

1a Rutland Lane
Sale
Cheshire
M33 2GG

0161 973 6799

The Licensing Section
Trafford Town Hall
Talbot Road
Stretford
Manchester
M32 0TH

RECEIVED

29 AUG 2019

27th August 2019

Dear Sirs

Re Licensing Application LA0260/19. No1, Dovecote, Sale.

We would like to make a complaint in respect of the above licensing application.

This is primarily a quiet and peaceful residential area with a predominance of elderly people. The noise and light pollution that such activities as this would create, are totally unacceptable. People who live in this area want to enjoy peace and quiet in their gardens at this time of the day not be bombarded with live music and drunken behaviour.

The Company have already shown scant regard for the local residents by not even advising them personally of their plans. To allow them to continue with this application can only lead to further problems and a large amount of discomfort and public nuisance to the local residents.

Whilst writing we would also like to make the point that as far as we are aware the original application on the Dovecote site was for a bike store or bike shed. It now appears that this has developed into a gymnasium and judging from this latest application some form of social club.

Regards
Yours sincerely



Anthony & Brenda Mottram

[REDACTED]
[REDACTED]

RECEIVED
02 SEP 2019

5 Lincoln Grove
Sale Moor
Trafford
M33 2JG

28th August 2019

Trafford Council
The Licensing Section
Trafford Town Hall
Talbot Road
Stretford
M32 0TH

Postal Ref: LA0260/19

Licensing Application for No1 Dovecote Old Hall Road Sale M33 2GS

Dear Sirs

We have been made aware, despite not receiving any notification around our Road, of the above Licensing application.

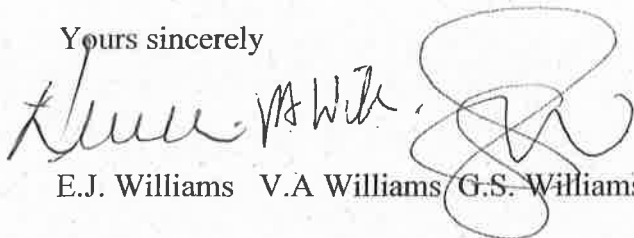
As adjoining neighbours to the above address we wish to strongly object to this application, for a Music & Alcohol Licence on or around their Premises, on the basis that this is a quiet neighbourhood Road which is occupied mainly by elderly pensioners who wish to continue to enjoy the quiet quality of life which this road has offered for the last 50+ years.

In particular we understand that this site is permitted to be used for Office and Business-use only and as such, a licence to allow for live music and alcohol consumption falls outside this permitted use and does not comply with the Council's intentions for this Site

As such we would certainly not want our current peaceful life to be spoilt by any unwanted noisy music and alcoholic fuelled revellers into the late weekday evenings.

We would therefore strongly urge you to refuse this application on the basis that we wish to continue to enjoy a peaceful semi-rural environment in which to continue our well-earned and stress free retirement.

Yours sincerely


E.J. Williams V.A Williams G.S. Williams

cc Joanne Bennett – Sale Moor Labour Councillor



Posted on: 01/09/2019 12:48:12
Posted from: <https://beta.trafford.gov.uk/planning/strategic-planning/local-plan/land-allocations-consultation-form.aspx>

Form Post

Your Name: Ian Mcconville
Address: 7 sunningdale avenue, sale, cheshire, m332pj, United Kingdom
Phone: [REDACTED]
Email: [REDACTED]
Document: Other document (please specify)

Indicate Conservation Area/Topic Paper/Other Document: Licensing
Policy number: LA0260/19
Site reference: No.1 Dovecote, Old Hall Lane, Sale, M33 2GS
Table/Figure reference: PL073717

Do you support, oppose or have general comments about this specific part of the document?:

Object

Dear Sir/Madam I strongly object to the licensing and live music request for a new premises license the commercial premises back on to a quiet well established neighbourhood containing elderly residents as to which my father in law is one of them and he is quite upset at the thought of a daily late night drinking club/pub with live music opening on his doorstep. Why a commercial business feels it needs to open a bar with live music contained within its business is quite beyond me, there is more than enough parking for employees suggesting most employees will be driving to and from work and for those walking cycling catching the bus or train there are an abundance of public houses some providing live music, entertainment and food all within a short walking distance of the business premises and all able to accommodate large numbers. I also have concerns as to how the licensing laws will apply to this particular establishment will it be a private club or a public house will it be subject to the same scrutiny as other establishments in the area with regards to underage drinking, as im quite sure the company will have employees under the legal age limit for drinking? Will a culture of drinking in the company bar be encouraged under the psudonym of team bonding/building. I along with a great deal of other people in sale moor regularly use old Hall road for access and egress into sale moor and I personally won't enjoy the thought that people exiting this site may have just had one or two drinks after a tough day and could end up either in front of me or behind me. Regards Ian

Please provide your comments below and explain your reason for supporting, opposing or commenting on this specific part of the document. Please include suggestions as to how you think we can improve the document.:

What gender are you?: Male
What is your age?: 46-55
what do you do in Trafford? (tick those that apply): Live, Work
Do you consider yourself to have a disability or impairment, as defined in the Disability and Discrimination Act 1995?: No
White: British

Rep 4.

RECEIVED

04 SEP 2019

Margaret Booth
9, Lincoln Grove,
Sale Moor,
M33 2JG

31st August, 2019

The Licensing Section
Trafford Town Hall
Talbot Road
Stretford
Manchester
M32 0TH

Dear Sirs,

Re: LA0260/19 – No. 1 Dovecote, Old Hall Lane, Sale, M33 2GS – New Premises Licence

With reference to the above application for a New Premises Licence, as a local home owner and resident, I would like to register my objections to the application as follows:

This is mainly a residential area with a cross section of people, e.g. families with young children, middle aged people who have perhaps retired and are looking forward to a quieter life and also elderly people who just want to feel safe in their homes.

Out of all of these people how many do you suppose want to listen to music from 5.30pm – 21.00/22.00pm Monday to Friday each week? My guess would be not many.

I also would question the wisdom of serving alcohol after work and wonder how these employees are going to get home, maybe driving, this is definitely not desirable for road safety.

These offices are very close to the motorway and with fast moving traffic drinking and driving is just an accident waiting to happen.

I don't know if this Licence is to be used for employees only or if outsiders are going to be able to use the facilities. Employees only is bad enough but if others are going to be included this will only make the reasons for objecting more relevant.

Cont'd...

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I can't imagine what the 'Anything Similar' part of the application will involve but I fear it will NOT be something I will enjoy so close to my residence.

In summary, I ask that you look seriously at this application for the reasons I have stated above with special consideration given to the effect that the granting of this licence will have on the well being of the local residents and the responsibility you have to ensure that there is no temptation there for people to drink and drive.

Yours faithfully,

Margaret Booth

Margaret Booth

Rep 5.

3A Rutland Lane
Sale
M332GG

3 September 2019

Postal Ref, LA0260/19

No. 1 Dovecote
Old Hall ~~LANE ROAD~~, Sale
M33 2GS

The Licensing Section Trafford Town Hall Talbot Road Stretford Manchester M32 0TH

I assume you have a typographical error on the address It is Road and NOT Lane

We are objecting most strongly to the application for new premises licensing at the above site.

We have lived here for many years and have seen many changes, but lately it has become extremely noisy and all the wild life has been frightened away including birds and the fox family whose "home" has been decimated.

Certainly we are objecting to music, live or recorded on a daily basis, as this would attract many teenagers thus causing even more noise, as they particularly enjoy listening to music with sound turned up to highest decibels only.

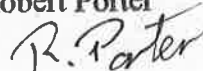
The supply of alcohol is also very much a great objection because there are numerous bars and public houses around the surrounding area, and if allowed, this would create an extra area for cans and bottles to be discarded along the way with any other litter along pavements, roads and gardens and hedgerows, as now happens all too often.

There could also be a problem of car parking. Although there are designated car parking spaces allocated on site, the other problem is that of vehicles being parked outside this designated space, which could overflow onto Old Hall Road, Dane Road, Wythenshawe Road, and Rutland Lane areas.

The noise of vehicles engines when arriving or departing, including the slamming of doors, would certainly affect the present tranquillity of this area.

We do hope that you would consider this very seriously as this is not the correct location for this type of activity.

Robert Porter



Jade Pickup Licensing Officer
Trafford Council
Place Directorate - Regulatory Services
Trafford Town Hall
Talbot Road
Stretford
M32 0TH.

RE LA0260/19 licensing request

Dear Jade

We strongly object to the licensing application by Verastar as currently proposed on a number of grounds but principally due to the impact that the extended use of the premises would have on neighbouring residential occupiers and specifically the referenced use of the external area for the consumption of alcohol and the playing of live and/or recorded music.

Having liaised as a group of residents (No 1,5,7) from Rutland Lane, we would be directly affected by these proposals as indicated on the attached drawing. The impact of significant groups of employees from the premises and their friends and family congregating for various events will invariably give rise to noise and disturbance which will be exacerbated from the consumption of alcohol and use of the external space for gatherings and playing of live music. The closest property on Rutland Lane is only 36 metres from the boundary of the premises with its garden space fronting the premises.



The license application states that music would be played until 2100 hrs which is not reasonable given the proximity of the residential properties and the potential volumes of noise created from gatherings and music. The application states that the volume of music would be controlled but no further details are given. It is inconceivable that the nuisance generated from the use of the external areas of the premises will not lead to us as residents filing noise complaints with the Council's environmental health / public protection team given the inherent difficulties in controlling noise in such close proximity to sensitive receptors (residential gardens and dwellings).

The residents recognise that commercial premises will operate in a certain manner and therefore we would have no objection to the license being amended to exclude the use of the external areas for consumption of alcohol and playing of live or recorded music as this will eliminate the principle sources of nuisance given the proximity issues identified above.

Yours Sincerely

A handwritten signature in black ink, appearing to read 'Jon Corden', written over a horizontal line.

Jon Corden FlntLM, MCIOB, MIFireE