

**KNIGHT, Jennifer**

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**From:** LICENSING (Cheshire East)  
**Sent:** 03-Jul-2018 12:14  
**To:** KNIGHT, Jennifer  
**Subject:** FW: Stock Farm, Ashley, License Application

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**Sent:** 03-Jul-2018 12:12  
**To:** LICENSING (Cheshire East)  
**Subject:** Stock Farm, Ashley, License Application

Dear Sir/Madam

I am resident at [REDACTED]

I would like to object to Stock Farm's application for a license to cover week nights through to 2am on the grounds of public Safety and the Prevention of Public Nuisance.

Public safety will be a concern as the number of vehicles going into and out of Stock Farm increases putting pressure on Ashley Road. My particular concern the junction of Ashley Road and Park Road which as I'm sure you are aware is a notorious accident spot and already dangerous. Access to the site is primarily by car, if this application is successful it is certain to have a significant impact on a road that has already seen a marked increase in traffic which it isn't designed to handle.

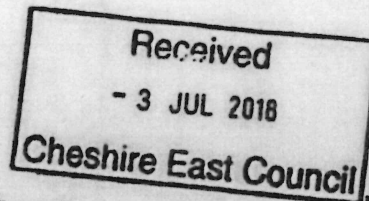
The potential Public Nuisance is also considerable – the scope of the application is large, so as well as concern about frequent major events where alcohol is sold on a site only really accessible by car – the application is also for live music, recorded music and dance. If these sort of events run until 2am on week day nights it will have a huge impact on people living and working in the area around the premises which will be disproportionate and unreasonable. The noise and light pollution will be a significant issue and feels inappropriate for a quiet rural location. Due to its setting the noise from Stock Farm at weekends when they are hosting events is disruptive already well into Hale. The granting of a licence until 2.00am will adversely affect a large number of peoples' sleep and therefore health, I would be particularly concerned about the impact on school age children trying to sleep in the summer with windows open.

I appreciate you registering my concerns.

Yours sincerely

[REDACTED]

LCPREMC0



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



**Re. Stock Farm, Ashley Road, Altrincham, Cheshire, WA15 3QF**

Dear Sir/Madam,

I am writing to you to make representation in respect of the application of Stock Farm (address as above) for a Premises Licence made on the 8<sup>th</sup> Ult.

This representation is made with reference to all four of the licensing objectives and also the planning conditions imposed when the farm became a licenced venue.

1. The prevention of public nuisance.

The noise from the venue carries noticeably into Ashley and depending on the wind direction is often at nuisance levels. Weddings seem particularly noisy in this regard and even though the disco or live band is broadcast by via a noise filter, it is often masked by what can only be described as the sounds of drunken revelry. The end of events is always obvious by the noise of car doors slamming and vehicles being driven off (hopefully taxis). Extending music playing and alcohol sales up to two o'clock in the morning will amplify the nuisance caused

Also the numbers of vehicles being driven through a quiet village at night after an event is in itself a nuisance. At present this takes place after events that finish at midnight or half past midnight. Extending this to two o'clock in the morning will represent a serious nuisance to the residents of Ashley and will greatly impact on their sleep and enjoyment of life. This was noted in Condition 4. Of the Planning Permission (Ref. 17/1509M - attached) in respect of noise and the hours of operation.

In addition, the regular litter picks around the village by volunteer residents have noted a marked increase in the amount of litter being discarded around the Stock Farm area. As well as general litter there have been many instances of alcoholic beverage containers

(cans, bottles, wine boxes) being found whereas these were rare prior to the venue opening. It may be that people are 'preloading' prior to events. The finding of discarded prosecco bottles and disposable glasses on one occasion supports this view.

2. The protection of children from harm.

As noted above the dumping of alcoholic beverage containers is an injury hazard to children (many bottles are broken). Some part drained ones however still contain alcohol which could be consumed by curious children walking in the area.

Also as noted above, the increase of traffic is in itself a danger to children. This was noted in Condition 11. Of the Planning Permission (Ref. 17/1509M - attached) in respect of the number of guests.

3. Public safety.

As noted in 1. the amount of traffic is in itself a hazard. This was noted in Condition 11. Of the Planning Permission (Ref. 17/1509M - attached) in respect of the number of guests. Allowing all the permitted activities requested will inevitably increase the volume of traffic in an essentially quiet village, and will spread this over an extended period and greatly increasing the chances of an accident.

4. The prevention of crime and disorder.

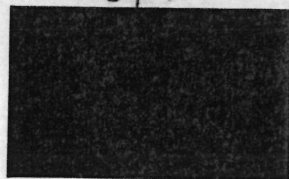
As alluded to in 1. above, there is a notable increase in the volume of illegally dumped litter around Stock Farm since the opening of the venue.

In addition I worry that extended licensing hours may lead to unsociable behaviour around the village, in particular public urination, drunken shouting and/or loud music from cars being driven through the village.

5. Planning conditions.

Attached is a copy of the Decision Notice (viz. Planning Permission) issued to Stock Farm less than twelve months ago. The reference no. is 17/1509M. The operators of the venue were advised that conditions were applied by said notice that would be breached should this licensing application be passed. Condition 4 in particular is relevant to this application as Parts 3) and 4) require the music and venue hours to be restricted to closing times of 11:30 hrs and 00:00 hrs respectively Sunday to Thursday, and thirty minutes later on Friday and Saturday.

Regards,



Att. Decision Notice 17/1509M



LCPREMO

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

Received  
- 3 JUL 2018  
Cheshire East Council

2<sup>nd</sup> July 2018

**Re. Stock Farm, Ashley Road, Altrincham, Cheshire, WA15 3QF**

To Whom It May Concern:

I am writing to you to make representation to object very strongly in respect of the application of Stock Farm (address as above) for a Premises Licence made on the 8<sup>th</sup> June 2018.

I am objecting with reference to all four of the licensing objectives. Also this representation is made with reference to the planning conditions imposed when the farm became a licenced venue in 2017.

**1. The prevention of public nuisance.**

The noise from the venue carries noticeably into Ashley and depending on the wind direction is often at nuisance levels. Even though the disco or live band is broadcast by via a noise filter, it is often masked by what can only be described as the sounds of drunken revelry. The end of events is always obvious by vehicles being driven off. Extending music playing and alcohol sales up to two o'clock in the morning will amplify the nuisance caused.

Also the numbers of vehicles being driven through a quiet village at night after an event is in itself a nuisance. At present this takes place after events that finish at midnight or half past midnight. Extending this to two o'clock in the morning will represent a serious nuisance to the residents of Ashley and will greatly impact on their sleep and enjoyment of life. This was noted in Condition 4. Of the Planning Permission (Ref. 17/1509M – attached) in respect of noise and the hours of operation.

In addition, on the regular litter picks around the village I have noted a marked increase in the amount of litter being discarded around the Stock Farm area. As well as general litter there has been alcoholic beverage containers found whereas these were rare prior to the venue opening. It may be that people are 'preloading' prior to events. On one litter pick I found a carrier bag containing prosecco bottles and disposable glasses on Lamb Lane outside Stock Farm entrance which supports this view.

I consider Ashley to be a 'Dark Sky' village (due to no street lighting) and the lighting around Stock Farm can be seen from our house, during the hours of darkness. Being a star gazer I find this lighting a nuisance.



In addition fireworks have been set off from Stock Farm by persons hiring it, which is again another disturbance which includes disturbing and maybe scaring the animals farmed in the village and other wildlife too.

**2. The protection of children from harm.**

As noted above the dumping of alcoholic beverage containers is an injury hazard to children. Some part drained ones may still contain alcohol which could be consumed by curious children walking in the area.

Also as noted above, the increase of traffic is in itself a danger to children. This was noted in Condition 11. Of the Planning Permission (Ref. 17/1509M - attached) in respect of the number of guests.

**3. Public safety.**

As noted in 1. the amount of traffic is in itself a hazard. This was noted in Condition 11. Of the Planning Permission (Ref. 17/1509M - attached) in respect of the number of guests. Allowing all the permitted activities requested will inevitably increase the volume of traffic in an essentially quiet village, and will spread this over an extended period and greatly increasing the chances of an accident. The addition volume of traffic will also increase the percentage of speeding vehicles through the village.

**4. The prevention of crime and disorder.**

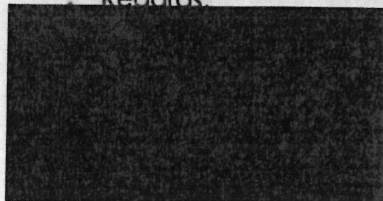
As alluded to in 1. above, there is a notable increase in the volume of illegally dumped litter around Stock Farm since the opening of the venue.

In addition I worry that extended licensing hours may lead to unsociable behaviour around the village, in particular public urination, drunken shouting and/or loud music from cars being driven through the village.

**5. Planning conditions.**

Attached is a copy of the Decision Notice (viz. Planning Permission) issued to Stock Farm less than twelve months ago. The reference no. is 17/1509M. The operators of the venue were advised that conditions were applied by said notice that would be breached should this licensing application be passed. Condition 4 in particular is relevant to this application as Parts 3) and 4) require the music and venue hours to be restricted to closing times of 11:30 hrs and 00:00 hrs respectively Sunday to Thursday, and thirty minutes later on Friday and Saturday.

Regards,



Att. Decision Notice 17/1509M

LC PREM CO

Re:- Entertainment/License Application

Applicant -Tatton Estate Management

Stock Farm,  
Ashley,  
Altrincham,  
WA14 3QF

To whom it may concern

We are writing to oppose the entertainment/Licence Application for Stock Farm. We have heard music from Stock Farm on previous occasions, which carried on for many hours.

I work at [REDACTED]

[REDACTED] My employment involves distribution of medicines for poorly patients.

From the beginning of September I will begin work at 7.00am, where I will be responsible for the Morning and Lunchtime Medication rounds on a ward within the hospital and therefore I will need a night of unbroken sleep, so I can do my duties in a competent and safe manner.

Also our [REDACTED] rises at 6.00am in order to meet the 1st train to get to work.

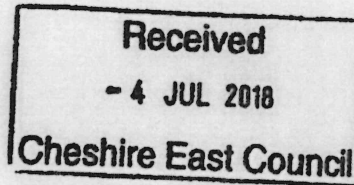
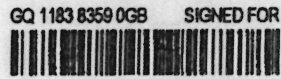
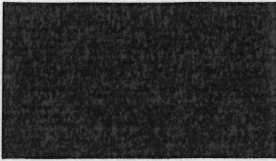
Ashley is a quiet trouble free village and the people who live here wish it to remain so.

Yours Sincerely

[REDACTED]

Received  
- 3 JUL 2018  
Cheshire East Council

LCPREMCO



To whom this concerns ...

I would like to make a formal representation against the following application for a later premises license for :  
Stock Farm, Ashley Road, Altrincham, Cheshire WA14 3QF

It has been brought to my attention that :

'Tatton Estates Management' have requested, an extension to current Premises Licence - with the :-

- 1) Provision of Plays (EXTENDED TILL 2AM MONDAY - SUNDAY)
- 2) Provision of Films (EXTENDED TILL 2AM MONDAY - SUNDAY)
- 3) Provision of Live Music (EXTENDED TILL 2AM MONDAY - SUNDAY)
- 4) Provision of Recorded Music (EXTENDED TILL 2AM MONDAY - SUNDAY)
- 5) Provision of The Performance of Dance (EXTENDED TILL 2AM MONDAY - SUNDAY)
- 6) Provision of Late Night Refreshment (EXTENDED TILL 2AM MONDAY - SUNDAY)
- 7) Provision of Alcohol (EXTENDED TILL 2AM MONDAY - SUNDAY)

My total objection is to this application ...

I believe it will be majorly detrimental to the quality of life for young families and the elderly, people in general actually.

There are several Care/Nursing Homes in the area, to which needs high consideration.

We have been victims of loud music in the past, each year within the Summer months for years now. Noticed this application, my instant reaction was to stop this unnecessary noise pollution developing in our neighbourhood.

These excessively loud live music events from Tatton Estates – have some times finished at 11pm. It's had the inconvenience, but feel the event has held respect for the neighbouring areas.

The idea this farm, and Tatton Estates, will have a legal licence then to play till 2am EVERY DAY is completely unacceptable. We have a young family, at no point will an open air event, with a full concert set up till 2am, improve the quality of our lives.

I wish this application to be taken to Full Review, and I would like to protest in the highest possible voice, my complete rejection of this idea.

The Licensing department need to thoroughly review this application as it should not be allowed to pass.

Kind Regards





LCPREM10

June 30<sup>th</sup> 2018.

Dear Sir,

I would like to object very strongly to proposals put forward for Stock Farm, which is 600 metres from where I live at [REDACTED] we've lived here for 34 years

in this pleasant rural village.

I note the address of Stock Farm doesn't mention Ashley; Althincham is only part of the postal address.

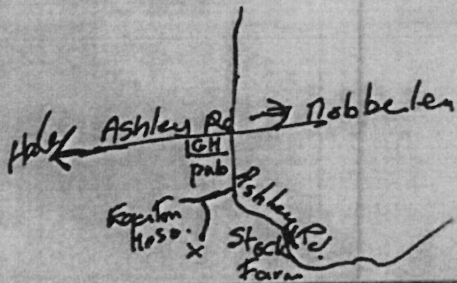
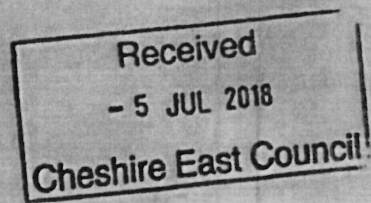
I object for the following reasons:-

- 1) Noise until 2am, & later in a quiet village. Possible increase in crime, Drunkenness, disorder affecting locals. This will cause a public nuisance.
- 2) Traffic increase on an already busy Ashley Rd., which by its nature carries heavy farm machinery.
- 3) The cross road junction beside the Greyhound Pub. has already had some R.T.A.s, and this problem is being looked at currently, - Crash map.Co. UK. according to Ashley News Feb. '18
- 4) Alcohol Served, seven days, 10am - 2am

is totally unacceptable. in a quiet rural  
area, and could lead to public disorder

Yours Sincerely

P.S. Would you please be kind enough  
to acknowledge this representation,  
thank you



5/6/18

Dear Sir,

Cheshire East Borough Council  
Wentfields  
Earle Street,  
Crewe,  
CW1 2BJ.

RE:- Tatten Estate Management Ltd  
Stork Farm,  
Ashley Road  
Ashley,  
Cheshire  
WA14 3QF.

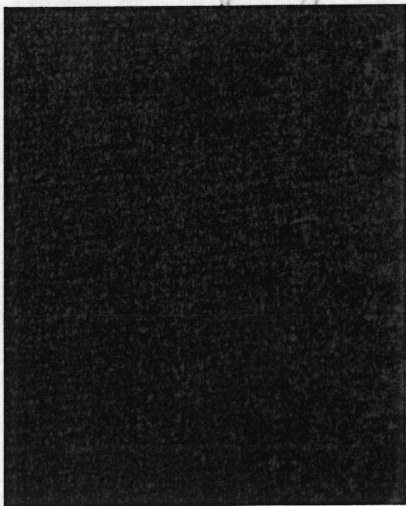
It is Ashley, not Altrincham, as indicated on the application, being approx 4 miles out from the town centre.

I would like to object to the application on the following grounds.

- ① On Saturday 23/6/18, a staged leavers dance was held, with the appropriate licensed bars) applied for and granted, which resulted in under age drinking taking place on the premises, with various drugs being made available by under-18s who would be drawn like a magnet to the venue, and this resulted in two police cars being in attendance at 2am when the event finished.
- ② One can only assume that the necessary management controls to cover public safety, and prevention of children from harm, were totally inadequate.



- ③ If a major incident had occurred, we can only image the mayhem that could have taken place.
- ④ The influx of extra cars, taxis and vehicles until 2 AM would totally disrupt village life, making it intolerable on everyone's function has held at the premises; for the enjoyment of the few.
- ⑤ In conclusion, I can only describe it as a MAGNET, for undesirables, crime and disorder.
- ⑥ I therefore request that you dismiss this application completely, once and FOR ALL. Its location makes it virtually impossible to police it by our local constabulary.
- Yours faithfully,



**KNIGHT, Jennifer**

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**From:** LICENSING (Cheshire East)  
**Sent:** 06-Jul-2018 07:32  
**To:** KNIGHT, Jennifer  
**Subject:** FW: Representation to the application of a grant of a license

**Importance:** High

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

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**Sent:** 05-Jul-2018 19:21  
**To:** LICENSING (Cheshire East)  
**Subject:** Representation to the application of a grant of a license

Dear Licensing team,

I would like to make a representation to the application for the grant of a premises license (on 8th June 2018) by Tatton Estate management Ltd. in relation to:

Stock Farm  
Ashley Rd  
Ashley  
WA14 3QF.

I would like to address the fact that the application is incorrect and misleading as it has been stated that the address of Stock Farm is in Altrincham which is incorrect, Stock Farm is in fact situated in the quiet rural village of Ashley which is some miles away from Altrincham.

My representation is I believe relevant to all four of the licensing objectives listed on the Cheshire East guidance sheet. I was very surprised to learn of the underage drinking that appeared to have been totally unchecked at a recent event held at this venue for children that had just completed their GCSE exams.

As children taking GCSE exams are usually under the age of 18 I was very concerned to hear that the children had access to alcohol at the venue.

Ashley is a quiet rural village and if such a license was to be granted it would increase the likelihood of drunk drivers and trouble makers passing through the village late at night making the roads more unsafe.

Yours Faithfully

[Redacted Signature]

# ASHLEY PARISH COUNCIL



04th July 2018

**Stock Farm, Ashley Road, Altrincham, Cheshire, WA14 3QF**  
Application For a Premises Licence: Licensing Act 2003

Ashley Parish Council wishes to make representation in respect of the above application for a premises licence

The proposed operating times for events and the serving of alcohol are at variance with the conditionally granted planning consent 17/1509M in October 2017. Extant conditions are:

Closing times Friday and Saturday 00.30 - music to cease by 00.00

Closing times Sunday to Thursday 00.00 - music to cease by 11.30

Details of the current alcohol license is unknown but it is reasonable to assume that the serving times would not be outside the above confines

Ashley Village is a small rural village in the greenbelt and the Council believes that the granting of the licence as specified in the application will adversely alter the village environment, for many residents, for the following reasons

**1. Increase in Noise and Light Pollution**

Events at Stock Farm have already generated some complaints, both formal and informal, regarding noise nuisance.

If events are permitted to continue until 02.00 then any noise emanating from Stock Farm will be amplified due to the ambient quietness in the village at that late hour, which will lead to a high probability that residents' sleep will be interrupted.

It is not only the noise from the events themselves that is of concern but the noise generated by cars leaving the event plus taxis arriving and leaving. On a lesser scale noise will be caused by the people who linger outside after closing time

The on site car park will require lighting until the last car has departed which will increase the light pollution on Ashley which is largely a dark village.

**2. Changing the Face of Ashley**

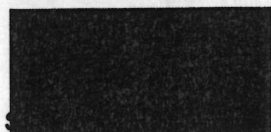
Should a 02.00 closing time be granted, there is a strong possibility that, once it becomes known that there is late night alcohol available at Stock Farm, it will cause an influx of people wanting to carry on drinking after the public houses have shut.

It is of concern that, irrespective of the security measures in place at Stock Farm, the ousting of interlopers may cause a disruption, criminal damage and even violence. Whereas this is obviously speculative it is not an unreasonable speculation

Were Stock Farm to become known as a late night drinking venue (rightly or wrongly), it will forever change the face of Ashley as a quiet village and could well attract a less than welcome type of visitor.

Ashley Parish Council considers that the granting of this licence would be detrimental to Ashley Village and its residents

Yours sincerely,



Clerk to Ashley Parish Council