

## Relevant Representations

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

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

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

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

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

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

Yours Faithfully,

Received on	From
30 <sup>th</sup> December 2023	Objector 3

Dear Licensing Authority

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

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

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

**Prevention of Public Nuisance**

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

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

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

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

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

#### **Public Safety**

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

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

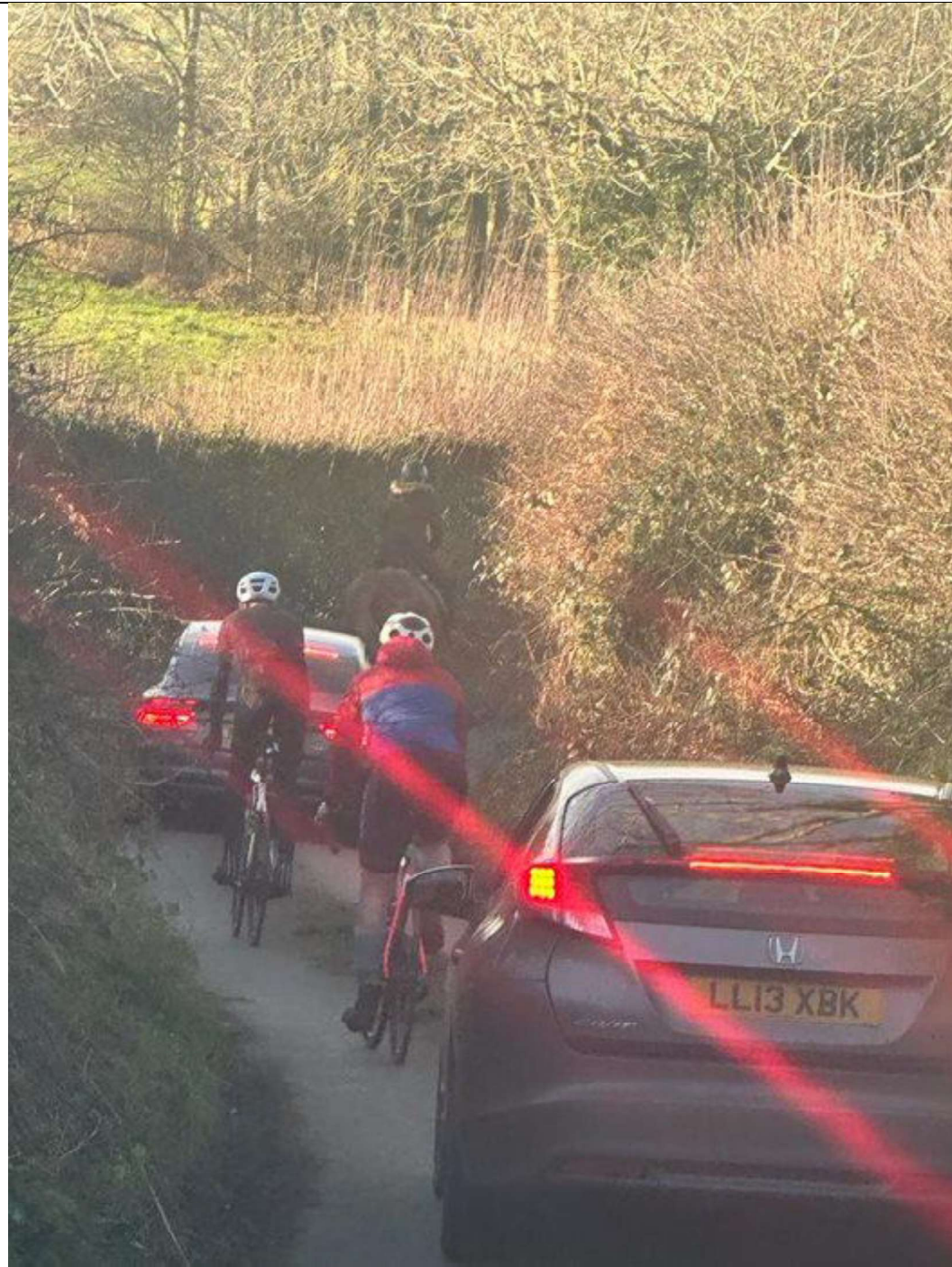
<https://www.sandstoneridge.org.uk/news/traffic-chaos-bickerton-hill.html>

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

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

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



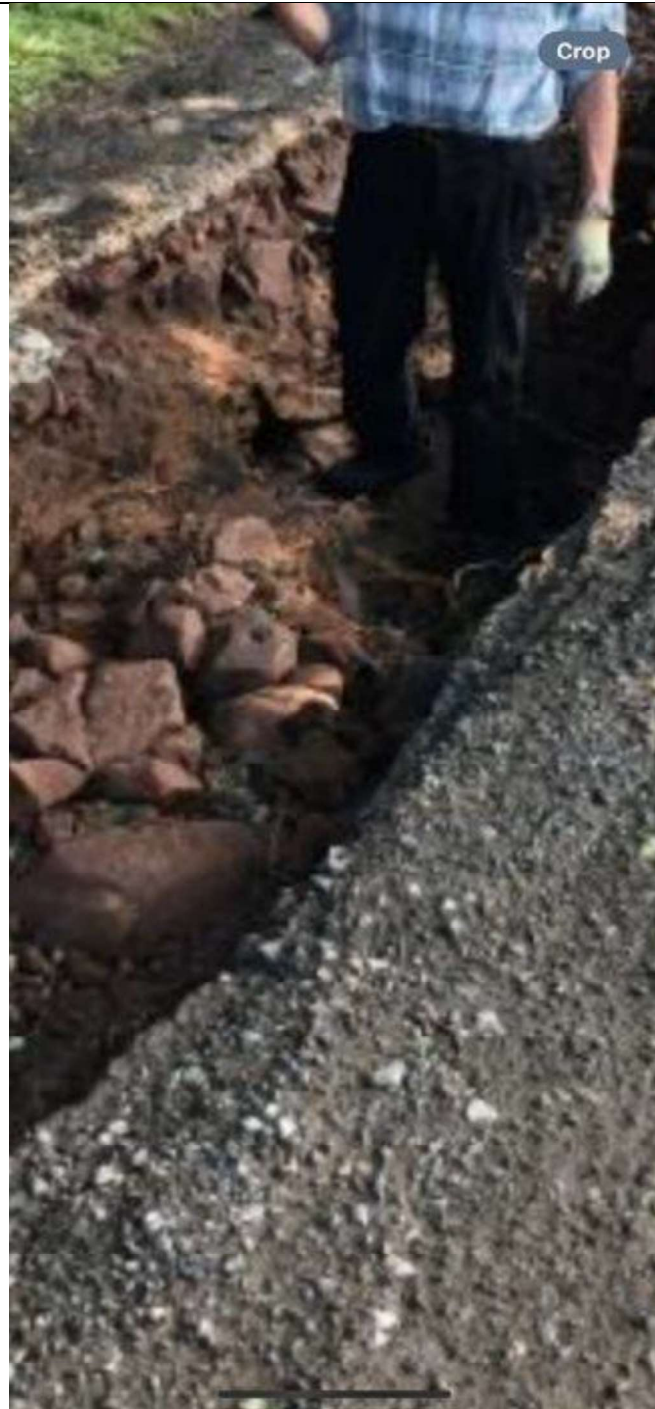
















- Those attending a tour of the Vineyard will be invited to consume alcohol during their visit. As highlighted above we do not see how the vineyard can offer a wine tasting experience when it only produces one type of wine. In any event the difficulty with wine tasting or wine sampling is that it is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

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

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

#### **Prevention of Crime or Disorder**

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

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

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

Signed: XXXXXXXXXXXXXXXXXXXX

Dated: 30 December 2023

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

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

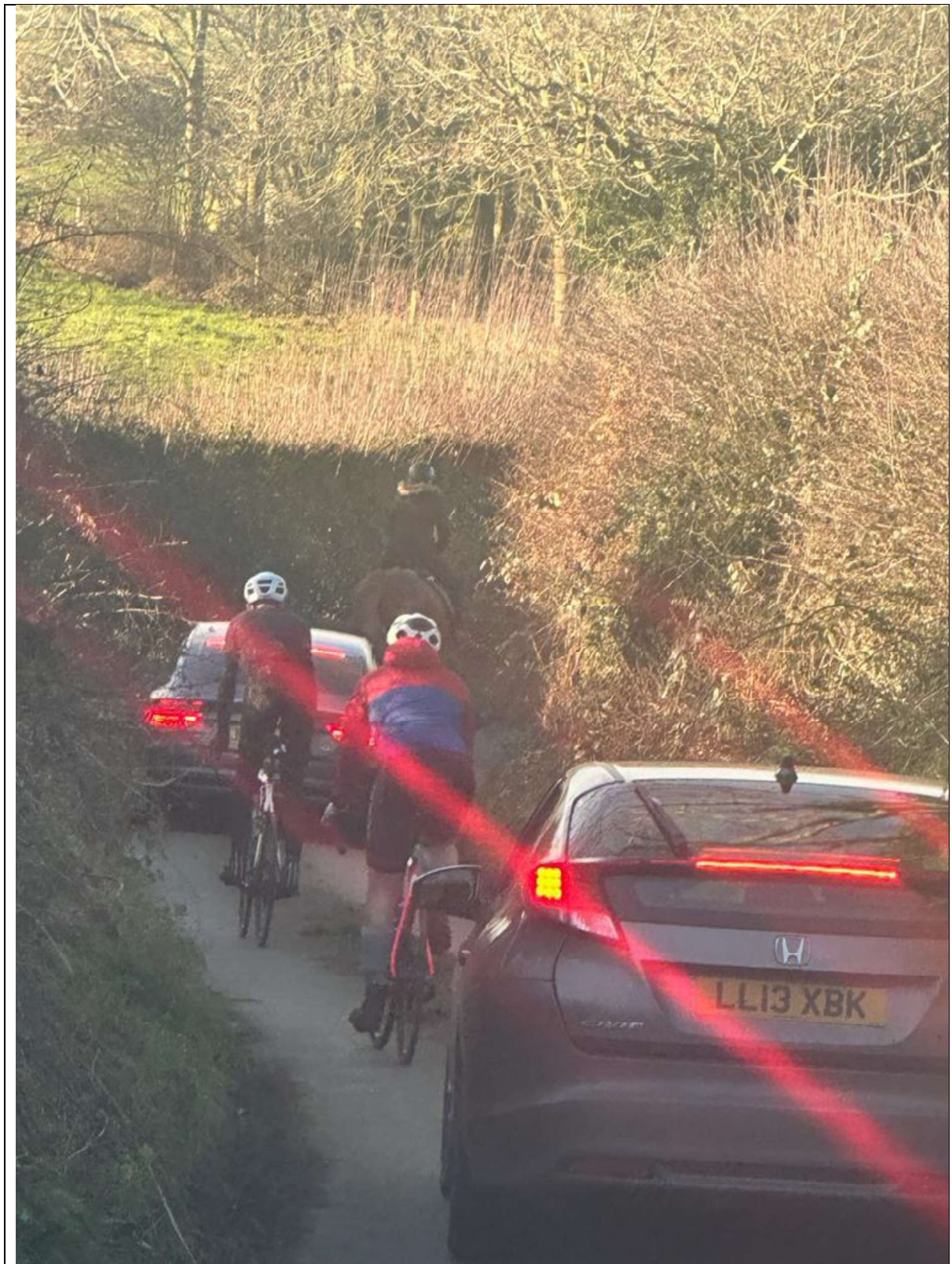
Anything which encourages more traffic and therefore creates potentially dangerous  
 situations would be foolhardy and should be avoided.  
 Yours faithfully

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

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













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

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

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

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

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

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

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

Yours faithfully,

<b>Received on</b>	<b>From</b>
1 <sup>st</sup> January 2024	Objector 6
<b>From:</b> XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX	
<b>Sent:</b> 01 January 2024 23:18	

**To:** LICENSING (Cheshire East) <[Licensing\\_CE@cheshireeast.gov.uk](mailto:Licensing_CE@cheshireeast.gov.uk)>

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

Dear Sir/ Madam

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Yours sincerely

Received on	From
2 <sup>nd</sup> January 2024	Objector 7
See Appendix 7	

Received on	From
2 <sup>nd</sup> January 2024	Objector 8
See Appendix 8	

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

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

## **Prevention of Public Nuisance**

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

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

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

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

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

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

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

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

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

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

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

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

## **Protection of Children from Harm**

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

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

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

Why should our innocent little children be subjected to scrutiny?

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

## **Public Safety**

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

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

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

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

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

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

## **Prevention of Crime and Disorder**

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

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

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

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

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

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

Yours Faithfully

**Received on**

3<sup>rd</sup> January 2024

**From**

Objector 10

**From:** XXXXXXXXXXXXXXXXXXXXXXXXXX

**Sent:** 03 January 2024 10:53

**To:** LICENSING (Cheshire East) <[Licensing\\_CE@cheshireeast.gov.uk](mailto:Licensing_CE@cheshireeast.gov.uk)>

**Subject:** Premises Licence Application - Fairview Vineyard, Goldford Lane, Bickerton SY14 8LL

To whom it may concern

I write in connection with the above application and object to the proposals for various reasons.

My main objection is on highway grounds as since Covid the area has attracted many more visitors who wish to enjoy the countryside and the many walks it has to offer along the lanes, public footpaths and National Trust land.

Goldford Lane is a single track lane for the most part with few passing places and with the increased volume of traffic post Covid any proposal which would increase vehicle movements should be resisted. The limited number of car parks available often leads to drivers leaving their vehicles along the lane causing obstructions which can happen at busy times throughout the year, come rain or shine. Such obstructions restrict access, are a threat to public safety and (as has happened previously) can impede fire engines and potentially other emergency services from travelling along the lane.

In addition to the countless walkers attracted to the area there are many cyclists that use Goldford Lane (which is part of the National Cycle Route) as well as horse riders. The application, if approved, would result in an increase in traffic (both commercial and private vehicles) which is not consistent with the use and enjoyment of the lane (by visitors, tourists and residents) thereby causing a nuisance.

The access to the property off Goldford Lane is a rough track unsuited to increased traffic movements which is also a public footpath which passes the entrance to the vineyard.

The scout hut on Goldford Lane is very actively used for meetings of the local groups during the week, weekend camping expeditions and also by scout groups from other parts of the country. This further emphasises why increased traffic would cause a nuisance and would be unacceptable from a safety point of view.

I would respectfully ask that you take these comments into consideration and refuse the application.

XXXXXXXXXXXXXXXXXXXX

XXXXXXXXXXXXXXXXXXXX

## Emails of Support:

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

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

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

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

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