

**From:** LICENSING (Cheshire East)  
**Sent:** 15 August 2013 10:21  
**To:**  
**Subject:** FW: Legh Arms Pub - Variation to Licence

Sent: 15 August 2013 09:18  
To: LICENSING (Cheshire East)  
Subject: Legh Arms Pub - Variation to Licence

To whom it may concern.

I fully oppose ALL aspects of the variation to licence for the above premises. I truthfully laugh at the application proposals but conversely am significantly worried and deeply concerned should all or any of the variations be approved. I support initiative in business but feel what they want is totally too much and is the wrong thing for the local area and the people who live there. Noting that all residents have lived in the area longer and before than the new landlord to the Pub has been in place and who instigated these plans. This has to be your priority in looking after those that live here and who's day to day lives will be greatly negatively effected to a point of explosion of frustration and sending all of us round the bend.

Please consider the following;

#### Location

Simply the pub is in a RESIDENTIAL area. Apart from two small independent day traders in the old post office there are no other commercial activities going on. People want to live here in amongst other homes where noise is limited. To have a pub with such plans would deverstare our quality of life should they be approved. The area is a conservation area and for the proposals to be approved would make a mockery of the status. It would also bring into question the council and governments restrictions on normal home planning issues (extensions, solar panels, other home improvements) if the Legh arms has permission to RADICALLY change the way it may operate.

#### Noise

I have significant cause for concern over the noise generated from the activities planned and equally the hours of operation. I am a human being and I have a high pressure job. Like others I need my sleep. I have a human right to this. The building is old and large and without massive investment in acoustic control is totally unsuitable for their plans. With no air conditioning systems in place, windows are often left open in the summer and with the distance from the DJ booth to the nearest residential house being less than 6m will destroy our lives in terms of noise. One can expect that their will be extra noise outside from cars leaving, shouting, people slow to move on and rowdy drunken behaviour will create further problems. I have reported noise issues in the past to your environment department after late entertainment nights and the general lack of care shown by previous landlords highlights their attitude to the neighbourhood. The thought of weddings, horse race outing turning up in coaches at 0800 singing 'agadoo' to have champagne breakfasts in the early morning worries me also. In todays 24hr pace of life, it is important to remember that some people work shifts therefore noise has to controlled and moderated at all times of the day.

#### Crime

More people, drinking more alcohol at unsociable times of the day will create more crime issues. I have personally witnessed someone trying to break into my home again after a entertainment night in the Legh Arms previously. I and my neighbours will not tolerate

this. Referring to location again, all the police are rightly in the town centre controlling the crowds there and response times will be greater to get up to the Legh Arms. If people want to party let them party in the town centre where there are resources and not in this residential area. They may deem a issue from the Legh Road area as low priority compared to a similar town centre issue? They don't have the resources to cover both geographical locations.

#### Opening of outside Bar area

Again this will move the noise and disturbance in the wrong way - outside and create further noise issues. More pain for the local residents. I believe like the other ideas that they intend to operate very late.

#### Traffic Issues

It is common knowledge that the Legh Road/Chelford Road/Mobbereley Road/Brook street/Sparrow Lane junction is very dangerous. It is a fast road, very narrow and is active 24hrs a day with heavy slow to brake lorries. If any plans are approved then this will lead to more people, more traffic and more chance of a serious road traffic accident. I am not willing to see this happen. Has anyone considered parking as well. With more people then where is everyone going to park? Legh Road is already very busy and full with residents parking there and also a lot of office workers parking during the day. The place would look like a car park and would see lines of cars all the way down to Parkfield Road. This would create frustration to even more innocent residents who can't access/park outside their own homes and extra danger to those that use Legh Road as a through way. It would also mean that visibility would be reduced for those trying to cross the road such as children who also live in the area.

#### Proposed Ideas

I have major issues with the proposals and think they will make the area look shabby and degrade it. To have regular disco nights, film night, karaoke evenings, ABBA nights on a frequent basis will kill the area and make it look cheap. I have issues over the late night kitchen and people popping in from elsewhere having not drunk at the pub, for a late night burger and chips. Is the Legh Arms going to replace the services on the M6? The smells and the general ambience to the area will be Terrible. The Legh Arms could be known as Knutsford's new alcoholic cinema showing horror films with booze thrown in. I am very concerned over all the opening hours requested.

I believe it would have a negative effect on the house prices in the area.

Despite the Pubs plea to work with the local residents, the licensing team when considering the application have no option but to think worst case with regard to the opening hours. The following are all possible:

1. Horror films being shown to 0055 on a Sunday night
2. Burger and fries available on a Tuesday night till 0030
3. Live Beatles band on a Thursday night to 2355
4. Johnnies advertised mobile disco playing every Saturday night till 0155 with kicking out at 0225
5. Dominio nights on a Monday night till 0035

#### Management of the Pub

Though I support enterprise, the Pub were unable to get the first simple application procedure correct by displaying the wrong poster in the wrong place. Together with their ludicrous business ideas I have little confidence in their ability. Should their plans be approved it could open the flood gates for more future CRAZY ideas that will further destroy the area. This would be tremendously difficult to control with a precedence already set by you namely in the operating hours that they could work within.

I also believe that the pub know that their ideas are too much and therefore have a full legal time backing their application. They are focused on profit only, in a pub that has always struggled and will try anything now to turn a £. This is not our problem. Their plans are not appropriate for the area and they need putting into touch by the planning department. Is it not our fault that they have a dead horse of an establishment and trying to turn it into combined music venue, wedding venue, film venue, late eating venue, outside bar area may help turnover but WILL kill this area of Knutsford, guaranteed.

The length and content of my letter highlights the personal issues that I have with these plans. Yes let them continue serving beer to the old man and serve family Sunday lunches but to change the way that they want too will be unfair and totally inappropriate to others around. Cheshire East must instantly halt these ludicrous plans that will simply kill the area.

If approved trust me I will fight the plans to the next level.

Please confirm receipt of this opposal.

**From:**  
**Sent:** 24 August 2013 09:19  
**To:** LICENSING (Cheshire East)  
**Subject:** Legh Arms, Knutsford -Variation of Premises Licence

As a resident living within 100 metres of the Legh Arms I wish to register an objection to the Application for Variation of the Premises Licence made by Marston's PLC.

The Legh Arms is situated immediately between two peaceful residential Conservation Areas namely Legh Road and Cross Town.

My objection relates to the extension of the licencing hours beyond midnight throughout the week. Such an extension would inevitably result in late night/early morning noise and disturbance impacting negatively on the quality of life of local residents in the area.

I request therefore that the Marston's application is rejected.

The Licensing Section  
Cheshire East Council  
Macclesfield Town Hall  
Market Place  
Macclesfield  
Cheshire  
SK10 1DS

24 August 2013

Dear Sirs

**Amendment to license of Legh Arms, Knutsford**

I note that an application has been re-submitted to amend the license for the Legh Arms public house on Brook Street, Knutsford.

We live opposite the Legh Arms and object to the proposed amendments.

We are occasionally disrupted by patrons leaving the Legh Arms, who are noisy. In addition, if the Legh Arms has live or recorded music, this can be clearly heard in our home, particularly if they leave their windows/door open. We are concerned that if the license were extended further that this nuisance would be far greater.

The Legh Arms is situated in a residential area, rather than the town centre near other non-residential buildings. Our children's bedrooms are situated at the front of our home, and face the Legh Arms. We feel that allowing the extension of the license will disturb many local residents, including us.

There was no reference to the application in the Premises License Applications section of the Cheshire East website, when originally requested in June. As a result it was not possible to respond to specific points.

I have previously met with Tim Couliston of the Legh Arms and whilst I acknowledge his plans for the business, I am concerned that extending the license would allow any subsequent tenant to abuse the longer opening hours. In any event, I consider the current opening hours (closing times) are sufficient.

I note the application requests an opportunity to open at 8.00am. I have no objection to this.

In addition, and in view of the noise issues raised above, I would request that the license should require the windows and doors at the Legh Arms to be closed when live or recorded music is being played.

I also feel that there should be an obligation on staff to take positive action to prevent noise and nuisance when patrons are leaving the premises. The current license specifies there should be a sign asking patrons to leave quietly and respect neighbours. I checked recently and no such sign exists. I don't think a sign goes far enough and the staff at the Legh Arms should be required to challenge any patrons who create a nuisance when leaving the premises.

I would ask that these points and the impact on local residents are taken into account when considering the application made by the Legh Arms.

Yours faithfully

**From:**  
**Sent:** 25 August 2013 20:10  
**To:** LICENSING (Cheshire East)  
**Subject:** Licence application Legh Arms Knutsford

We have been alerted to the application to extend the licensing and music hours made by the Legh Arms Knutsford and wish to lodge our objection to this.

This is a residential area and late night activity such as that proposed could cause considerable inconvenience and annoyance to ourselves and our neighbours.

Only this afternoon, the Sunday of the bank holiday weekend, we have had to close all our windows to shut out the noise from the live group that were playing outside at the Legh Arms.

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**From:**  
**Sent:** 27 August 2013 17:00  
**To:** LICENSING (Cheshire East)  
**Subject:** Legh Arms Hotel, Brook Street, Knutsford

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Dear Sirs

I wish to object to the application for a variation of licence for the above named premises. The Legh Arms is located in a quiet residential area and not a town centre. An application to extend the terminal hour to 0100 and 0200 would seriously harm the peace and tranquillity of the area and would detrimentally affect hundreds of residents within earshot of the pub. It is entirely inappropriate for a country pub.

Please help us to preserve the peaceful nature of this quiet corner of Knutsford

Yours



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**From:**  
**Sent:** 27 August 2013 18:57  
**To:** LICENSING (Cheshire East)  
**Subject:** planning application for the Legh Arms Knutsford

Dear Sir/Madam,

I am writing to you to object very strongly against the recent application for the Legh Arms public house, to extend their opening hours to enable them to add to their entertainment calendar and supply of alcohol.

We are residents of Legh Road and as our house is very near to the Legh Arms, are subject to noise both from the customers leaving the pub at night and parking outside the houses, causing disturbance mainly at the weekends and fireworks at various times.

This is something that we have accepted as part of living so close to those premises. The thought of this activity increasing in any way is not acceptable.

This is a residential street in the conservation area and any extra, loud music, parking, people arguing and shouting in the street when leaving the pub and the possibility of an outdoor bar as well as an increase in the hours that alcohol will be provided, would spoil a beautiful street, lower house prices without doubt, and possibly encourage damage or burglary to the area.

We would please ask you to take this matter very seriously as it will mean a great deal of worry and concern to many of the residents in Legh Road.

Yours sincerely

27 August 2013

To: The Licensing Team, Cheshire East Council

Dear Sir / Madam

**Re: Application for change of hours and provision at The Legh Arms, Brook Street, Knutsford**

I wish to register a strong objection to the above application on behalf of myself and my terminally ill husband, He is unable to write or word process now as he is enduring the later stages of MSA, a progressive neurological illness, but he has asked me as his primary carer and attorney to include his name on your list of objectors.

We have lived opposite the Legh Arms for over twelve years now and are sorry that, given the catchment area, it has never been fully developed as a five star gastropub. It would have done extremely well!

Given our circumstances, we are unable to patronise the pub, which is a shame, but wish the new team well. The recent external renovations suggest that greater ownership and pride are being taken in longer term planning for the success of the business, rather than the 'quick fix' changes that have been implemented / failed more recently. We have heard very good reports about improvements that have been made of late and were therefore all the more disappointed when we heard from , a neighbour, that an application had been made by the brewery to extend to ridiculous proportions the existing hours of drinking and entertainment. This is not a city centre pub, nor even a Knutsford Town enterprise, but a business set in a conservation area with its own special identity and restrictions on change.

There has been a quick turnaround of management over the last few years and we had considerable issues with the landlord previous to the 'moonlighter'. Evenings of live music (at full blast with windows opened) extended beyond hours, up to 1:30am on a couple of occasions, and no consideration was given to residents' wellbeing. Communication with CCC Environmental Health officials proved entirely fruitless. The manager was contacted but there was absolutely no change to the level of noise, internal and external and we just had to 'put up and shut up' and suffer in silence. It was no joke and I am not prepared to go through this again. Let's see why –

If this application is passed I envisage, on top of deafening noise into the early hours, extra traffic noise problems and rowdiness as people leave the pub at a very late hour; limited police cover to deal with fights; a substantial change to the image of the area and its effect on house prices and, most importantly, the detrimental effect on our quality of life in this currently peaceful residential area. Given our previous experience, I have absolutely no faith in promises being kept and in prompt and real support being provided to curtail the excesses of a few.

The application process was proved highly flawed and I would suggest that the proposed changes are being made solely for the interests of the brewery. For this reason we lodge our objections.

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**From:**  
**Sent:** 27 August 2013 23:39  
**To:** LICENSING (Cheshire East)  
**Subject:** Legh Arms, Knutsford

I am writing to object in the strongest possible terms to the application for a variation of the license for the above premises.

The premises are situated in a quiet residential area on the boundary of the Legh Road Conservation Area and the extension is totally unsuited to this situation.

Already, our sleep is disturbed by late night revellers, cars revving and doors banging and if this application is granted the scene will be set to become worse. There is limited parking available on the premises and their customers park along Legh Road. This also creates congestion at a dangerous road junction causing tailbacks onto the main Chelford Road. I have also noted that drivers 'popping in' often do not respect the yellow lines and this makes the problem worse.

There is also a small, but growing problem of littering with beer glasses and drink containers being thrown into nearby gardens and dropped in Legh Road.

Our quiet enjoyment of our own gardens has also been disturbed this summer by outdoor parties with loud music during the daytime at weekends.

25 years ago, this used to be a quiet local pub with a bowling green. Since the bowling club departed, the use of the bowling green has been changed into 'Knutsfords Biggest Beer Garden' – their words, not mine, as used on the roadside A-board. This in turn has changed from a garden with seats into something resembling a mini Glastonbury festival and is completely out of hand.

The Cheshire East vision for Knutsford states 'the community has a high quality of life'. This will not be enhanced by the activities proposed at the Legh Arms.

I have no objection to what they do inside the building during the normal licensed hours. Any further extension to the hours or encouragement to develop outdoor activity is totally opposed.

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**From:**  
**Sent:** 28 August 2013 00:58  
**To:** LICENSING (Cheshire East)  
**Cc:**  
**Subject:** Legh Arms Hotel licensing variation Application. Objection

Dear Sir/ Madam,

As a close neighbour of the Legh Arms I have been made aware of the recent application and would like to formally object to certain aspects of the application on the following grounds:

Please note that the information I have relating to the detail of the application is only that supplied by my neighbour and a brief look at your web site, so i hope my responses and views make sense. It would have been more useful and less concerning if the brewery had notified close neighbours such as myself of their intentions and perhaps explained their rationale; this may have alleviated some of the inevitable fears myself and other local residents may have of exactly what they intend to do and why they have chosen to apply without canvassing local opinion, making the application at such a time when so many people are away on holiday.... It brings trust into question, does not seem particularly neighbourly and raises concerns about their motives.

Objection 1. Live/ loud Music to 1pm mid week and 2am on weekend night(s)

Grounds: we have experienced this from the Legh Arms on a few dates, notably Saturday 13 July when late night music disturbed the sleep of my family and we had to resort to closing windows on a hot summer evening/ night to reduce the disturbance.

It would seem acceptable to have music if the noise levels are monitored and prevented from leaving the building at above acceptable levels by the requirement for the music to be confined to within the main pub building with all the pub windows being closed.

Objection 2. The Introduction of an outdoors (garden) bar to serve alcohol in the beer garden

Grounds: we have experienced disturbing noise from late night drinkers whose voices carry across the gardens and have woken my children up (ages 3 and 5) on school nights (various June/ July 2013) as well as disturbing adult sleep in the house. This is especially bad when the summer heat requires the windows to be open. If this was confined to last orders at 7pm in the beer garden and people encouraged to move inside the pub after this time ( with all windows closed) this would then seem acceptable.

Objection 3. The use of Legh Arms as a wedding venue

Grounds: noise as above; it would seem acceptable for this to carry on inside the pub building with all windows closed and noise limits being set to ensure neighbours are not disturbed.

We feel that in this residential (incidentally also a conservation area) we should be entitled to relatively peaceful noise levels associated with a residential environment as oppose to inner city noise.

If there are any more specifics required, please let me know and I will be plea to expand.

Kind Regards,

**From:**  
**Sent:** 28 August 2013 09:35  
**To:** LICENSING (Cheshire East)  
**Subject:** Objection to Variation of a Premises Licence - Legh Arms, Knutsford.

Cheshire East Council Licensing  
Macclesfield Town Hall  
Market Place  
Macclesfield  
SK10 1EA  
28th August 2013

**Objection to:** Application for Variation of a Premises Licence

**Applicant:** Marstons PLC

**Premises:** Legh Arms Public House, Brook Street, Knutsford WA16 8EB

Dear Madam/Sir,

Please note my objection to the above referenced application for variation of a premises licence on the following grounds.

**Extension of Licensing Hours**

Any extension of licensing hours, particularly late night hours beyond 11.00 p.m. and up to 2.00 a.m. can and will result in an increase in noise and disturbance to residents in close proximity to the establishment. This will impact on the inherent right of residents to quiet enjoyment and therefore represents the potential for significant diminution of amenity. Additionally, one cannot see the reason for, or benefit of, being granted licence to serve alcohol from 08.00 daily on these premises.

**N.B.** It is noted that in the application the premises are referred to as 'The Legh Arms Hotel'. The Legh Arms is not a hotel. Indeed, nowhere is it referred to as such in its own publicity material. On the contrary, it is clearly stated to be a pub. This ambiguity is troubling and should elicit questions of the owners.

**Noise and Disturbance:**

The extended provision of licensing hours for the playing of live or recorded music within or on the exterior grounds of the premises, will give rise to an unacceptable level of noise disturbance, which again diminishes residents right to quiet enjoyment and impacts on amenity. Noise impact is already experienced by residents in close proximity to the premises when music events are conducted on the premises. Especially given that the downstairs windows of the premises facing onto brook Street are often open.

**Crime & Disorder:**

Where the time period for the provision of alcohol is to be extended, it is fair to assume instances of increased consumption. It is reasonable, therefore, to postulate that such increase can, and on occasion will, lead to undesirable behaviour which can result in crime and disorder. This is already experienced with the smashing of windows in the Sparrow Lane telephone box, and, on occasion, damage to parked vehicles.

**Public Safety:**

The frontage - and main entrance - of the premises is directly onto the busy A537 thoroughfare. There is no pavement to the frontage of the building, nor indeed down a considerable length of Brook Street on the same side of the road as the premises. Similarly, there are the junctions of Legh Road and Mobberley Road conjoining Brook Street, on opposite sides of the road to the left and right of the pedestrian and vehicular access points to the licensed premises. These factors must give rise to concern for the safety of pedestrians, effectively exiting directly onto a busy thoroughfare which carries significant heavy goods traffic at all hours of the day and night.

**Public Nuisance:**

As previously stated, and widely recognised, the potential for increased alcohol consumption can and does bring about increased incidents of undesirable behaviour, resulting in public nuisance. This can manifest itself through increased noise and rowdiness. Littering, including empty bottles and broken glass. And, as has been experienced, people urinating down Sparrow Lane – specifically in the access alleyways to the rear and frontages of No.s 2, 3, 5, 6 & 7 Sparrow Lane.

I would be obliged if, in considering this application, you give weight to the objections raised herein and reject the application, particularly when considered with regard to potential conflicts with the licencing authority's four licencing objectives and the stated consideration of the rights of local residents to peace and quiet (Statement of Licencing Policy 8.3) and the wider remit of the Local Authorities duty to seek to protect residential amenity.

Thanking you for your attention in this matter.

Yours faithfully,

**From:**  
**Sent:** 28 August 2013 09:36  
**To:** LICENSING (Cheshire East)  
**Cc:**

**Subject:** Legh Arms - change of operation  
**Attachments:** Legh Arms.pdf

**Importance:** High

PLEASE NOTE: My husband is away on business (working in a different time zone) and may already have emailed you – I would be grateful if you could also take my email into consideration please.  
If you reply to this email, please send a copy to [redacted] and [redacted]. Thank you.

To: The Planning Officer Cheshire East Borough Council:

I write in the strongest terms to object to the recent application for change of operation at the Legh Arms Public House, following the receipt of the attached notice and telephone conversations with two Councillors. My husband and I have lived quite happily next door to this family friendly pub since 1988. I list below the points I wish to raise:

- Although notices have been placed in the window of the Legh Arms, they are not prominent.
- I am advised that letters should have been posted to the surrounding residents to advise of the change of operation - this was not done.
- Noise pollution – loud and overbearing music played outside will affect all households in the vicinity.
- Increased number of noisy people and cars in the proposed hours of operation, spilling out into the street in the early hours, some possibly extending their drinking time after visiting the pubs in Knutsford Town.
- Unsociable and unacceptable operating hours – we would not be able to sleep with windows open.
- Out of character with our Conservation Area affecting the tranquillity of the area and quality of life (the Cheshire East vision for Knutsford states 'the community has a high quality of life').
- Potential damage to property - we have already experienced a man climbing over the fence to retrieve a football from our garden.
- I am advised that there will be limited police cover.
- Reducing values of properties.

I attach a notice we received from one of our neighbours listing the proposed changes.

Yours faithfully,

**From:**  
**Sent:** 28 August 2013 09:52  
**To:** LICENSING (Cheshire East)  
**Subject:** Legh Arms Knutsford license extension.

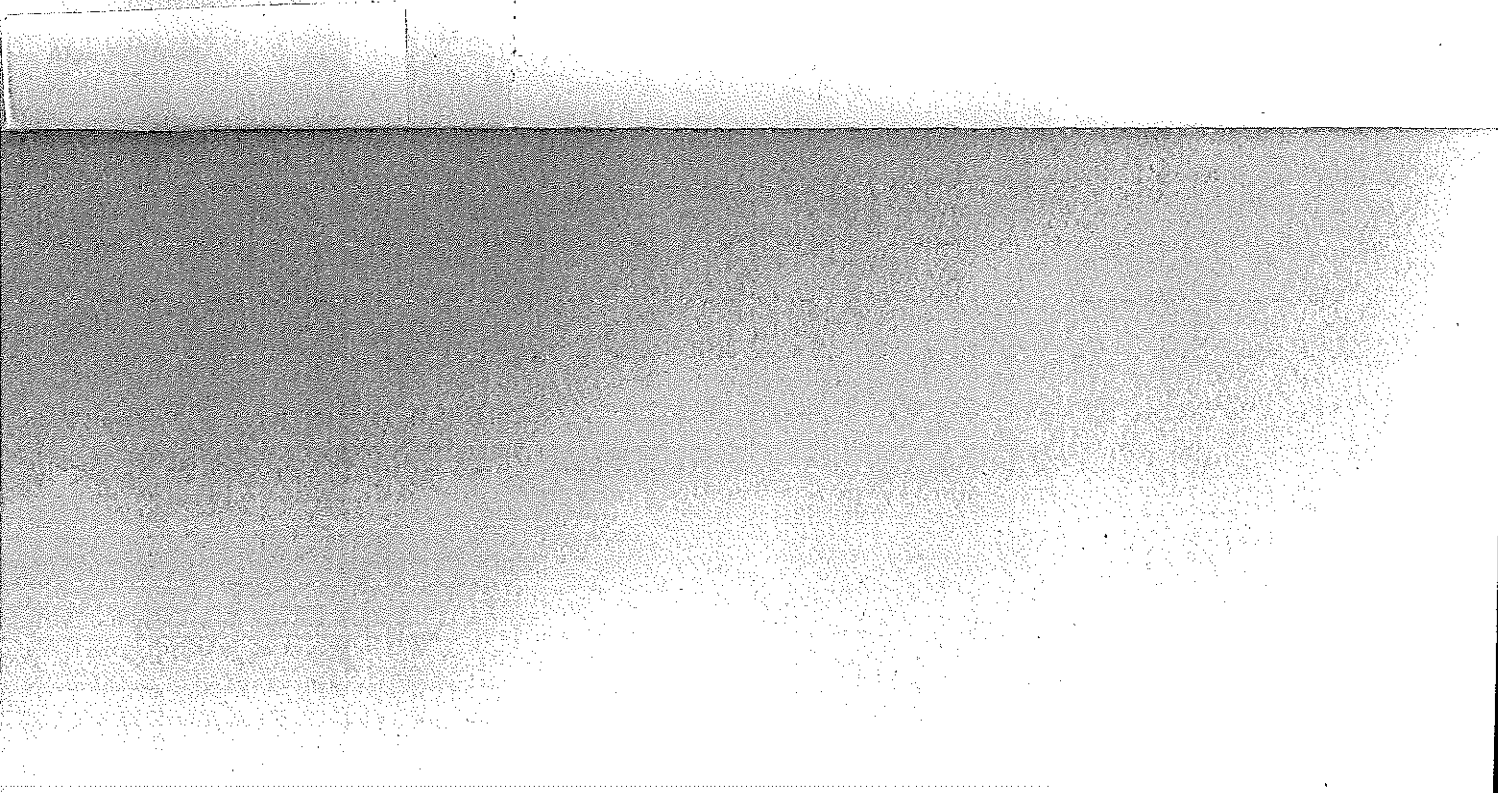
Dear Sirs,  
I am writing to register against the granting of extensions to the licensing hours of the Legh Arms public house in Knutsford.  
I live across the road at address shown below:-

If the extension of licensing hours is granted this will turn this pub into a late night destination pub. This is obviously going to attract people that have already been drinking and the extra noise levels, litter levels, nuisance and violent behaviour and this will impact on myself and all the local residents.

There is no need at all for this out of town pub to open at 08:00 Am and serve till late hours, apart from the fact that it increases the value as the license agreement is in place when sold, and this, in my opinion is the only reason this license is being applied for.

Please do not under any circumstances grant this extension.  
If this license is granted against the locals wishes I personally will be pursuing the council for recompense for any damage, litter clearing or stress caused by this extension of the hours.

Yours sincerely





**From:**  
**Sent:** 28 August 2013 08:36  
**To:** LICENSING (Cheshire East)

I would like it to be noted that I object to the extended licensing hours for the Legh Arms pub, I can here the noise from Manor Park South! I have lived nearby for 41 years and used the pub, this is not the right use of this pub in this residential area. I can assure you this is not the way forward to get more customers. thankyou, may I suggest an upmarket eatery would certainly bring in the business the pub needs.

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**From:**  
**Sent:** 28 August 2013 11:59  
**To:** LICENSING (Cheshire East)  
**Subject:** Objection to application re The Legh Arms, Knutsford

To whom it may concern

I am writing to strongly object the late night licensing plans for the Legh Arms.

As the Legh Arms is based in a residential area I firmly reject these plans.

The location of the venue is unsuitable and completely unfair on local residents to have a pub with a late night licence. There is enough venues in the town centre of Knutsford that offer this service, but more importantly are located adequately to support a late night licence.

As a young professional I often drink and socialise in Knutsford town centre. I can confirm that these venues are not at capacity, therefore, other than significantly upsetting and disrupting local residents, I fail to see what benefits this will offer to Knutsford. In addition to this, can the police cope with this additional area to manage?

In addition to the above, my father is terminally ill and we reside in the property adjacent to the Legh Arms. His disabilities are so advanced that rest is essential and any stress worsens his condition. We have had a purpose built bedroom developed for him downstairs from government support. I therefore ask you, on basic moral rights, that this licence is rejected.

Please do contact me on the numbers below if you would like to discuss this further

Regards

