

**KNIGHT, Jennifer**

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**From:** LICENSING (Cheshire East)  
**Sent:** 28-Jun-2018 08:21  
**To:** KNIGHT, Jennifer  
**Subject:** [OFFICIAL] FW: Stock Farm, Ashley

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

[REDACTED]

**Sent:** 27-Jun-2018 21:23  
**To:** LICENSING (Cheshire East)  
**Subject:** Stock Farm, Ashley

I consider that Public Safety and the Prevention of public nuisance are the relevant objectives to make representation on.

Public safety will be a concern if the number of vehicles going into and out of stock farm increases but the main issue will be Public Nuisance. The licensing authority must focus on the effect of the licensable activities (which is not just for alcohol but entertainment with plays, films, live music, recorded music and dance) on persons living and working in the area around the premises which may be disproportionate and unreasonable. The issues will mainly concern noise nuisance and light pollution.

I consider that the application is totally inappropriate for a quiet rural location. The noise from Stock Farm is already a nuisance and people made complaints to Tatton Estates last year. They promised to come and visit us before the first event in 2018 (March) to determine how bad the issue was and that they would include noise monitoring. Needless to say we have heard absolutely nothing from them!

The noise will not only affect people living locally (including yourself) but will be a major disturbance affecting the whole village with extra car noise, fireworks and loud music. In addition lighting of the car park causes light pollution and dust from the vehicles turning which are both prejudicial to health.

Granting of a licence until 2.00am will definitely adversely affect peoples' sleep and therefore health. Once Ashley becomes known as a club/party late night venue it will affect the whole village with noise, litter, possible anti-social behaviour etc. which obviously eventually could have a detrimental effect on property prices.

I look forward to hearing from you.  
Many thanks  
[REDACTED]

**KNIGHT, Jennifer**

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**From:** LICENSING (Cheshire East)  
**Sent:** 28-Jun-2018 08:17  
**To:** KNIGHT, Jennifer  
**Subject:** [OFFICIAL] FW: Stock Farm, Ashley Road. Ashley WA14 3QF - Extended licensing hours

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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**Sent:** 28-Jun-2018 07:47  
**To:** LICENSING (Cheshire East)  
**Subject:** Stock Farm, Ashley Road. Ashley WA14 3QF - Extended licensing hours

To whom it may concern,

I write to express my objection to the proposed licensing hours for Stock Farm, Ashley, WA14 3QF.

Having lived at [REDACTED] Stock Farm for over 9 years (until recently) I can categorically state how much disturbance this will cause to the local residents.


Stock Farm is situated in open countryside with very few trees or vegetation close by so any noise generated will travel a considerable distance and cause the local community a great deal of disturbance and stress. The residents of Ashley have chosen to live there for many reasons, one of which is the peace and quiet which is a rare luxury in this day and age.

The effect of the extended licensing hours will not just be till 2 am in the morning. Local residents will also be disturbed by guests leaving the events by car/taxi, or walking home down the dark dangerous lanes under the influence of alcohol.

Areas of natural beauty should be protected for further generations to enjoy. Our countryside is slowly being devalued and eroded by continuous developments chipping away into it. Please consider the long term effect of this one permission. If this is approved it will make further applications so much easier to justify and slowly the countryside disappears.

Kind regards

[REDACTED]



28<sup>th</sup> June 2018

The Licensing Section  
Municipal Buildings  
Earle Street  
CREWE  
CW1 2 BJ

**Sent by email: [licensing@cheshireeast.gov.uk](mailto:licensing@cheshireeast.gov.uk)**

Dear Sirs

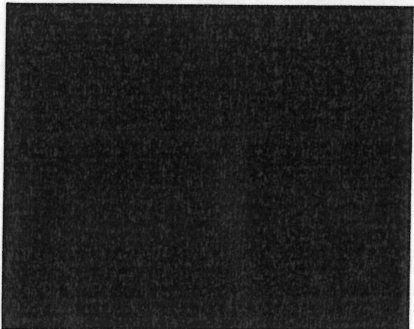
**Tatton Estate Management Ltd – Stock Farm, Ashley Road, Ashley, Altrincham WA14 3QF**

I write to make representations in respect of an application for a premises licence, dated 08.06.18 by Tatton Estate Management Ltd for proposed activities at Stock Farm, Ashley.

Ashley is a rural community within green belt. Permission was originally granted by Cheshire East Council for the use of Stock Farm as a wedding and entertainment venue in October 2017 (17/1509M) with very specific conditions as to operating times. It appears that this application is at variance with some of the planning conditions and as I understand it, unless Variation to the Approved plans have been submitted could constitute unauthorised development. I do not know whether Variation to the Approved Plans have been submitted to Cheshire East Planning.

I live approximately 600 metres across open fields from the venue and have on occasions been awakened by fireworks and noise from the venue and increased traffic noise as people are leaving. The occupation of the venue by 200 guests at weddings or 120 people at other events held there will naturally increase the traffic in this rural village, whether it be private cars or taxis, as all train services stop just before midnight. If regular events are to be held at Stock Farm this could become a public nuisance, and together with the possibility of people being able to drink between 10.00 and 02.00 hours could lead to crime and disorder.

Yours faithfully



**KNIGHT, Jennifer**

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**From:** [REDACTED]  
**Sent:** 29-Jun-2018 14:01  
**To:** LICENSING (Cheshire East)  
**Subject:** Proposed licensing application at Stock Farm, Ashley

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

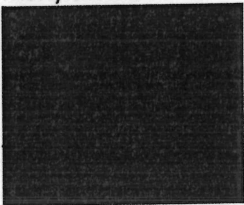
Good afternoon,

Please accept this email as my opposition to the licensing application currently submitted for Stock Farm, Ashley Road, Ashley, Cheshire WA14 3QF.

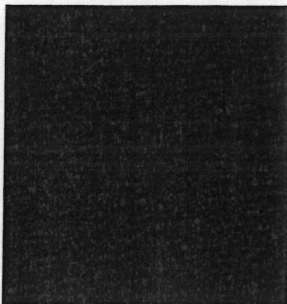
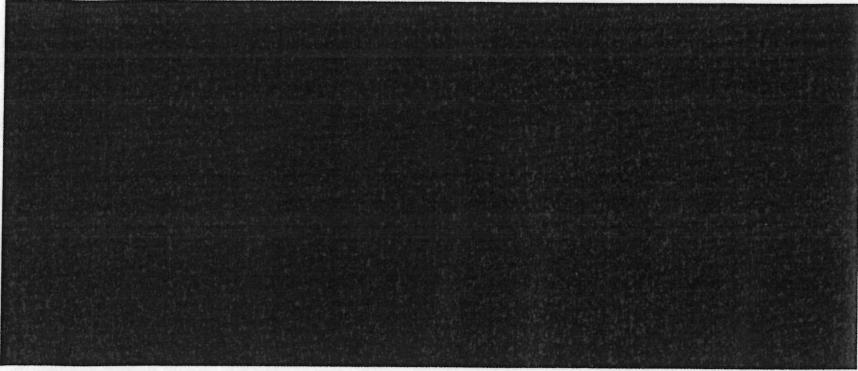
Tatton Estate Management have submitted a proposal to lengthen the licensing hours for Stock Farm from the current agreed hours of midnight during the day from Thursday to Sunday to 2 am from Monday to Sunday.

I live in close proximity to Stock Farm, have 4 young children & have lived in Ashley my entire life. The impact on the local residents will in my opinion be unacceptable. We are a rural village which at night is very quiet, the impact of music, cars, drunk and possibly disorderly people leaving/participating in events held at Stock Farm would cause noise, worry & additional traffic (on a national speed limit country lane with additional poor access to the venue itself). Complaints have already been raised during Parish Council meetings regarding the music noise & fireworks being let off late at night. I see no need for Stock Farm to lengthen the hours for licensing seen as the planning given for usage covered weddings & conferencing events, not usage for weekday nights until the early hours which will disturb adults and children alike who need to attend work/school.

Many thanks









The Licensing Section  
Municipal Buildings  
Earle Street  
Crewe  
CW1 2BJ

29<sup>th</sup> June 2018

Dear Sir/Madam,

**Re: Application by Tatton Estate Management for a Premises Licence at Stock Farm: Licensing Act 2003**

 acts on behalf of 

We write to object to the application by Tatton Estate Management for a Premises Licence in respect of the premises known as Stock Farm, Ashley Road, Altrincham, Cheshire, WA14 3QF.

By way of a Decision Notice dated 12<sup>th</sup> October 2017 (enclosed), Cheshire East Borough Council granted planning permission at Stock Farm for a proposed wedding, conference, events and leisure use of the barn; for a change of use of another former agricultural building to a flexible studio/wedding office; and for the flexible use of the farm house and garden for wedding ceremony purposes. However, this planning permission is controlled by a number of conditions, which were imposed on the advice of the Environmental Health Officer, relating to noise control, in the interests of residential amenity. We draw attention, in particular, to the following conditions:

- **Condition 4 (3)**, which states that *'From Sunday to Thursday - Music to cease at 11.30 hrs and the venue closed by 00.00hrs'*
- **Condition 4 (4)**, which states that *'Friday and Saturday- Music to cease at 00.00 hrs and the venue closed by 00.30hrs'*
- **Condition 4 (5)**, which states that *'All amplified music to take place inside the barn'*
- **Condition 4 (6)**, which states that *'Large barn doors to be kept closed during amplified entertainment'*
- **Condition 4 (7)**, which states that *'Live music to be restricted to unamplified'*
- **Condition 4 (9)**, which states that *'Signs to be erected to advise patrons to keep external noise to a minimum including use of the car parking area / movement of vehicles when departing the premises'*

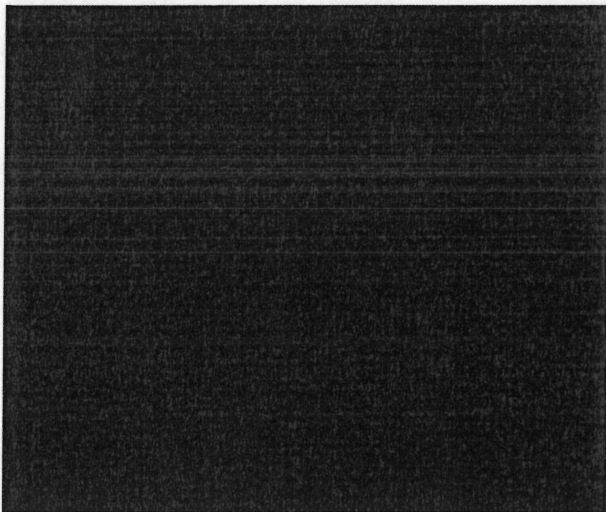
- **Condition 4 (10)**, which states that '*Announcement requesting quiet departure when patrons leave the premises*'
- **Condition 4 (12)**, which states that '*No external speakers to be used at the site at any time*'.

Given the importance of these noise control-related conditions, and the reason for their imposition, which is stated to be: '*In the interests of residential amenity*', it is clear that the application by Tatton Estate Management for a Premises Licence should be refused.

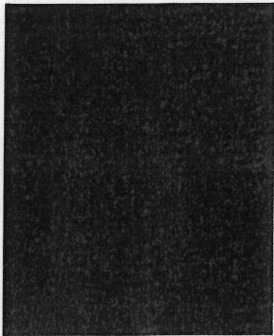
The licence applied for would extend various noisy activities (plays, films, live music, recorded music and performances of dance) until 2am on each day of the week. The propensity for noise, particularly after midnight, is likely to be exacerbated through the application for the sale and supply of alcohol from Monday to Sunday from 10am to 2am the following day, i.e. 16 hours for each and every day of the week. The licence also seeks to be able to provide for '*late night refreshment*' from 11pm to 2am each day.

It seems clear, therefore, that, if Cheshire East was minded to grant this Premises Licence to Tatton Estate Management, it would lead to a breach of planning conditions in its own Local Authority area. We therefore reiterate our request for refusal, in the interests of residential amenity and good planning practice.

Yours faithfully,



Enc: Decision Notice in respect of planning application ref: 17/1509M, dated 12<sup>th</sup> October 2017



Ref: 058205

Dear Sir / Madam,

TATTON ESTATE MGT -STOCK FARM ASHLEY RD ALTRINCHAM WA14 3QF

I acknowledge receipt of your disappointing reply dated 27<sup>th</sup> June 2018 to my letter off the 25<sup>th</sup> June.

As you may be aware Ashley is a rural community within green belt. Clearly your planning department and licensing department do not communicate with each other. This licensing application is at variance and breaches planning conditions.

I live close to the venue which has already caused me concern due to the noise which is a public nuisance. Furthermore I am concerned that as the nearby train service will have terminated long before 02.00hrs this will result in increased traffic conditions causing additional public nuisance and potentially crime and disorder.

Can you please now register my great concern.

Yours



**KNIGHT, Jennifer**

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**From:** LICENSING (Cheshire East)  
**Sent:** 02-Jul-2018 08:39  
**To:** KNIGHT, Jennifer  
**Subject:** [OFFICIAL] FW: Stocks Farm ,Ashley

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

-----Original Message-----

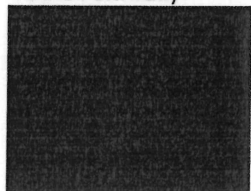
Sent: 01-Jul-2018 09:05  
To: LICENSING (Cheshire East)  
Subject: Stocks Farm ,Ashley

Sir,

I am writing to object to the granting of a 2 am licence to Stocks Farm. Ashley is a quiet village and a totally unsuitable place for such a venue. All villagers will be subjected to unacceptable traffic noise, light pollution, dust, litter etc etc. A real health hazard.

This is a city centre operation.

Yours Faithfully



Sent from my iPad

**KNIGHT, Jennifer**

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**From:** [REDACTED]  
**Sent:** 03-Jul-2018 11:28  
**To:** LICENSING (Cheshire East)  
**Subject:** APPLICATION FOR A PREMISE LICENCE : LICENSING ACT 2003

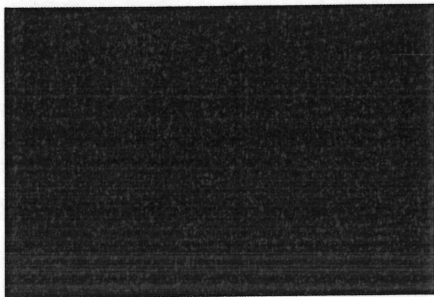
**STOCK FARM, ASHLEY ROAD, ALTRINCHAM, CHESHIRE WA14 3QF**

With regard to the above application, we totally oppose it on the following grounds:

The noise from Stock Farm is already a nuisance. The licensable activities, which are just not for alcohol but entertainment with plays, films, recorded music and dance on persons living and working in the area will become horrendous.

Public safety will be a concern if the number of vehicles going into and out of Stock Farm increases.

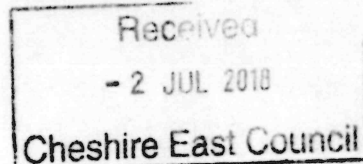
Granting of a licence until 2.00 am will adversely affect people's sleep and therefore health. Once Ashley becomes known as a club/party late night venue it will affect the whole village with noise, litter and possible antisocial behavior and could even have a detrimental effect on property prices.





28<sup>th</sup> June 2018

The Licensing Section  
Municipal Buildings  
Earle Street  
CREWE  
CW1 2 BJ



Dear Sirs

**Tatton Estate Management Ltd – Stock Farm, Ashley Road, Ashley, Altrincham WA14 3QF**

I wish to make representations in respect of an application for a premises licence, dated 08.06.18 by Tatton Estate Management Ltd for proposed activities at Stock Farm, Ashley.

Please note that we live 600 metres in a WSW direction across open fields from Stock Farm which is now a wedding venue. The opening and closing times stated on the above Application are clearly at variance with the conditions attached to the Planning Consent for the operation of Stock Farm as a wedding venue (Application No. 17/1509M, dated 12<sup>th</sup> October 2017). These conditions clearly state the closing times on Friday and Saturday as 00.30 hours and 00.00 hours from Sunday to Thursday inclusive with music to cease at 11.30 hours from Sunday to Thursday and 00.00 hours on Friday and Saturday. Live music to be unamplified. Whereas the application for a premises licence dated 8 June 2018 states that closing times from Monday to Sunday are 02.00 hours, with sale of alcohol from Monday to Sunday as 10.00 to 02.00 hours. In addition there is mention of live and recorded music plus other activities. If sale of alcohol is to cease at 02.00 hours, presumably there will be time allowed for "drinking up time", therefore the effective closing time could be at 03.00 hours or later.

I consider that the grant of such a licence is neither required nor wanted when Cheshire East planning department placed conditions on the granting of planning permission for the Wedding venue, only last year.

There are other considerations, such as increased noise, light pollution and litter. The sale of alcohol from 10.00 hours until 02.00 hours coupled with live and recorded music could result in behaviour leading to public nuisance and/or crime and disorder. Furthermore if this application were to be granted and the hours mentioned were to apply the weddings held at the venue then children, if present may be at risk.

Traffic through the village is likely to increase in the early hours of the morning, which it could be argued amounts to a public nuisance.

/cont.

Page 2.

Re: Stock Farm, Ashley , Grant of Premises Licence

Also referring to the decision notice for application No. 17/1509M, conditions attached to the granting of this application included [4.(11)] a requirement that a contact telephone number should be made publicly available in order that complaints may be responded to. We have not been advised of any such number.

I have pointed out that the conditions applying to the grant of planning permission are at variance with the times etc on the Premises Licence application and have been advised by Cheshire East Planning Department that if Stock Farm is operated outside these conditions, T.E.M. will be in breach of planning consent.

Yours faithfully

