

18 October 2017

The Licensing Section
Cheshire East Council
Municipal Buildings
Earle Street
Crewe
CW1 2BJ



Premises license for Suburban Green, 4 Hawthorn Lane.
NOTICE FOR A PREMISES LICENCE: LICENSING ACT 2003

Dear Sir,

We wish to make representation to Cheshire East Council concerning the premises licence application for Suburban Green, 4 Hawthorn Lane, Wilmslow, SK9 1AA, on the grounds of Prevention of Public Nuisance.

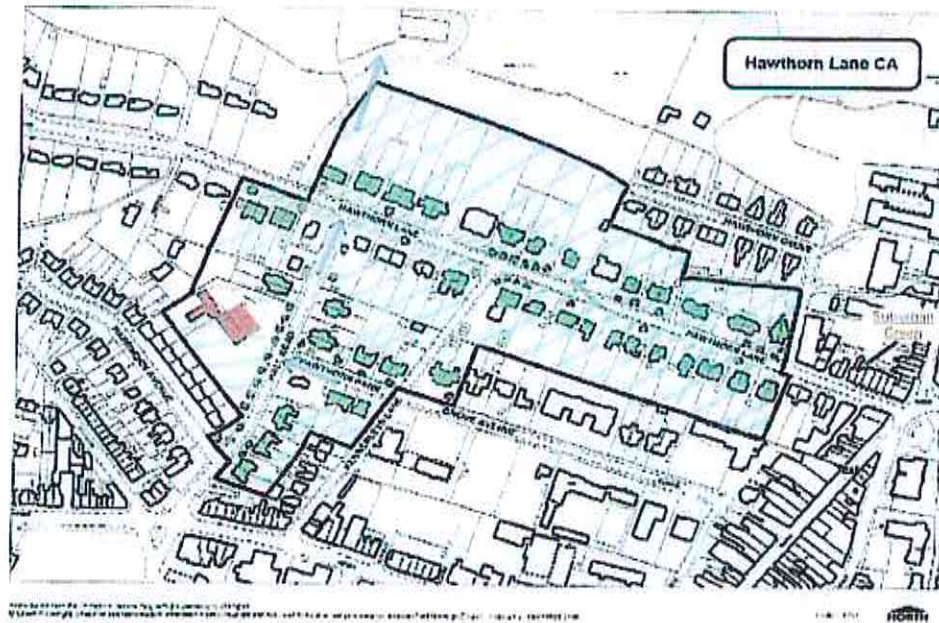
Hawthorn Lane is largely a residential area, (it is also a conservation area), Suburban Green's location is adjacent to the residential area, see attached map. Parking is severely restricted at that end of Hawthorn Lane, the most convenient parking is along Hawthorn Lane within a totally residential area.

Our property, [REDACTED] from Suburban Green. Granting a late night premises license, will inevitably cause a Public Nuisance to the residents of Hawthorn lane, when customers leave the premises. Extending the license to 01.30 am on Friday and Saturday nights we believe is inconsiderate and unacceptable to local residents.

yours faithfully,

[REDACTED]

8.1: Map 2: Conservation Area Appraisal



Proximity of Suburban Green premises to Hawthorn Lane residential area.



23 October 2017

The Licensing Section
Cheshire East Council
Municipal Buildings
Earle Street
Crewe
CW1 2BJ

Premises license for Suburban Green, 4 Hawthorn Lane.
NOTICE FOR A PREMISES LICENCE: LICENSING ACT 2003

Dear Ms Fallows,

Thank you for your letter outlining your response to the above premises license.

I would like to re-enforce my comments are very far from being based on speculation, we have lived in this house for the last 20 years our concerns are based wholly on experience, living on this street.

Late night disturbances, very loud shouting, bottles and glass beer glasses thrown into our garden regularly, I have had to get out of my bed at 2 am, in order to quell disturbances on at least half a dozen times, on two occasions these were fights which spilled over into our front garden, all very disturbing, plus of course the occasional vomit. Late night premises licenses granted to bars situated on Grove street and surrounding streets directly correlate with these disturbances.

We fail to understand how the above is not deemed to be a public nuisance.

yours faithfully,



KNIGHT, Jennifer

From: [REDACTED]
Sent: 23-Oct-2017 11:00
To: LICENSING (Cheshire East)
Subject: Re: [OFFICIAL] Representation regarding a Premises License.

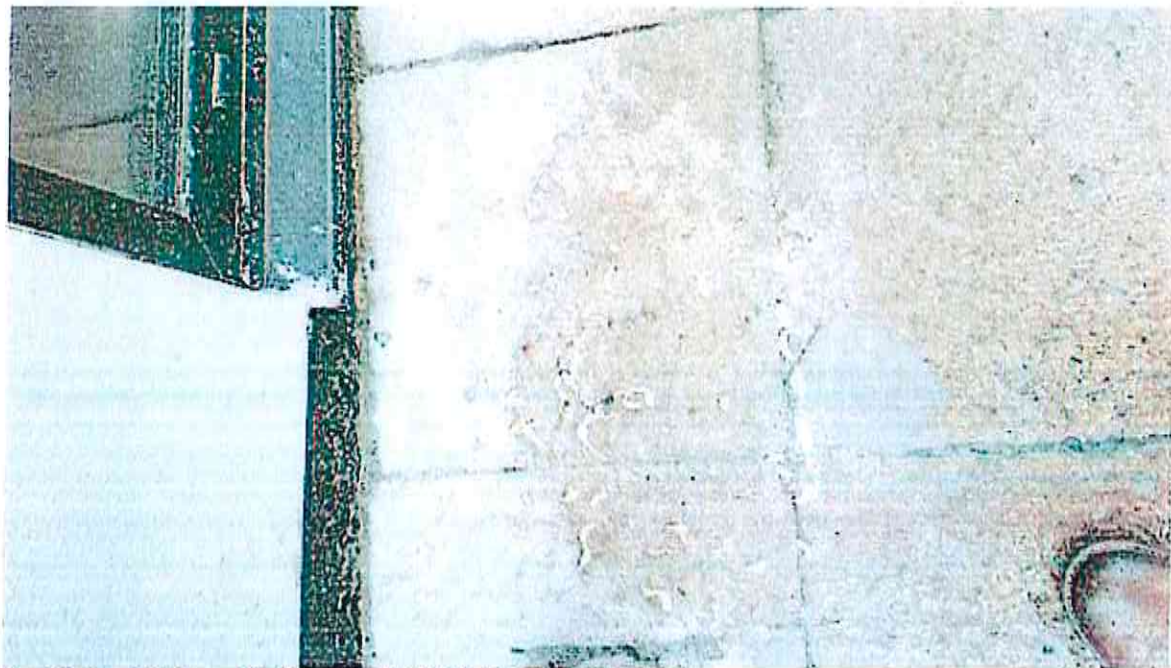
Follow Up Flag: Follow up
Flag Status: Completed

Dear Ms Knight,

Thank you for forwarding the information,

I have just left my house, this photo was taken this morning on Hawthorn Lane near my house (I have left the geo tag), this vomit has not been cleaned up since the weekend and further demonstrates my arguments are not based on speculation.

Best wishes



On 23 Oct 2017, at 09:53, LICENSING (Cheshire East)
<Licensing_CE@cheshireeast.gov.uk> wrote:

Good Morning,

Thank you for your further information, the application will be heard at the Licensing Act 2003 Sub-Committee, your comments will be sent on to the applicant prior to the Hearing.

I will send you an invite in due course.

If you have any questions please let me know.

Kind Regards,
Jennifer Knight
Senior Licensing Officer
Regulatory Services and Health
People's Directorate
Municipal Buildings
Crewe
CW1 2BJ

T: 0300 123 5015

E: Licensing@cheshireeast.gov.uk

W: <http://www.cheshireeast.gov.uk/business/licensing/licensing.aspx>

✓ Reduce Re-use Recycle ♻️

From: [REDACTED]
Sent: 23-Oct-2017 09:44
To: LICENSING (Cheshire East)
Subject: Re: [OFFICIAL] Representation regarding a Premises License.

Good Morning Ms Fallows,

Please find attached further response to your reply dated 20th October

Regards

[REDACTED]

Confidentiality: This email and its contents and any attachments are intended only for the above named. As the email may contain confidential or legally privileged information, if you are not the above named person or responsible for delivery to the above named, or suspect that you are not an intended recipient please delete or destroy the email and any attachments immediately.

Security and Viruses: This note confirms that this email message has been swept for the presence of computer viruses. We cannot accept any responsibility for any damage or loss caused by software viruses.

Monitoring: The Council undertakes monitoring of both incoming and outgoing emails. You should therefore be aware that if you send an email to a person within the Council it may be subject to any monitoring deemed necessary by the organisation from time to time. The views of the author may not necessarily reflect those of the Council.

Access as a public body: The Council may be required to disclose this email (or any response to it) under the Freedom of Information Act, 2000, unless the information in it is covered by one of the exemptions in the Act.

Legal documents: The Council does not accept service of legal documents by email.

FALLOWS, Amanda

From: LICENSING (Cheshire East)
Sent: 23-Oct-2017 08:09
To: FALLOWS, Amanda
Subject: FW: Suburban Green Licence application
Attachments: 2-Suburban green 13 Hawthorn Lane.docx; IMG_3285.jpg; IMG_3282.jpg; IMG_3283.jpg; IMG_3284.jpg; IMG_3286.jpg; 2-Suburban green 13 Hawthorn Lane.docx

From: [REDACTED]
Sent: 20-Oct-2017 23:02
To: LICENSING (Cheshire East)
Subject: Suburban Green Licence application

Dear Licensing Section,

Please find attached our letter of objection concerning the License application for Suburban Green, Hawthorn Lane Wilmslow. Also please find attached the photographs of the area to assist the committee in reaching an informed decision.

Kind regards

[REDACTED]

20th October 2017

Licensing Section
Cheshire East Council
Municipal Buildings
Earle Street
Crewe
CW1 2BJ

Objection to Premises Licence Application for Suburban Green, Hawthorn Lane, Wilmslow

Dear Licensing Section,

We wish to make representations to Cheshire East Council concerning the premises Licence application by Lowe's Place/Suburban Green, on the grounds of Prevention of Public Nuisance and Public Safety. We have a greater interest in the application than most members of the public due to the fact we are very close neighbours. We are concerned that a new licensed area would increase noise and disturbance and affect Public Safety.

Public Nuisance

Noise and nuisance at and after closing time is a known Public Nuisance problem. Currently this pleasant and agreeable residential area, has a very low noise and nuisance level in the evenings. Before granting this application to sell alcohol 7 days a week, and extend licensing hours to 1.30 a.m., we ask you to consider if this is compatible with the current use of the surrounding area. We believe that the proposed licensing hours are unacceptably late. Please consider the overall impact of the premises' customers passing through this quiet neighbourhood in all hours. Please ensure that residents are not caused to suffer noise, nuisance or antisocial behaviour in the evenings.

Public Safety

Symposium, and Revolution are bars in Wilmslow which have already been granted late drinking licenses. They have a constant queue of taxis and groups of smokers outside their front door after 10p.m. They are both situated on restricted speed, one way streets. Suburban Green however, is a situated on very busy Hawthorn Lane with narrow pavements. We are concerned that the extra traffic could create a danger to the public.

Hawthorn Lane is a very busy two-way street with a constant flow of traffic. Because of its situation, very strict parking restrictions have been designated. Parking for the customers of Suburban Green will be a problem. There is no car park nearby but only limited parking on Hawthorn Lane outside residents'

houses. To the left of Suburban Green are hazard zig zag lines indicating prohibited parking. To the right of the bar is a short area with a single yellow line indicating restricted parking. Opposite the bar are double yellow lines outside the Monkey Puzzle Nursery indicating parking is prohibited. When cars are parked on the single yellow line, traffic flow outside the bar is restricted to a single lane, so care must be taken and drivers must watch for cars coming in the opposite direction and prepare to pull over to let them pass.

Please study the attached photographs of Suburban Green on a Friday evening showing the road signs and existing parking restrictions which are clearly being ignored. Currently, it is common practice for people to park illegally on, or partly on the pavement in this area during daytime and at night. Now consider the extra road traffic that the bar will attract, the groups of people smoking and drinking on the pavement that the bar will attract, some cars parked on the single yellow line which creates a restricted single lane flow of traffic on the lane, and somewhere a queue of taxis will be on this lane. Please consider all these issues with a current speed limit of 30 miles per hour! Would it be easier to consider if you could collect your dearest relative safely from this area! We think Suburban Green could provide a great risk to public safety.

The property is not a city centre, or High Street. It is opposite residential property, a nursery and is situated at the beginning of an extensive residential area and Conservation Area of Wilmslow. If you grant this license to the premises to sell alcohol in the proposed hours seven days a week this is bound to have an effect on the area. We respectfully ask you to consider whether this could reduce the amenity and good order of the locality.

In view of the above we urge the Licensing Authority to refuse the application as it is presented.

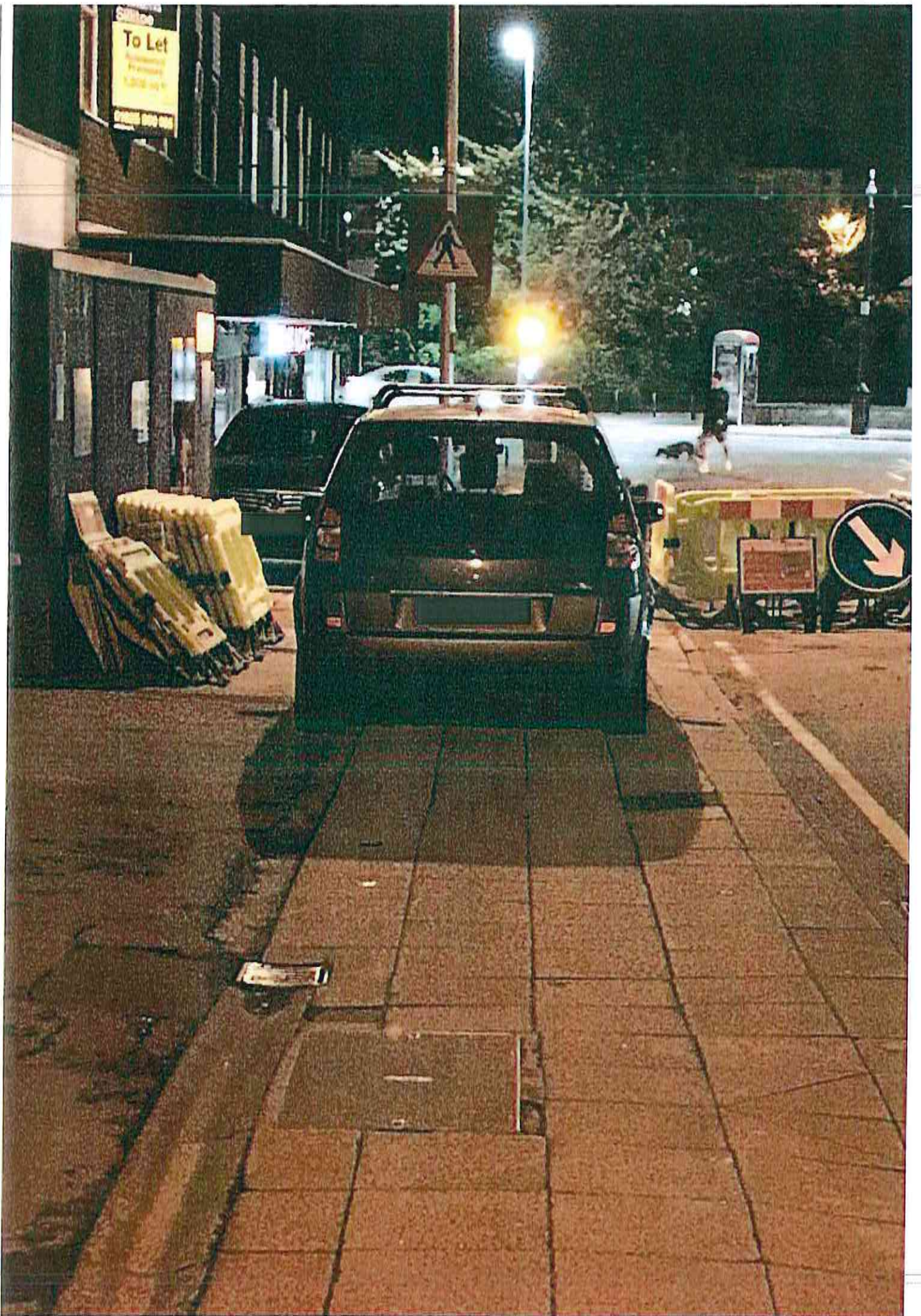
Yours sincerely

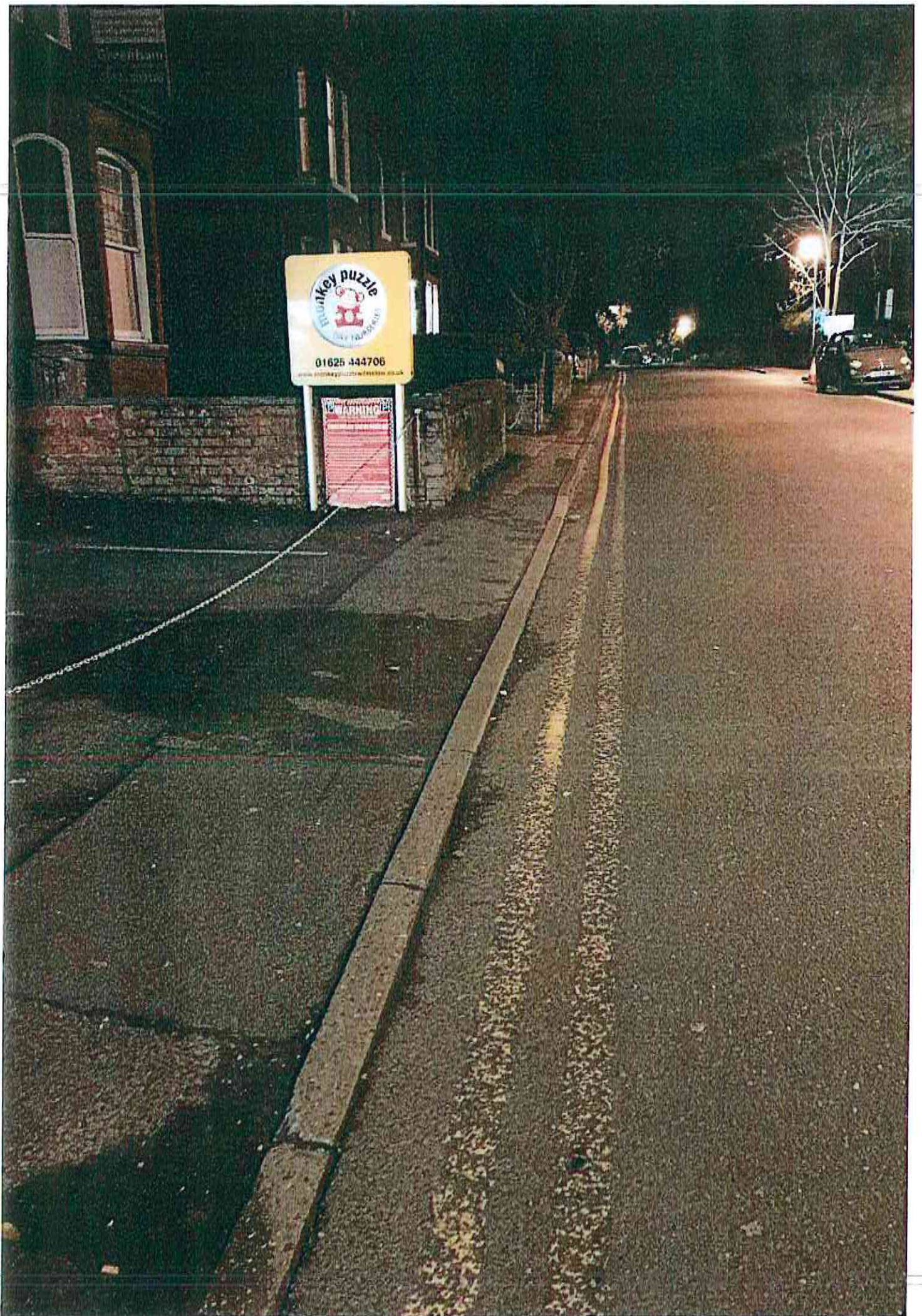
A rectangular area of the document has been redacted with a solid black box, obscuring the signature of the sender.














Amanda Fallows,
The Licensing Team,
Cheshire East Council,
Municipal Buildings,
Earle Street,
Crewe,
CW1 2BJ

Premises License for Suburban Green, 4 Hawthorn Lane, Wilmslow.

NOTICE FOR A PREMISES LICENSE: LICENSING ACT 2003

Dear Ms Fallows,

Thank you for your letter regarding our objection to the above licensing application.

Far from being based on speculation, the objections that we raise are based on experience of living in Hawthorn Lane and relate directly to some of your departments core objectives, namely the reduction of Public Nuisance and the Prevention of Crime and Disorder. We already experience late night disturbance from noisy individuals leaving town centre restaurants and clubs especially at weekends. In the mornings, we find litter such as bottles and cans in our garden. This is Public Nuisance and is definite, not speculative, as is the Public Disorder that breaks out when loud mouthed arguments and occasional fighting occurs at night. It is certainly a public nuisance, as well as frightening, to be woken in the early hours of Sunday morning by angry people outside your house!

Granting this application, with a weekend license extension until 1.30am in the morning, will make these problems worse and will undermine your licensing departments objectives.

We therefore insist that our original letter of objection to the above application is relevant to Licensing Criteria, and should be submitted to the Licensing Committee for consideration rather than be arbitrarily rejected as speculation.

Yours faithfully



FALLOWS, Amanda

From: LICENSING (Cheshire East)
Sent: 23-Oct-2017 08:09
To: FALLOWS, Amanda
Subject: FW: Re : Suburban Green, 4 hawthorn lane, Wilmslow, SK9 1AA

From: [REDACTED]
Sent: 22-Oct-2017 22:44
To: LICENSING (Cheshire East)
Subject: Re : Suburban Green, 4 hawthorn lane, Wilmslow, SK9 1AA

Dear Sir/Madam,

RE: Premise Licence for Suburban Green , 4 Hawthorn Lane, Wilmslow, SK9 5DG

We wish to make a representation regarding the application for a late night Licence (after 23.00) on Friday and Saturday at the above premises.

We live at [REDACTED] from No 4.

This proposed development is at the end of a quiet residential road which is a Conservation Area. There are no other late licences on this road.

This would constitute a Public Nuisance for reasons of late night noise, littering, and potential crime.

Ten years ago the adjacent Bank Square had a number of similar premises and had major problems with disorder, fighting, constant Police presence, queuing taxis, and intoxicated punters.

This is on public record.

There is no parking outside No 4 and as the only premises on the road with a late licence to sell alcohol this would be a natural magnet to this otherwise quiet residential area.

I would hope the above is taken into account when considering *weekend* closing hours for No 4.

Yours faithfully,

[REDACTED]

Dear Licensing team,

Objection to Application for a License at Suburban Green Wilmslow

I wish to object to a late license being given to Suburban Green, Hawthorn lane Wilmslow.

I am 85 and walk with an aid and have family on Hawthorn lane. This road is always very busy and the pavements are narrow. Just to walk along this lane can be dangerous for me. Often I have to walk in the road because of obstructions or cars parked on the pavement. The addition of a bar without the provision of proper parking can only exacerbate this. My concern is that Public Safety will be affected.

Everybody knows that late night drinking produces a nuisance with noise and behaviour. I am disappointed that you are considering giving a license to an establishment surrounded by a long established residential area. There are bars open till very late in Wilmslow but they are in the centre of the town and are less likely to cause disruption in the evening as they are surrounded by shops.

Also I would like to ask the following:

1. Has planning permission already been granted?
2. If so was there a public consultation notice?
3. How was this license application advertised? We used to be able to rely on the Wilmslow Express paper. Do you rely on the internet to inform the public?
4. I have not and cannot use the internet. How do you ensure I am informed of things like this which affect me?
5. I read a reply from the Licensing team at Cheshire East which says they will not accept a complaint if the points raised were based on speculation. You advise if the license is granted and the premises is undermining licensing objectives, then the public can call for a review.

6. Is it true that if a Council tried to withdraw a license, this may lead to very expensive court costs, because a licensee could argue their Human Rights have been affected?
7. Is it true that if a council tried to withdraw a license, something called Grandfather's Rights could be used to ensure the premises can sell alcohol?
8. Have the Council looked at Hawthorn lane day and night time, assessed the number of cars travelling along, their speed, and their parking on the pavement which affects the residents?
9. Have you considered what a bottleneck of traffic will be caused by the opening of a busy bar in this area? Have you considered the safety of all people using this area?
10. I notice the new bar premises has already been built. Does that mean they have already been given some kind of approval to proceed as a bar?

Informing your residents with clarity and transparency is very important. Public Safety is very important to me.

Yours sincerely

A rectangular area that has been redacted, likely containing a signature or name.

The Licensing Section
Cheshire East Council
Municipal Buildings
Earle Street
Crewe
CW1 2BJ



19 October 2017

Dear Sir/Madam,

I am writing to object to the times of the licence being requested by Suburban Green, 4 Hawthorn Lane, Wilmslow, SK9 1AA. There are a few small businesses right at end of the street towards the town centre, most of which are not licenced. Currently only Barindas restaurant, I believe, has a licence and none have a late licence. A late night venue is not appropriate in this location.

Hawthorn Lane is predominately a residential street of family homes and is very quiet in the evenings especially after 11 pm (We recently moved from there). Granting the long hours of licence requested would bring excessive noise to Hawthorn Lane and also the bad behaviour (shouting, swearing, fighting, urinating, vomiting, littering etc) associated with late opening venues and would be wholly inappropriate in this location. Providing late night refreshment between the hours of 23:00 and 23:30 Sunday to Thursday and between the hours of 23:00 and 01:30 Friday and Saturday will mean that alcoholic drinks purchased beforehand will be able to be drunk after licencing hours.

If granted, similar late night licences would be hard to resist and would change the character of this residential street. Late night venues should be confined to the town centre proper.

Yours sincerely,



Received
23 OCT 2017
Cheshire East Council

ROYAL MAIL
LONDON
25 OCT 17
27:00 PM
55700247

Royal Mail
supports
mental health
awareness



The Licensing Section
Cheshire East Council
Municipal Buildings
Eagle St.
Crewe
CW1 2BJ

KNIGHT, Jennifer

From: LICENSING (Cheshire East)
Sent: 23-Oct-2017 16:53
To: KNIGHT, Jennifer
Subject: FW: Premises License for Suburban Green, 4 Hawthorn Lane

From: [REDACTED]
Sent: 23-Oct-2017 16:49
To: LICENSING (Cheshire East)
Subject: Premises License for Suburban Green, 4 Hawthorn Lane

Dear Sir

Re: Premises License for Suburban Green, 4 Hawthorn Lane, Wilmslow. SK9 1AA
Notice for a Premises License: Licensing Act 2003.

We wish to make representation to Cheshire East Council regarding the premises license application for Suburban Green, 4 Hawthorn Lane, Wilmslow SK9 1AA, on the grounds of Prevention of Public Nuisance.

Hawthorn Lane is mainly residential and is within a conservation area. Suburban Green is located close to the residential properties on Hawthorn lane. [REDACTED] sufficiently close to Number 4 to be affected by public nuisance.

The increased number of people leaving this establishment, late at night will cause an increase in public nuisance. We already have experience of this nuisance around 23.00/23.30pm, most Thursday to Saturday nights as the local pubs close and people make their way along Hawthorn Lane.

We regularly have drunken passers-by vomit and urinate in our front drive and make a lot of noise as they sit on our front wall or pass by in groups. We have called the Police on a couple of occasions in the past, to assist with this nuisance.

I have children, one of whom has a bedroom at the front of our house and she is often awoken by late night revellers. This is a source of irritation to us as parents and a source of anxiety to our child, as I am sure you can imagine.

There are many families with young children who have moved into Hawthorn Lane in recent years, who are in a similar position to us.

Granting a late night license would undoubtedly exacerbate these problems and extending the license to 01.30 on Friday & Saturday nights would be wholly inconsiderate and completely unacceptable of the residents of Hawthorn Lane, especially those with young families.

Parking will also be an issue; already there are many cars straddling either side of the lower end of Hawthorn lane of a weekend evening. Further along Hawthorn Lane there is very limited bay parking and this lies within the residential area.

Based on all of the above, we wish to object to the granting of the late night (after 23.00hrs) Premises License for Suburban Green.

Yours sincerely,

[REDACTED]

Sent from [Mail](#) for Windows 10

KNIGHT, Jennifer

From: [REDACTED]
Sent: 23-Oct-2017 16:24
To: LICENSING (Cheshire East)
Subject: Suburban Green, 4 Hawthorn Lane, Wilmslow, SK9 1AA

Dear Sir,

We wish to make a representation to Cheshire East Council re the premises licence application for Suburban Green - address as above, on the grounds of Prevention of Public Nuisance.

[REDACTED], which is mainly a residential area and believe the granting of a late night premises licence to 1.30am on weekends will cause a Public Nuisance as this will create increased traffic, both pedestrian and car traffic, on Hawthorn Lane. [REDACTED] and are exposed to the transit of regular late night pedestrians (approx between 11.00- 12.00pm) in and out of the park on Friday and Saturdays but would suggest the granting of this licence will increase this traffic and also create further late night Public Nuisance as customers leave the restaurant premises between 1.30am to 2.00am. This licence would be inconsiderate for the many local residents of Hawthorn Lane and adjoining roads.

In addition parking is also limited in this neighbourhood and additional late night activity should also be considered as a Public Nuisance.

Yours faithfully

[REDACTED]