

LCPREMCO

[REDACTED]

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



26th March, 2018

Dear Sirs,

Re Grange Farm, Hollyhurst Road, Marbury, Whitchurch, SY13 4LY
Application for a premises licence: Licensing Act 2003

As a resident in proximity to Grange Farm, we write regarding the application for a Premises Licence for Live and Recorded Music on Saturdays, between the hours of 18:00 and 00:30.

The application is in the name of Grange Farm Weddings and Events. The owner of the property has made 2 applications to create a wedding venue; these were turned down by Cheshire East Planning Authority on the grounds of road safety.

The site is on a very narrow, quiet country lane; residents and the Parish Council objected to the wedding venue proposal, and the proposal to turn another building into an associated multi-occupational house, for the following reasons:

The access to the property is via very narrow lanes with blind bends, high hedges and very few passing places; it was felt that the traffic generated by such a commercial enterprise would create a road safety hazard. The lanes include 2 designated cycleways and are used extensively by local horse riders. (Cheshire East Planning Authority has granted planning permission for 3 livery yards in the immediate area.) It is also an area popular with walkers.

There were grave concerns regarding the noise which would be generated at weddings/parties. It is a quiet rural area, with a number of homes within yards of the site. Sound travels far in rural areas; there is already disturbance created by noise from wedding events at Combermere Abbey which is much further away from the houses at this location. The noise from this venue would have a detrimental impact on the health, wellbeing and safety of local residents.

No reason is given for the Licence application; it would appear to be another attempt to create an intrusive, unwarranted and inappropriate commercial event venue in the heart of a rural area.

We object in the strongest way to this application.

Yours faithfully,

[REDACTED]

LC PREMCO



21st March 2018

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

GQ 1959 2535 5GB SIGNED FOR



Dear Sirs

APPLICATION FOR A PREMISES LICENCE: LICENSING ACT 2003
Grange Farm, Holly Hurst Road, Marbury, Whitchurch, SY13 4LY

I am writing in response to the above application in respect of Grange Farm Weddings & Events and would like you to please note my complete objection to this application.

I have objected to two previous planning applications which have both been refused, so I am extremely perplexed as to why they need a music license after the council have refused their applications as Grange Farm Wedding & Events (refer to 17/3035N & 17/5892N). How can they apply for this Licence as Grange Farm Wedding & Events does not have planning permission to hold events?

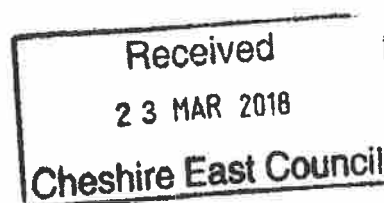
Grange Farm is situated only 200 metres from my home and acceptance of this licence would be a total intrusion to our peace and tranquillity. Due to the significant noise generated from both live/recorded music which will instantly be carried over to our properties as 95% of the time the wind is blown from the north west which is a natural fact and due the position of the British Isles this is never going to change!

Being situated east of the proposed venue at Grange Farm, noise from music/sound equipment, people chatting/laughing/singing into the late nights would certainly increase in volume as the celebrations get into full swing. No doubt during the summer months celebrations would spill into the outside space therefore increasing the noise volume and pollution further – we are also concerned all of this would certainly cause us sleepless nights not only due to this noise but also the increased volume of vehicle traffic as people arrive and depart from the venue late at night. But most concerning is "Why do they need a license"? I ask you again and strongly highlight the fact that you have already refused (twice) their applications to run this "Grange Farm Wedding & Events". If they are granted this license for music then we will take this matter further with the courts.

I am sick to the back teeth of constantly objecting to their planning proposals, this is the third time within less than 18 months. I, like my neighbours, chose to move to this peaceful and tranquil countryside for our enjoyment, not to have to put up with this kind of repeated applications, that if granted, would certainly make our lives extremely distressing.

Please also take note of our other objections to both planning applications, we would appreciate this application be refused.

Yours faithfully





21st March 2018

The Licensing Section
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CW1 2BJ

Dear Sirs

APPLICATION FOR A PREMISES LICENCE: LICENSING ACT 2003
Grange Farm, Holly Hurst Road, Marbury, Whitchurch, SY13 4LY

I am writing in response to the above application in respect of Grange Farm Weddings & Events and would like you to please note my objection to this application.

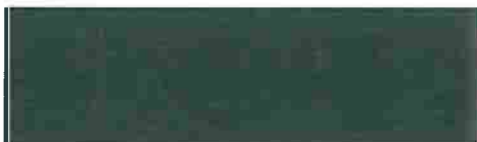
I have objected to two previous planning applications which have both been refused, and I am very distressed at having again to object to yet another application – please refer to 17/3035N & 17/5892N – as planning has been refused twice, why are they applying for this Licence as Grange Farm Wedding & Events does not have planning permission to hold events?

Grange Farm is situated only 200 metres from our home and acceptance of this licence would be a total intrusion to our peace and tranquillity. Due to the significant noise generated from both live/recorded music which will instantly be carried over to our property as 95% of the time the wind is blown from the west which is a natural fact and due the position of the British Isles this is never going to change!

Being situated east of the proposed venue at Grange Farm, noise from music/sound equipment, people chatting/laughing/singing into the late nights would certainly increase in volume as the celebrations get into full swing. No doubt during the summer months celebrations would spill into the outside space therefore increasing the noise volume and pollution further – we are also concerned all of this would certainly cause us sleepless nights not only due to this noise but also the increased volume of vehicle traffic as people arrive and depart from the venue late at night.

Please also take note of our other objections to both planning applications, we would appreciate this application be refused.

Yours faithfully



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Grange Farm Weddings & Events, Hollyhurst Road, Marbury. SY13 4LY

APPLICATION FOR A PREMISES LICENCE: LICENCING ACT 2003

Live Music **Saturday 18.00 - 00.30**

Recorded Music **Saturday 18.00 - 00.30**

COMENTS: Object to the Application

As a resident of [REDACTED] which is [REDACTED] to Grange Farm, and approximately 200 metres from the venue, it is clear that we will be directly, along with our immediate neighbours, affected by the performance of live or recorded music.

It should be noted that the owners of Grange Farm (Weddings & Events) have twice been refused Planning Permission for 'Change of Use' at this site by Cheshire East Council in the last twelve months. So it is of concern that they appear to be seeking with this application a route to continue with their original plans.

My objections to this application are covered mainly by two elements:

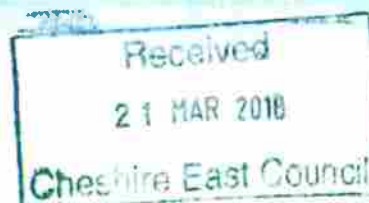
Noise.

There will be a major impact from noise in the area both locally and within a mile radius from the gathering of weddings/Events at Grange Farm, especially during the time when music is played which is usually in the evenings either by Live Bands or a DJ. As we all know Weddings are especially notorious for late night festivities. Many venues will state noise reduction features, however on hot evenings windows and doors are always opened, allowing noise pollution to the surrounding area. The acoustics in the area are such that noise travels a great distance. At a previous party held at Grange Farm we could hear quite clearly the voices of guest chatting. Also the Hollyhurst area suffers from mild noise pollution from Combermere Abbey events when music can be heard until late evening. This site is over a mile from our property, as the proposed venue is 200 metres from our house it is clear the intrusion of noise will be significant. It really is unacceptable that in a rural area we should be submitted to this noise pollution on Saturday evenings and into the early hours of Sunday.

As this is a rural area the fields in the local vicinity cater for livestock, along with horses. There are also several local livery stables and breeders. All these will be affected by any adverse noise elements such as loud music.

Major Increase in Traffic.

Hollyhurst Road and surrounding lanes are very narrow and in some stretches single track, with few passing places. The major increase in traffic volumes would be unsuited to our road system. This is especially true for vehicles arriving from the south/west of Grange Farm who would travel along the southern approaches, e.g. Ossmere Lane which has a single track section with notorious soft verges, and Hollyhurst Road off Hollins Lane which has a single track section with high banks on both sides of the road.



Hollyhurst Road is an Official Cycle Route, and is also used extensively by horse riders, hiking parties, and local dog walkers. The increase in traffic movements in the day by cars, taxis, mini buses and service vehicles would significant increase health and safety issues for all these uses of our local road network. Whilst late at night the high level of traffic leaving the venue would impact on the area, especially Hollyhurst Road with additional noise levels. It should be noted that many of the properties in the area are very close to the road, indeed our own house is just 6 meters from the highway. The application is for music up to 00.30 am which probably mean that the venue will not close until 01.00 am. Can you imagine the intrusion of vehicle noise e.g door's opening and closing, and the engine noise when passing the houses at that time of night especially, in the summer months. This will cause a problem for neighbours and could lead to considerable stress, which Cheshire East Council should note.

In summary I, like my neighbours, chose to live in this beautiful area of Cheshire for it's peace and tranquility, which we really cherish. It is highly unlikely that the transportation and assembly of large numbers of people into a peaceful rural area will not have a major impact on the noise levels and traffic volumes. This peaceful environment has been unchanged for centuries and now there seems a rush to blight it!! This application, if successful, has the potential to blemish the very core of our existing environment.

[Redacted signature]

[Redacted address line]

[Redacted address line]

LCPREMC0

Grange Farm Wedding and Events SY13 4LY

Application for Premises License for Recorded and Live music on Saturdays from 1800-0030hours : Licensing Act 2003

I refer to the above application and as a neighbour wish to offer my objection.

My questions are:

- 1) Would Grange Farm apply for the above unless they were confident that they would be granted permission to use the premises for various events involving large numbers of people?
- 2) Will Cheshire East require more information before granting such a license?

I refer to previous planning applications 12/5892N and 17/3035N which were both refused on the grounds of road safety. It would seem that the above application is an attempt by Grange Farm to achieve their original objective.

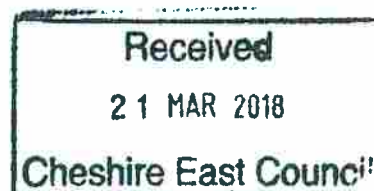
Our property is 200 metres from the proposed venue. We are to assume that the license for music will be part of an event, be it a wedding or some other social gathering of large groups of people. It is inevitable that music played at an event so close to residential property will cause a disturbance even if played indoors. During the summer months guests will migrate to the outdoors, when this happens even the noise of peoples voices will carry to our property let alone the actual music. We know this as some time ago we experienced what was possibly a small gathering at Grange Farm and the voices of people at that gathering could be clearly heard. Guests will arrive by car, taxi or mini bus. This will create noise on their arriving and leaving. This will be disturbing in both instances but particularly on their leaving so late at night. Some people will take a taxi home and collect their cars the next day, more disturbance and traffic.

We should not only consider the safety and welfare of the residents of Hollyhurst but the animals in the area. There are horses and sheep in the fields and livery stables where horses are bred.

If this license request is granted, we would assume the next step would be making the venue available for functions. This is a road safety issue. When fully operational guests are not just going to arrive in the evening to listen to the music but will arrive in the afternoon to enjoy the benefits of the venue. As has already been stated, Hollyhurst Road and surrounding lanes are narrow and winding with sharp bends, blind corners and very few passing places. The lanes cannot take any further influx of traffic without impacting on the safety of other road users, motorists, cyclists, horse riders, pedestrians, farm vehicles (farmers do work on Saturdays) and now we are to have caravans!!

We chose to live in a beautiful, peaceful rural area but it would seem that once again, not only do we have a threat to our peace and tranquility but to our safety on the lanes.

. 18.3.18 -



LCPREMO

We write to you in regards to the application made for a premises licence at Grange Farm, Hollyhurst Road, Marbury, Whitchurch, SY13 4LY. As neighbours of Grange Farm, we are totally against this and wish to point out that the Cheshire East County Council and Highways Agency have twice now, already refused Grange Farm planning applications for 'Weddings and Events', primarily due to the single track and very narrow winding lanes with no passing places that exist in this very rural location.

From our point of view, to apply for a premises licence seems to be a back door way or attempt to gain possible future application approvals. We are strongly against this application.

Hollyhurst Road forms part of the National Cycle way route 45 and also the Cheshire Cycleway (route 70) so these lanes are used by very vulnerable cyclists and non-motorised traffic which include hikers, dog-walkers, joggers and horse-riders. The increase in traffic along Hollyhurst Road, if an event was to be held at Grange Farm, would add extra danger and risk. We believe the Council should be protecting these vulnerable road users and not increasing traffic unnecessarily and should therefore refuse this licence application.

The application for up to 6.5hrs of constant music, live or recorded, would affect our sleep and health. Noise pollution would be inevitable if an event was to be held at Grange Farm as we live in a very quiet, peaceful and very rural locality. Noise would travel far across the open fields, as already happens when events take place at Combermere Abbey which is a few miles away. Grange Farm is approximately 200 yards from our home. The increase in noise, if an event was held, would also affect animal welfare. We have a livery stables halfway down Hollyhurst Road, several farms with livestock all within the immediate vicinity of Grange Farm.

We will be informing our Parish Council of our strong objections to this licence application.

Yours sincerely,

17/3/18.

17/3/18

