutsford  
Cheshire

Post Town: Knutsford

Post Code: WA16 9BQ

Telephone Number: 01565 651199

Where the Licence is time limited, the dates:

Not applicable.

Licensable activities authorised by the Licence:

Live Music  
Recorded Music  
Performance of Dance  
Performance of Plays  
Film Exhibitions  
Sale and supply of alcohol  
Provision of facilities for making music  
Provision of facilities for dancing

The time the Licence authorises the carrying out of licensable activities:

**Live Music** (to take place indoors)  
Monday to Thursday 11.00 to 23.00  
Friday and Saturday 11.00 to 24.00  
Sunday 12.00 to 23.00  
New Years Eve extend hours to 01.00.

**Recorded Music** (to take place indoors)  
Monday to Thursday 11.00 to 23.00  
Friday and Saturday 11.00 to 24.00  
Sunday 12.00 to 23.00  
New Years Eve extend hours to 01.00.

**Performance of Dance** (to take place indoors)

Monday to Thursday 11.00 to 23.00

Friday and Saturday 11.00 to 24.00

Sunday 12.00 to 23.00

New Years Eve extend hours to 01.00.

**Performance of Plays** (to take place indoors)

Monday to Saturday 11.00 to 23.00

Sunday 12.00 to 23.00

**Film Exhibitions** (to take place indoors)

Monday to Saturday 11.00 to 23.00

Sunday 12.00 to 23.00

**Sale and supply of alcohol** (to take place indoors)

Monday to Thursday 11.00 to 23.00

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**Provision of facilities for making music** (to take place indoors)

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Friday and Saturday 11.00 to 24.00

Sunday 12.00 to 23.00

New Years Eve extend hours to 01.00.

**Provision of facilities for dancing** (to take place indoors)

Monday to Thursday 11.00 to 23.00

Friday and Saturday 11.00 to 24.00

Sunday 12.00 to 23.00

New Years Eve extend hours to 01.00.

**The opening hours of the Premises:**

Monday to Thursday 10.00 to 24.00

Friday and Saturday 10.00 to 01.00

Sunday 12.00 to 23.00

New Years Eve extend hours to 02.00.

**Where the Licence authorises supplies of alcohol, whether these are on and/or off supplies:**

For consumption both on and off the premises.

**Name, (registered) address of holder of Premises Licence:**

The Leicester Warren Hall Company Ltd

Bexton Lane

Knutsford

Cheshire

WA16 9BQ

Registered number of holder, for example company number, charity number (where applicable):

00925978

Name of designated Premises Supervisor where the Premises Licence authorises for the supply of alcohol:

Mr Matthew Mooney

State whether access to the Premises by children is restricted or prohibited:

No.

Licence Issued: 10<sup>th</sup> September 2018

Signed By: Mr Tony Haskell  
On Behalf of Cheshire East Borough Council



## Licensing Act 2003 – Premises Licence

### Duration of a Premises Licence

A premises licence has effect until such a time that it is suspended, revoked or surrendered.

### Duty to notify change of name or address

The holder of a premises licence must, as soon as is reasonably practicable, notify the relevant licensing authority of any change of name or address.

Where the designated premises supervisor (DPS) under a premises licence is not the holder of the licence, he should notify the licensing authority of a change in name or address as soon as possible. The DPS must also notify the holder of the premises licence.

*Failure without reasonable excuse to comply with the above is an offence, and a person will be liable on summary conviction to a fine not exceeding level 2 on the standard scale (ie£500)*

### Duty to keep and display licence

The holder of a premises licence must ensure that the licence or a certified copy of it is kept at the premises in the custody of or under the control of the holder of the licence or a person who works at the premises whom the premises licence holder has nominated in writing. A notice should be prominently displayed at the premises specifying the position of any such nominee.

The premises licence holder has a duty to ensure that a summary of the licence or a certified copy of that summary is prominently displayed at the premises.

*Failure without reasonable excuse to comply with the above is an offence, and a person will be liable on summary conviction to a fine not exceeding level 2 on the standard scale (ie £500)*

### Duty to produce licence

A constable or an authorised person may require production of the premises licence for examination. An authorised person must, if requested, produce evidence of his authority to exercise the power.

*Failure without reasonable excuse to comply with the above is an offence, and a person will be liable on summary conviction to a fine not exceeding level 2 on the standard scale (ie £500)*

### Theft or loss of premises licence

Where a premises licence or summary is lost, stolen, damaged or destroyed, the holder of the licence may apply to the relevant licensing authority for a copy of the licence or summary. A fee of £10.50 is payable in relation to such an application.

Where an application is made for a replacement licence or summary the licensing authority must issue the holder of the licence with a licence or summary if it is satisfied that –

- (a) the licence or summary has been lost, stolen, damaged or destroyed; and
- (a) where it has been lost or stolen, the holder has reported that loss or theft to the police.

### Surrender of premises licence

Where the holder of a premises licence wishes to surrender his/her licence he/she may give the licensing authority a notice to that effect. The notice must be accompanied by the premises licence, or where that is not practicable, by a statement of the reasons for the failure to provide the licence. Where a notice of surrender is given, the premises licence lapses on receipt of the notice by the licensing authority.

### Death, incapacity, insolvency of licence holder

A premises licence lapses if the holder of the licence –

- (a) dies,
- (a) becomes mentally incapable (within the meaning of section 13(1) of the Enduring Powers of Attorney Act 1985)
- (b) becomes insolvent,
- (c) is dissolved, or
- (d) if it is a club, ceases to be a recognised club

(subject to provision for re-instatement in certain circumstances).

**Custody of Premises Licence  
Licensing Act 2003 – S.57 (3)(b)**

In accordance with Section 57 (2)(b) of the Licensing Act 2003

I/We ..... being the  
holder(s) of/Director of the company holding

Premises Licence number .....

relating to the premises known as .....

.....

.....

hereby nominate .....

as custodian of the said Premises Licence.

To conform with Section 57 (3)(b) of the Licensing Act 2003 this authorisation is hereby  
displayed.

.....  
Signed

.....  
Position

**S.57 Duty to keep and produce licence**

*(2) The holder of the premises licence must secure that the licence or a certified copy of it is kept at the premises in the custody or under the control of-*

*(b) a person who works at the premises and whom the holder of the licence has nominated in writing for the purposes of this subsection*

*(3) The holder of the premises licence must secure that-*

*(b) a notice specifying the position held at the premises by any person nominated for the purposes of subsection (2), are prominently displayed at the premises.*

*(4) The holder of a premises licence commits an offence if he fails, without reasonable excuse, to comply with subsection (2) or (3).*

LCPREMC0

■ Beggarmans Lane,  
Knutsford,  
Cheshire.  
WA16 9BE

21<sup>st</sup>. August, 2018.

Dear Sir,

With regard to the review of the premises licence for Knutsford Masonic Club, Leicester Warren Hall, Bexton Lane, Knutsford, WA16 9BQ, I would like to say that our house is approximately 100 yards from the Hall, and in the time that we have lived here, over 37 years, we have been disturbed by the noise coming from the Hall on several occasions, the most recent one being on Saturday 11<sup>th</sup>. August, 2018 when we could still hear the music at 23.45.

Either the music is being played too loudly or there is something lacking in the sound insulation in the Hall.

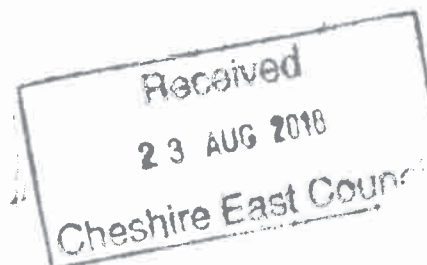
This is a residential area, and although the Hall is on the edge of the area and has fields around it, the sounds of the festivities still carry over the fields to the houses, especially when there are activities outside, in the grounds of the Hall, when the noise is even louder.

We understand that there is a possibility that the frequency of these noisy events may increase, and we are totally against that happening, we are already fed up with the noise coming from the Hall and with the traffic leaving late at night, not quietly by any means. I do not think that the Hall is suitable for the noisy events that are sometimes held there, especially when alcohol is involved.

Yours faithfully,



The Licensing Team,  
Municipal Buildings,  
Earle Street,  
Crewe.  
CW1 2BJ



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**Beggarmans Lane  
Knutsford Cheshire WA16 9BG**

**The Licensing Section  
Municipal Buildings  
Earl St  
Crewe  
CW1 2BJ**

**24<sup>th</sup> August 2018**

**Dear Sir/Madam**

**Re – Knutsford Masonic Club, Leicester Warren Hall,  
Bexton Lane, Knutsford, Cheshire, WA16 9BQ  
(Application for review of a premises Licence)**

**I refer to our letter of 16<sup>th</sup> October 2017 (copy enclosed), recording our opposition to the increased level of music and general noise coming from the above premises.**

**Since our last letter, the music and noise has increased way beyond what would be properly expected from a Masonic Lodge function Room and shouting is a regular occurrence at the weekends well into the night.**

**This is a Masonic Lodge and NOT a Commercial Wedding Venue and as such we object strongly to the proposed escalation and effective change of use of the premises to a Commercial Wedding Venue.**

**This rural corner of Knutsford is no place for uncontrolled disturbance to its Residents.**

**We strongly object to these premises being granted an unrestricted Licence to both continue and even worse, increase the serious disturbance and sleep deprivation that is being endured by us as residents.**

**Yours sincerely**



[REDACTED]  
**Beggarmans Lane  
Knutsford Cheshire WA16 9BG**  
[REDACTED]

To Whom It May Concern

16<sup>th</sup> October 2017

Dear Sir/Madam

**RE – LEYCESTER WARREN - NOISE INTRUSION**

I and my wife would like to record our opposition to the increased level of music and noise in general coming from the above premises.

We have lived at [REDACTED] for the past 25 years and have noticed a distinct increase in noise levels on particularly Saturday nights and now more recently Fridays also.

We believe that it is reasonable to grant a licence to a Masonic Lodge, but it should be for the purpose intended for the members and visiting guests from other lodges.

This lodge appears to rent the premises out on a commercial basis for all kinds of Functions and with no controls on noise levels nor any consideration for neighbours.

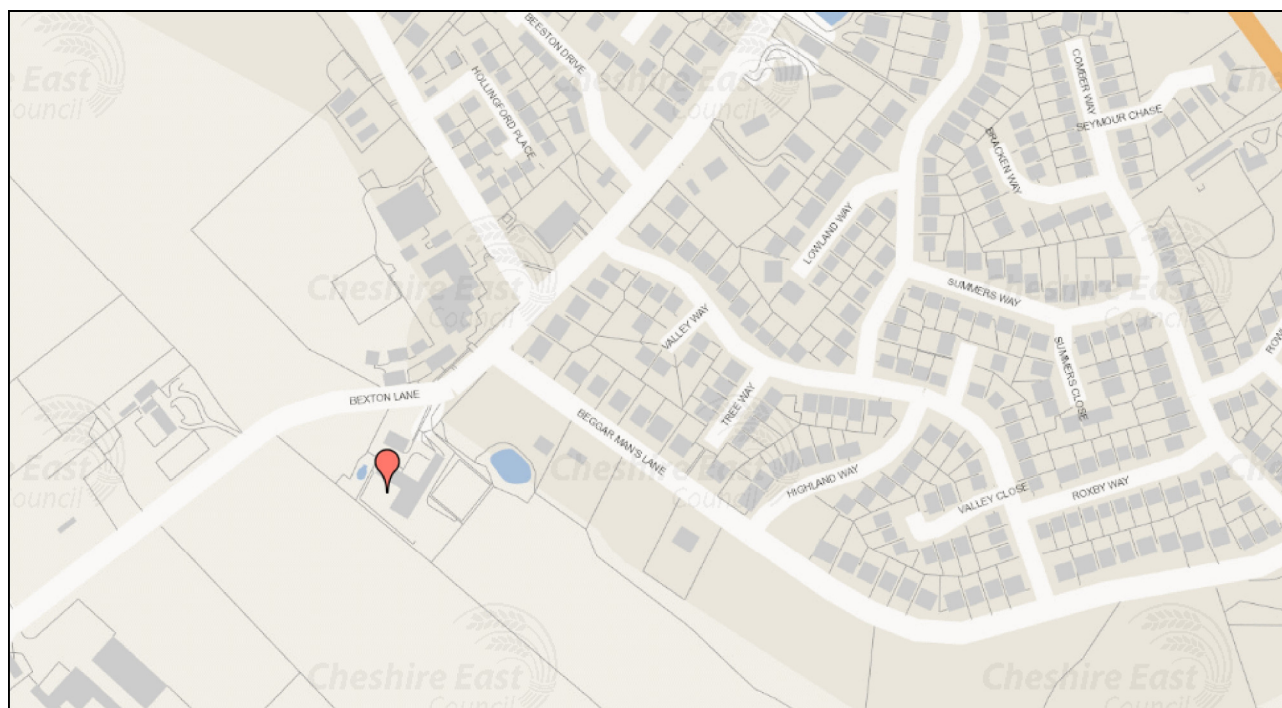
Whilst one might expect this in a town centre Public House, there is no place for it in this rural corner of Knutsford .

Our house is approximately 250 yds as the crow flies from the premises and we are now regularly disturbed by loud music and people shouting.

Yours sincerely

[REDACTED]

## Appendix 4



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Ordnance Survey 100049045  
Use of this data is subject to terms and conditions.

Scale 1:3,514



Map created on 30/8/2018 using <http://maps.cheshire.gov.uk/CE/interactivemapping>

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