



Cheltenham Borough Council Public Protection			
PASSED TO			
REC'D	26 NOV 2013		
Date of Response		Type of Response	
Initials of Responder		File Ref	

Part 2

LICENSING ACT 2003 -REPRESENTATION FORM (INTERESTED PARTY)

On completion this form and any additional sheets or other accompanying documentation should be returned to; The Licensing Team, Public Protection Division, Cheltenham Borough Council, PO Box 12, Municipal Offices, Promenade, Cheltenham, Glos. GL50 1PP. e mail: licensing@cheltenham.gov.uk

Please indicate in which capacity you are making this representation by ticking a box below;

- A person living in the vicinity of the premises
- A body representing a person in the vicinity of the premises
- A person involved in a business in the vicinity of the premises
- A body representing a business in the vicinity of the premises

<input checked="" type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>

Contact details (of person completing form)

Name:	MR K. PARKER - & family
Name of the organisation/body/person you represent. (If appropriate)	
Your full Postal Address or that of the organisation or body you represent	10. WADE COURT CHELTEMHAM GLOS
Post Code	GL51 6NL
Daytime contact telephone number	
Email address - If you would prefer (optional).	or your email address.

Details of person/body making representation (if different from above)

Name of the person/organisation/body. (as appropriate)	
Full Postal Address of the person/organisation or body making representation	
Post Code	
Daytime contact telephone number	
Email address - If they would prefer to correspond via email, please enter their email address. (optional).	

Premises/Club Details

Name of premises/club you are making representation about:	MANOR BY THE LAKE
Name of Applicant for Licence (if known)	MISS T. MADGE, MR M. CHITTENDEN
Postal Address:	ARLE COURT HATHERLEY LANE
Post Code:	GL51 6PN.

What are you making a representation about?

Please indicate which part of the licence/certificate application you are making a representation about (eg crime, disorder, noise, disturbance etc)
DISORDER, NOISE, DISTURBANCE, LITTER.

Which of the Licensing Objectives does your representation refer to?

(Note: Your representation must relate to one or more of the four Licensing objectives. Please indicate the objective(s) your representation relates to.)

Licensing Objective	Please tick ✓ for Yes	Licensing Objective	Please tick ✓ for Yes
The prevention of crime and disorder	✓	Public safety	
The prevention of Public nuisance	✓	The protection of children from harm	

Information on the Licensing Act 2003 and the Act's objectives is available from the Department of Media, Culture and Sport and on their website at www.culture.gov.uk.

Please indicate the distance (in metres) between your address and the premises subject of your representation:	45 MTRS
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What are your concerns?

Please provide full details of your concerns regarding the application and include or enclose with the form any evidence you may have in support of it.
(Please continue on a separate sheet if necessary)

I object to the licence extensions, which will impose music & noise levels unacceptable to numerous residents in the close vicinity. We will be subject to this 7 day a week. The dispersal disturbance will continue for some time after. There are numerous flats & houses within 50mtrs. of Arte Court & lives will be made a misery. Please no increase in maximum no of persons permitted.

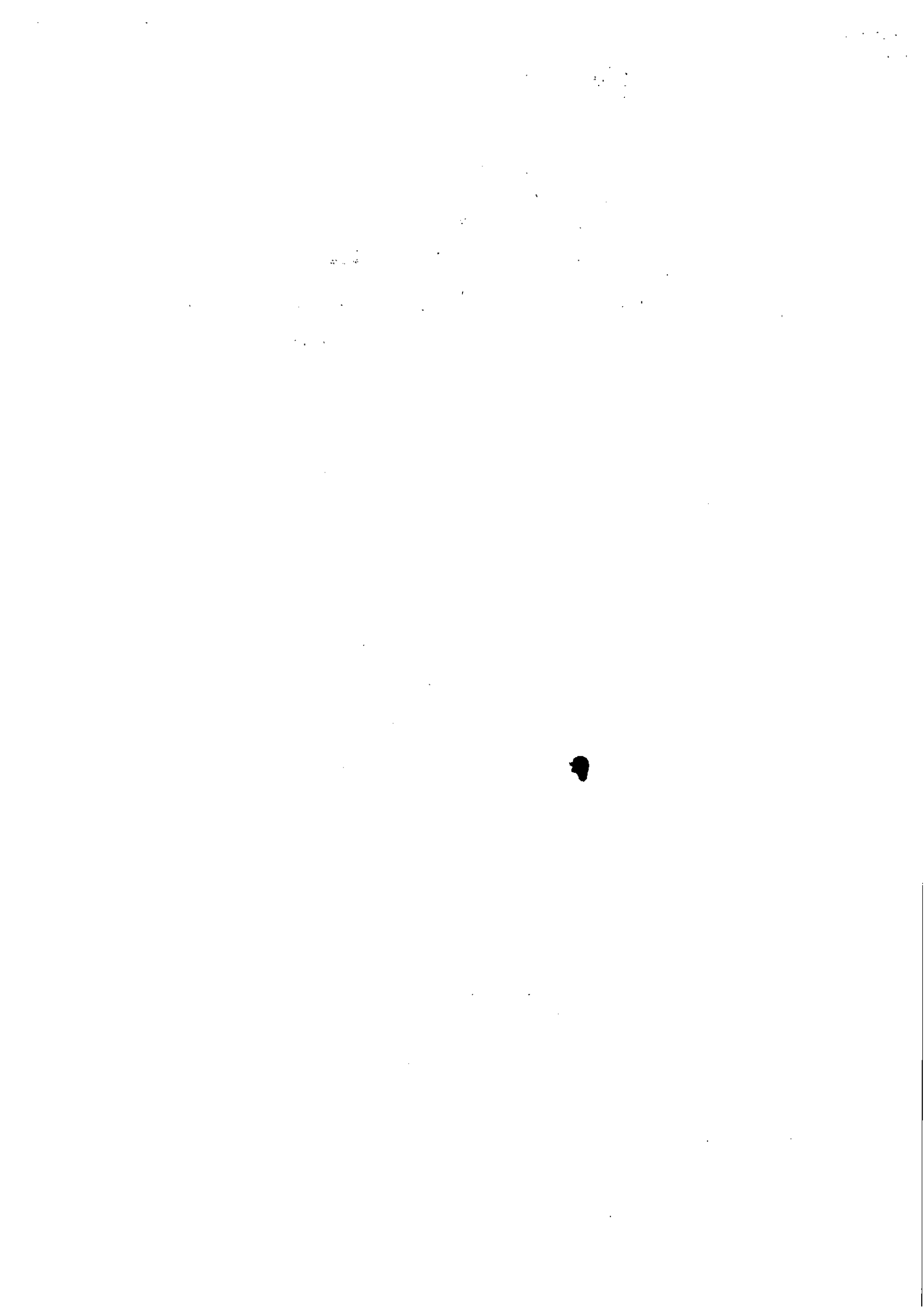
Please use the box below to suggest any suitable conditions that if agreed in advance of a hearing by the applicant would allow you to withdraw your representation or that the committee could add to the licence (if granted) that would remedy your concern. You may also use this box to enter details of any other matters not commented on elsewhere relating to your representation that you would like the committee to take into account.

(Please continue on a separate sheet if necessary)

Signature:	K.A. Parker P.E. Parker, G. Parker
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Capacity:	
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Date:	26 th Nov 2013
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Cheltenham Borough Council Public Protection			
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- A person living in the vicinity of the premises
- A body representing a person in the vicinity of the premises
- A person involved in a business in the vicinity of the premises
- A body representing a business in the vicinity of the premises

<input checked="" type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>

Contact details (of person completing form)

Name:	SUSANNAH LAWRENCE
Name of the organisation/body/person you represent. (If appropriate)	
Your full Postal Address or that of the organisation or body you represent	19D WADE COURT CHELTEMHAM GLOUCESTER SHIRE
Post Code	GL51 6NL
Daytime contact telephone number	01242
Email address - If you would prefer to correspond via email, please enter your email address. (optional).	

Details of person/body making representation (if different from above)

Name of the person/organisation/body. (as appropriate)	
Full Postal Address of the person/organisation or body making representation	
Post Code	
Daytime contact telephone number	
Email address - If they would prefer to correspond via email, please enter their email address. (optional).	

Handwritten text, possibly a signature or name, located in the upper left quadrant of the page.

Handwritten text, possibly a signature or name, located in the lower middle section of the page.

Premises/Club Details

Name of premises/club you are making representation about:	MANOR BY THE LAKE LICENSE NUMBER 13/00794/PRMVP5
Name of Applicant for Licence (if known)	
Postal Address:	
Post Code:	

What are you making a representation about?

Please indicate which part of the licence/certificate application you are making a representation about (eg crime, disorder, noise, disturbance etc)
NOISE DISTURBANCE

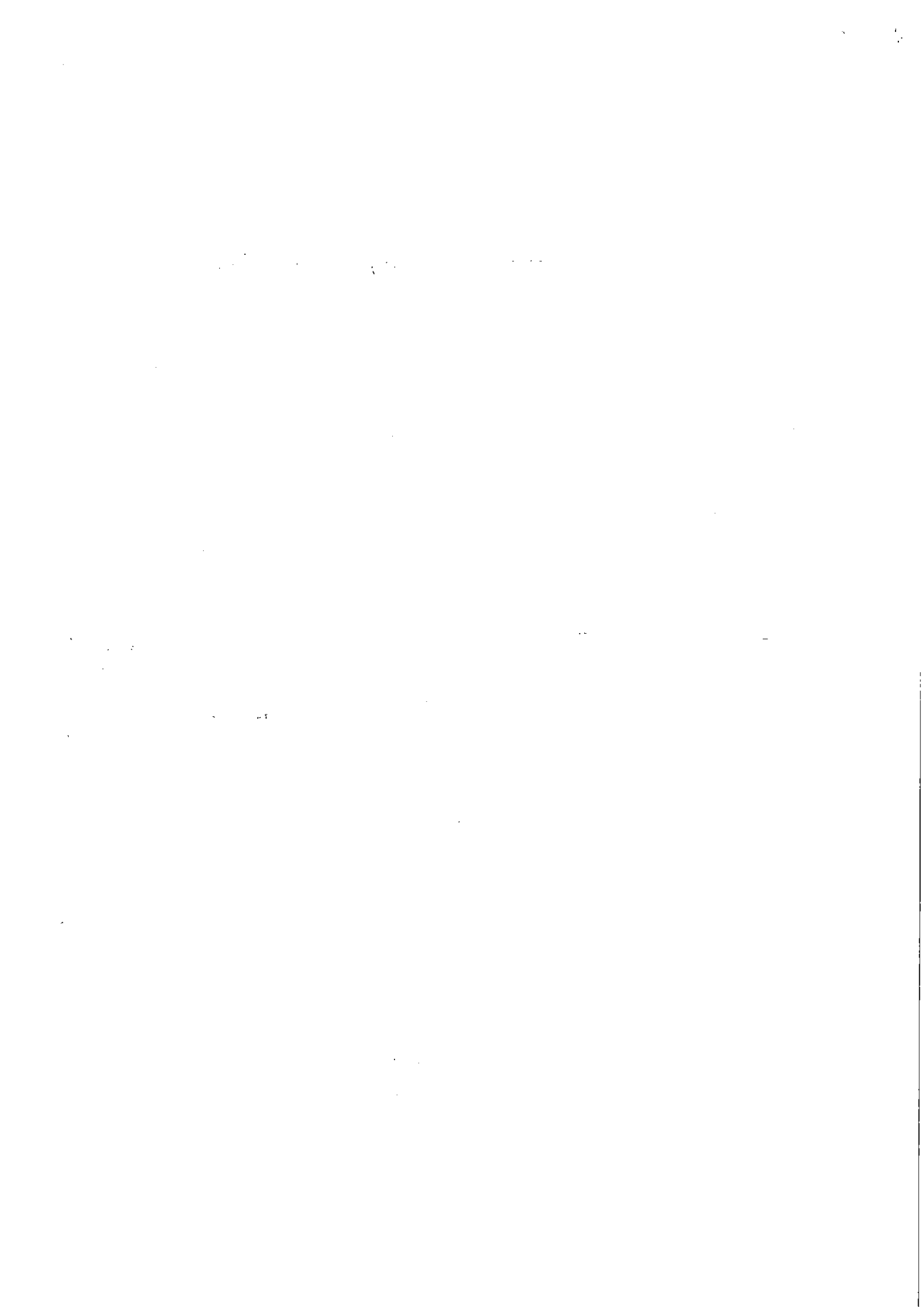
Which of the Licensing Objectives does your representation refer to?

(Note: Your representation must relate to one or more of the four Licensing objectives. Please indicate the objective(s) your representation relates to.)

Licensing Objective	Please tick ✓ for Yes	Licensing Objective	Please tick ✓ for Yes
The prevention of crime and disorder		Public safety	
The prevention of Public nuisance	✓	The protection of children from harm	

Information on the Licensing Act 2003 and the Act's objectives is available from the Department of Media, Culture and Sport and on their website at www.culture.gov.uk.

Please indicate the distance (in metres) between your address and the premises subject of your representation:	ABOUT 200 METRES
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What are your concerns?

Please provide full details of your concerns regarding the application and include or enclose with the form any evidence you may have in support of it.

(Please continue on a separate sheet if necessary)

THE NUISANCE OF LOUD MUSIC FROM OUTDOORS 7 DAYS A WEEK BETWEEN 7AM AND MIDNIGHT SHOULD NOT BE IMPOSED ON NEARBY RESIDENTS. IT IS UNACCEPTABLE. MUSIC AT FUNCTIONS IS PLAYED LOUDLY SO INCREASING THE NOISE OF ATTENDEES, THE JUMP FROM 80 TO 300 GUESTS ALLOWED WITH ONLY ADD TO THE NOISE LEVEL PARKING IS INADEQUATE FOR THE PROPOSED GUEST NUMBER INCREASE

Please use the box below to suggest any suitable conditions that if agreed in advance of a hearing by the applicant would allow you to withdraw your representation or that the committee could add to the licence (if granted) that would remedy your concern. You may also use this box to enter details of any other matters not commented on elsewhere relating to your representation that you would like the committee to take into account.

(Please continue on a separate sheet if necessary)

THE NUMBER OF GUESTS BE CONFINED TO THAT WHICH COULD BE ACCOMMODATED INDOORS
OUTDOOR MUSIC RESTRICTED TO ENDING AT 10PM IF ALLOWED AT ALL.

Signature: S Laurence

Capacity: Householder

Date: 26-11-2013

10/1/8

10/1/8

10/1/8

10/1/8

10/1/8

10/1/8

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- A person living in the vicinity of the premises
- A body representing a person in the vicinity of the premises
- A person involved in a business in the vicinity of the premises
- A body representing a business in the vicinity of the premises

<input checked="" type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>

Contact details (of person completing form)

Name:	RICHARD MEDLEY
Name of the organisation/body/person you represent. (If appropriate)	
Your full Postal Address or that of the organisation or body you represent	12 GRACE GARDENS
Post Code	GL51 6QE
Daytime contact telephone number	01242
Email address - If you would prefer to correspond via email (optional).	

Details of person/body making representation (if different from above)

Name of the person/organisation/body. (as appropriate)	Helen & Richard Medley
Full Postal Address of the person/organisation or body making representation	
Post Code	
Daytime contact telephone number	
Email address - If they would prefer to correspond via email, please enter their email address. (optional).	



Premises/Club Details

Name of premises/club you are making representation about:	MANOR By The LAKE
Name of Applicant for Licence (if known)	Miss T Mudge & Mr M Chittenden
Postal Address:	2 The Spinney Cheltenham
Post Code:	GL52 3JX

What are you making a representation about?

<p>Please indicate which part of the licence/certificate application you are making a representation about (eg crime, disorder, noise, disturbance etc)</p> <p style="text-align: center;">Noise and disturbance</p>
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Which of the Licensing Objectives does your representation refer to?

(Note: Your representation must relate to one or more of the four Licensing objectives. Please indicate the objective(s) your representation relates to.)

Licensing Objective	Please tick ✓ for Yes	Licensing Objective	Please tick ✓ for Yes
The prevention of crime and disorder		Public safety	
The prevention of Public nuisance	✓	The protection of children from harm	

Information on the Licensing Act 2003 and the Act's objectives is available from the Department of Media, Culture and Sport and on their website at

<p>Please indicate the distance (in metres) between your address and the premises subject of your representation:</p>	within 75 yards
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Part 2 continued

What are your concerns?

The MANOR is adjacent to both Wade Court and Grace Gardens. Noise from the MANOR is easily heard at our house. The current licence is already generous enough, in fact too generous in allowing the sale of alcohol until midnight at the weekend; this is a residential area, not the centre of town.

The granting of a licence to play any form of music OUTDOORS would be a dreadful infringement of our right to peace and quiet. There is no justification for the easing of any of the current licence conditions particularly regarding OUTDOORS entertainment and the consumption of alcohol, the latter being the fuel of disturbance. Neither should an increase in the maximum number of people be allowed – where would they all park? Since ULTRA Electronics, opposite ASDA, has commenced business, regular parking on a long stretch of Hatherley Lane is already the order of the day resulting in hazardous road usage (whatever happened to the traffic calming and 20 mph zone?).

to enter details of any other matters not commented on elsewhere relating to your representation that you would like the committee to take into account.

(Please continue on a separate sheet if necessary)

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Signature:	R. Medley
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Capacity:	resident
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Date:	23 rd November 2013
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22

10/10/10

10/10/10

Bowen, Phillip

From: Krog, Louis
Sent: 15 November 2013 13:10
To: Bowen, Phillip
Subject: NOT PROTECTIVELY MARKED: FW: Premises Licence No. 13/00794/PRMVPS

-----Original Message

From: John [mailto:]
Sent: 15 November 2013 12:34
To: Krog, Louis
Subject: Premises Licence No. 13/00794/PRMVPS

Dear Mr Krog

Please find attached document which is an objection to the Manor by the Lake's application to vary a premises licence. Can you please confirm by email that this format is a valid means of objection and will be considered in relation to this application.

Mr and Mrs Curtis
8 Grace Gardens
Cheltenham
GL51 6QE

|

This email was received from the INTERNET and scanned by the Government Secure Intranet anti-virus service supplied by Vodafone in partnership with Symantec. (CCTM Certificate Number 2009/09/0052.) In case of problems, please call your organisation's IT Helpdesk. Communications via the GSi may be automatically logged, monitored and/or recorded for legal purposes.

*** eSafe scanned this email for malicious content ***
*** IMPORTANT: Do not open attachments from unrecognized senders ***



Manor by the Lake – Premises Licence No. 13/00794/PRMVPS

I wish to object to the proposal to vary the premises licence for Manor by the Lake. The proposal wishes to add the use of recorded and live music outdoors in conjunction with ceremonies between the hours of 09:00 and 00:00, 7 days of the week. They also wish to extend this to 01:00 on New Years Eve. In addition they wish to provide refreshments outdoors, particularly at the end of any function, before guests depart from the venue. It also requests a removal of condition 1a(ii) – the maximum number of persons permitted: ground floor 80 – total for the premises 80.

Under the Licensing Act 2003 anybody can object to applications if they have a valid reason to believe that the licence, if granted, would endanger one or more of the 'licensing objectives'. Those are:

- public safety
- the prevention of public nuisance
- the prevention of crime and disorder and
- the protection of children from harm

Manor by the Lake submitted a number of planning applications this year:

- 13/00691/COU
- 13/00691/LBC
- 13/00383/FUL

The status of these applications were "granted" and "application permitted". However, there were conditions attached to these permissions.

Proposed change of use from film studios and associated conference centre (use class B1) to wedding and function venue with overnight accommodation (use class Sui Generis) including extension and alterations to elevations and creation of studio accommodation within existing gate house:

- The 3 doors to the south side of the function room shall be kept closed during periods of licensed entertainment or live music.

Reason: To protect nearby residential property from loss of amenity due to noise from amplified music or other entertainment.

- The details of the kitchen air handling plant shall be provided to and approved by the Local Planning Authority before first use.

Reason: To protect nearby residential property from loss of amenity due to noise from air

- Notwithstanding the provisions of Class B, Part 4, Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and/or re-enacting that order with or without modification) no marquees shall be erected within the grounds of the site without planning permission.

Reason: The use of marquees has the potential to be harmful to neighbouring amenity and therefore be contrary to the provisions of local plan policy CP4.

Erection of pavilion within grounds (Proposed gazebo removed from application at the request of applicant in correspondence dated 19 July 2013)

- Use of the pavilion shall be limited to conducting weddings, civil ceremonies, blessings and similar events. Use of the structure shall be limited to the hours of 08:00 – 21:00, and for a maximum duration of 1 hour each day.

Reason: To protect the amenity of residents of nearby property.

I wish to object because if granted it would endanger the licensing objectives:

- the prevention of public nuisance
- the protection of children from harm

If recorded or live music were allowed to be played outside residents in Grace Gardens, Wade Court and, indeed, the surrounding houses in Redgrove Park, Hatherley Lane and Unwin Road would suffer nuisance and noise. **The applicants have stated that they intend that any recorded or live music will be played outside from 09:00 – 19:00 and are happy for this to be made a condition of the licence. This does not stipulate that any recorded or live music will be restricted to the one hour per day that the Planning Department imposed as a condition when granting planning permission. Children would not be able to undertake their homework with music being played outside between these hours. Any music played outside, and particularly in the evening, would harm children as they would not be able to sleep and, therefore, their health and, ultimately, their education would suffer. It would also affect the health of adults who would suffer from the stress of having to listen to music at any time of day or evening which could be generated by children's parties, corporate events and wedding events, as requested by the applicant.** The additional noise from clients standing outside eating/drinking refreshments at anytime until midnight/01:00 hours would be a public nuisance and be extremely harmful to residents' health.

The applicants also wants a removal of condition 1a(ii) – the maximum number of persons permitted: ground floor 80 – total for the premises 80. They have requested that the number of clients using the venue be **increased to 350 - where are they going to park their cars? There are not enough parking spaces in the area and this has already been seen as an issue with people parking on the roads, making it dangerous for residents to access Hatherley Lane. In fact, the Highways Department have asked residents for comments on this very issue.**

I believe the Council has clearly demonstrated that in imposing the conditions listed above it believes that residents will suffer from nuisance and noise if recorded or live music were permitted indoors with doors open, let alone music being played outside. This is why they have insisted that doors be shut and use of the pavilion in the grounds be restricted to 1 hour per day and not after 21:00. **This application makes a nonsense of the restrictions imposed as it is for recorded or live music outdoors from 09:00 to 00:00 7 days a week and until 01:00 on New Years Eve. In fact the noise levels will go on for far longer than that as people and cars eventually leave the area.**

The Authority also stated:

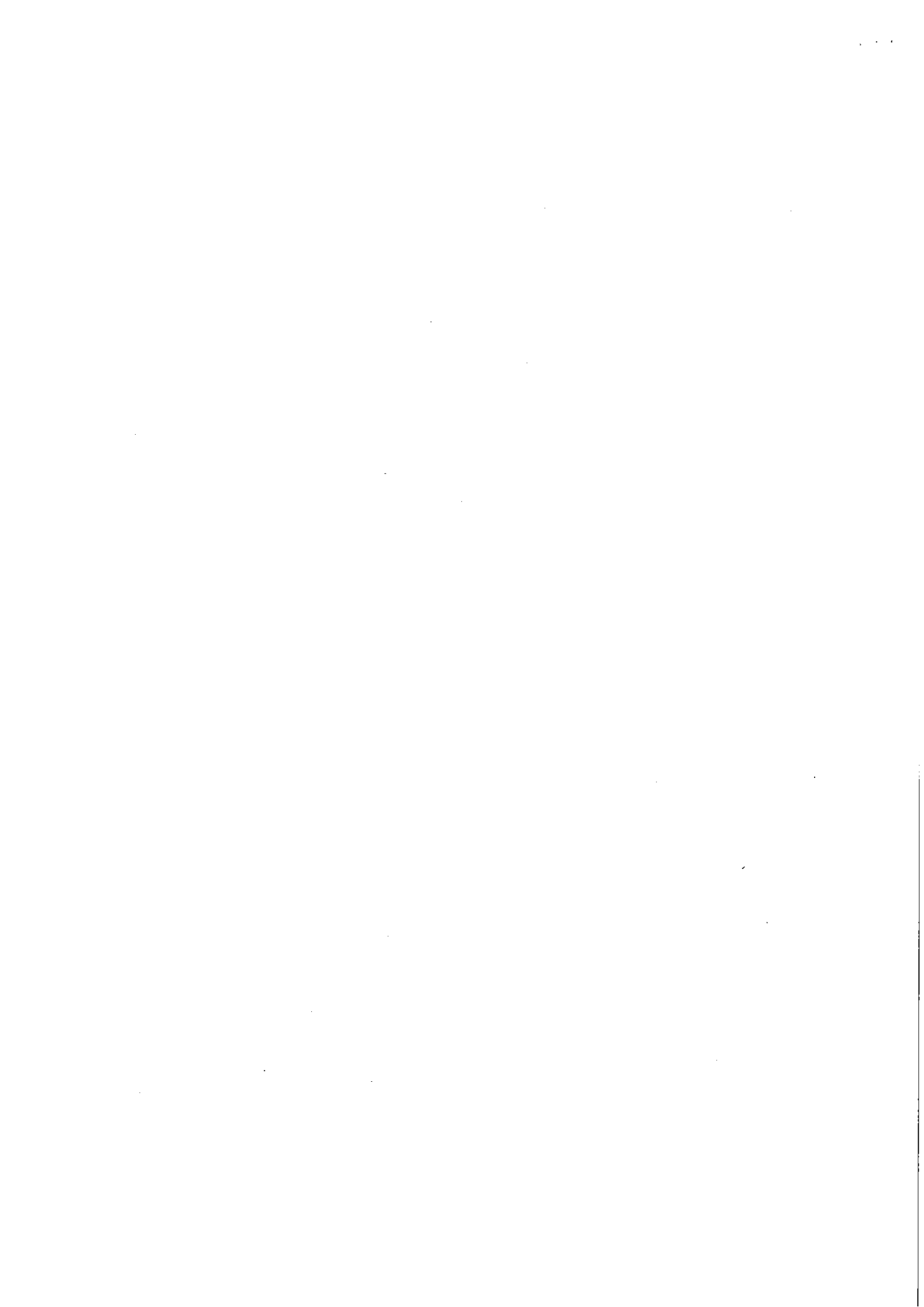
This Authority would encourage the applicant to discuss the use hereby permitted with residents in the locality and give serious consideration to the creation of a working group with the residents' association to discuss the ongoing operations of the premises.

Given the proximity of residential properties within Grace Gardens and Wade Court, this Authority considers that it is important that the applicant is mindful of the amenity that they currently enjoy and be respectful to it as the use permitted is implemented.

The applicants are clearly not being mindful of residents and the amenity that they have been granted. Despite a number of assurances from the applicant that they would provide mobile phone contact numbers for out of hours use Grace Gardens Residents' Association has not received this information. On a number of occasions, where there has been noise, Grace Gardens Residents' Association has not been able to contact the applicants.

Whilst the applicants state that they have a similar venue – Woodhall Manor in Suffolk – has any member of the Council looked at the location of the venue? I do not believe it is in a similar location. If one looks at the venue on Google Maps it would appear to be in an isolated area and therefore not at all comparable to the location of Manor by the Lake. In order to get to Woodhall Manor one has to go down a restricted use private road!

If the Licensing Department is to adhere to the Licensing Act 2003 objectives they should have no alternative but to refuse this application to vary the licence.



Bowen, Phillip

From: Jo
Sent: 24 November 2013 13:27
To: Internet - Licensing
Cc: Gavin Button
Subject: [grace-gardens] Extensions to licensing Manor in the Lake, Hatherley Lane, Cheltenham

f.a.o. Phillip Bowen

We are objecting to the proposed extension in licensing hours on the grounds of the "prevention" of public nuisance.

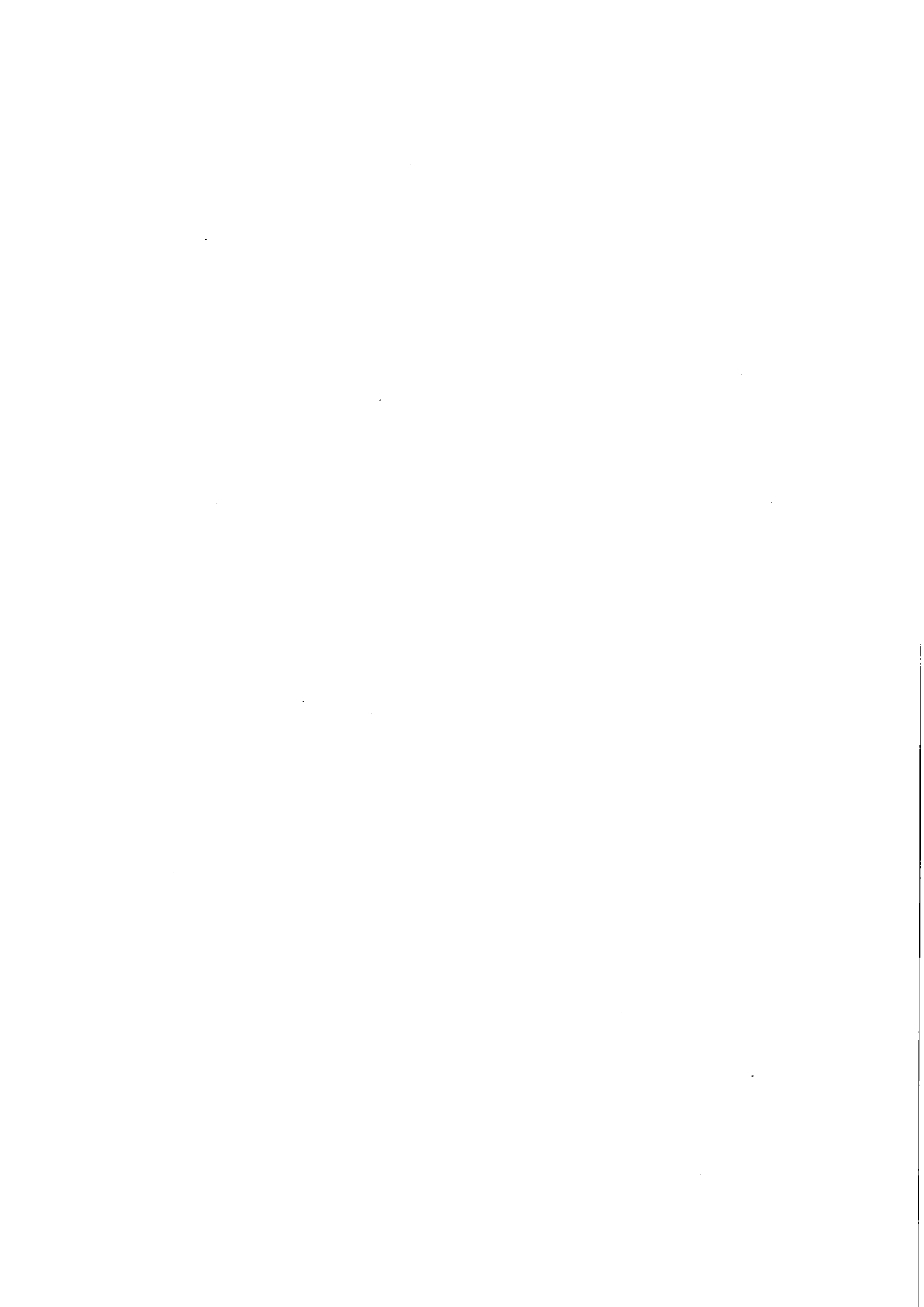
Manor by the Lake has previously impacted upon us under the current licencing hours. Given the increase in volume of visitors and events and the extension to outdoors this will likely increase.

I think that Manor by the Lake need to demonstrate that they can manage their venue without impacting their neighbours within the current licencing hours.

Please let us know whether you need anything further from us.

Many thanks

Mr, Mrs and Master Button



Bowen, Phillip

From: on behalf of JJ Power |
Sent: 26 November 2013 17:57
To: Internet - Licensing
Subject: Objection to application to change of license by Manor By The Lake.

Premises Club you are making a representation about.

Manor By The Lake license number: 13/00794/PRMVPS

What are you making a representation about?

Additional **noise disturbance** created by variation to licensed hours.

Which licensing objectives does your representation refer to?

The prevention of public nuisance.

Distance between your address and premises subject of representation

Zero metres. Our property shares a boundary with the Manor By The Lake.

What are your concerns?

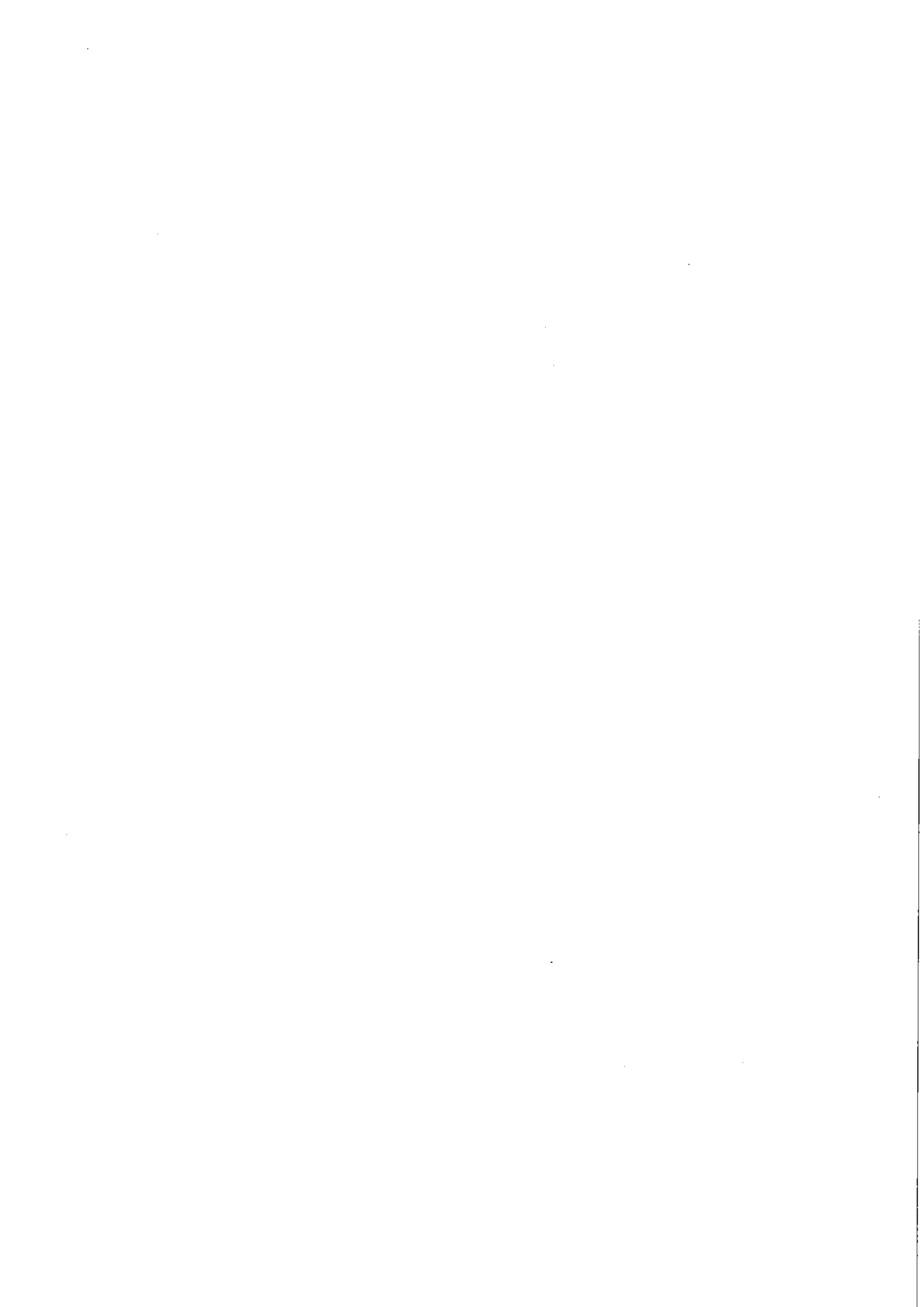
We are very concerned that extended operating hours, as requested by the Manor BY The Lake, will increase the public nuisance to residents in the immediate area. We have 2 young children that could be disturbed, especially during their bedtime hours, and this could have a negative impact on their education and overall wellbeing. Our property is one of the closest to Manor's grounds and any excessive noise generated will be audible within our property.

Suitable conditions that if agreed in advance of a hearing by the applicant would allow us to withdraw our representation or that the committee could add to the licence (if granted) that would remedy our concern.

We would be happy for a noise limit to be set at 30dBA and measured at the boundary of our shared boundary. Any noise under that level would not cause us a disturbance, but any noise above would.

Yours

Jeremy & Lindsey Power. 45 Grace Gardens



Bowen, Phillip

From: Steven Sayers |
Sent: 07 November 2013 13:15
To: Bowen, Phillip
Subject: Manor by the Lake - Premises License variation application

Dear Mr Bowen,

I wish to register my objection to the application for a late licence for outdoor events at Manor by the Lake where it appears that the management want to extend activities, including the use of music outdoors, to midnight every evening. This would be completely unacceptable to us as we are the nearest house to the grounds and most impacted by any noise outside.

When we attended a reception hosted by the new owners during the summer they assured us that they did not intend to carry out events outside, other than brief ceremonies; that these would not be late in the evenings and that they would ensure that all guests were kept away from the formal gardens and grounds during the evenings to reduce the impact of noise upon the residents. If they intend to honour this promise, why do they need to extend the outdoor license? We were also assured that they would strongly discourage fireworks and yet, last Saturday, at one of the first events booked by the new owners, a firework display took place and included large mortars and aerial fireworks less than 50 yards from our house at 9:45 pm. As in the past, my concern with these displays is not just the noise but also the likelihood of debris falling on cars parked on driveways.

It is deeply disappointing that less than 4 months after the planning committee meeting where there were lengthy discussions about whether it was acceptable to have outside noise after 7pm, they are now asking for permission to hold events up to midnight. I understand that at the planning committee meeting, Martin Chandler supported the application and said that it was up to residents to "police" the situation at the Manor and liaise with the management, and that the management should respect the residents' needs as well as their own.

Previous complaints from us regarding noise have had little impact so far and I do not have a great deal of faith that this will change in the future, therefore, I do not want to see the hours during which we may be disturbed extended any later into the evenings than they already are. From where I sit, the noise problem at the Manor remains the same as it has been for some time and with this application it is only ever likely to get worse.

Regards,

Steven Sayers

47 Grace Gardens



Bowen, Phillip

From: John Lee
Sent: 24 November 2013 12:36
To: Internet - Licensing; grace-gardens@googlegroups.com
Subject: Manor by the Lake

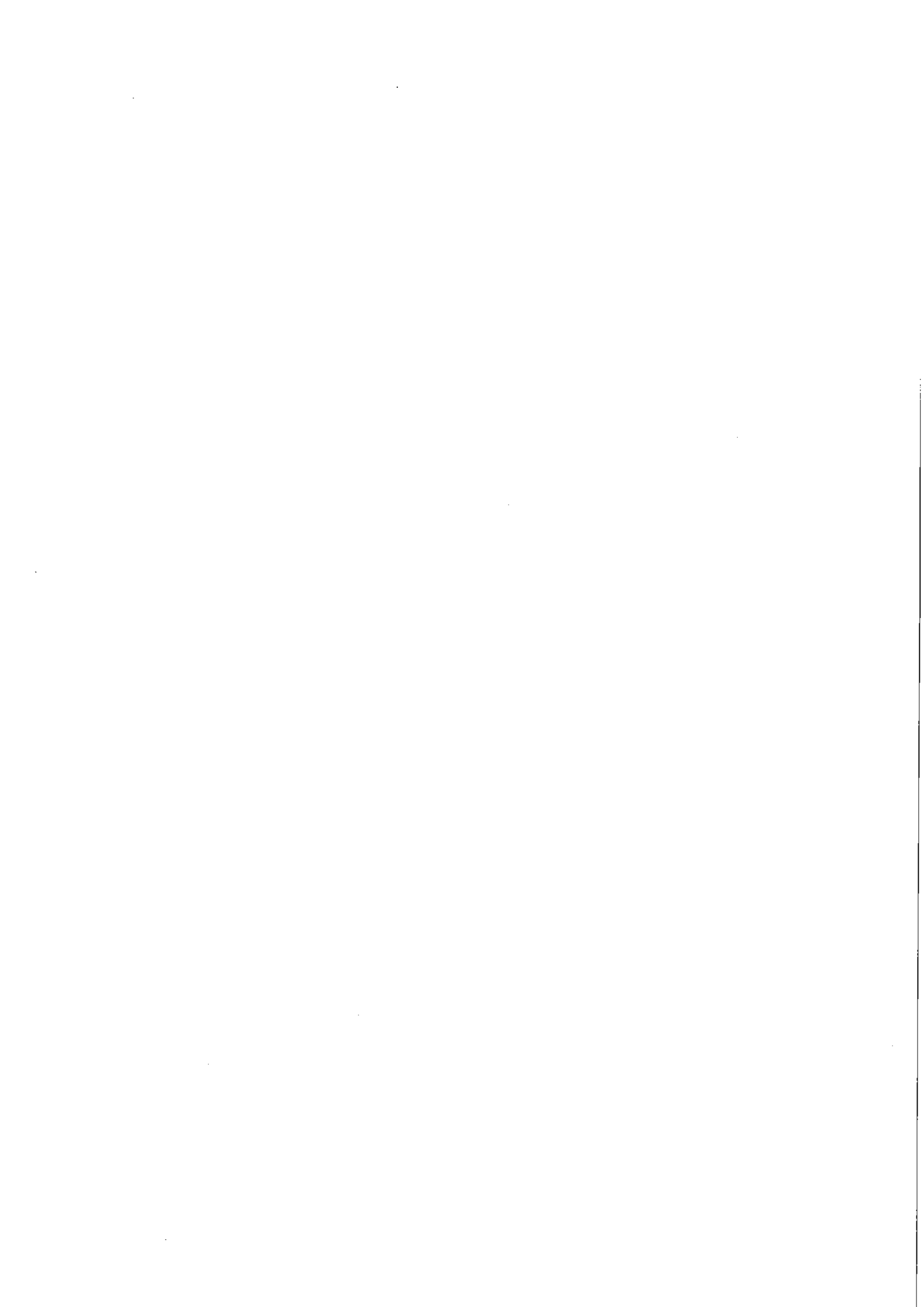
f.a.o. Phillip Bowen

We are objecting to the proposed extension in licensing hours on the grounds of the "prevention" of public nuisance.

In particular the proposed licence change to allow the performance of live music and the performance of recorded music which changes from "indoors" to "indoors and outdoors" could have a severe negative impact to residents both in Grace Gardens and Wade Court. Living at 44 Grace Gardens we are extremely close to Manor by the Lake.

Regards

John and Pauline Lee



Bowen, Phillip

From: Internet - Licensing
Sent: 25 November 2013 15:14
To: Bowen, Phillip
Subject: FW: Manor by the Lake, Hatherley Lane, Cheltenham - Variations to Licence

From: Christine & Brian [mailto:t
Sent: 25 November 2013 15:13
To: Internet - Licensing
Subject: Manor by the Lake, Hatherley Lane, Cheltenham - Variations to Licence

For the attention of Mr Philip Bowen

I am writing to object to the variations to the Licence currently being applied for by The Manor by the Lake.

I am a near neighbour.

I am objecting on the grounds of prevention of **public nuisance**.

I specifically object to the **late night outdoor** requests.

Earlier this year, we felt we had to object to their planning application for a Bandstand (later re-named a pavilion) and a Gazebo because of the implied noise related issues and although the Pavilion was given planning permission, after Planning Committee members comments and recommendations, the application for a Gazebo was withdrawn.

Here are links to that planning meetings' minutes and you will see that almost without exception, all of the committee members asked for restrictions / limitations to be put in place to protect residents being disturbed by noise.

<https://democracy.cheltenham.gov.uk/mgAi.aspx?ID=6001>

<https://democracy.cheltenham.gov.uk/mgAi.aspx?ID=6002>

Since that planning meeting back in July, there have been problems with:

* guests leaving late at night being noisy and disturbing residents.

* Parking problems – not enough parking causing an overspill onto Hatherley lane where inconsiderate parking causes hold-ups and making it near impossible to exit from Wade Court

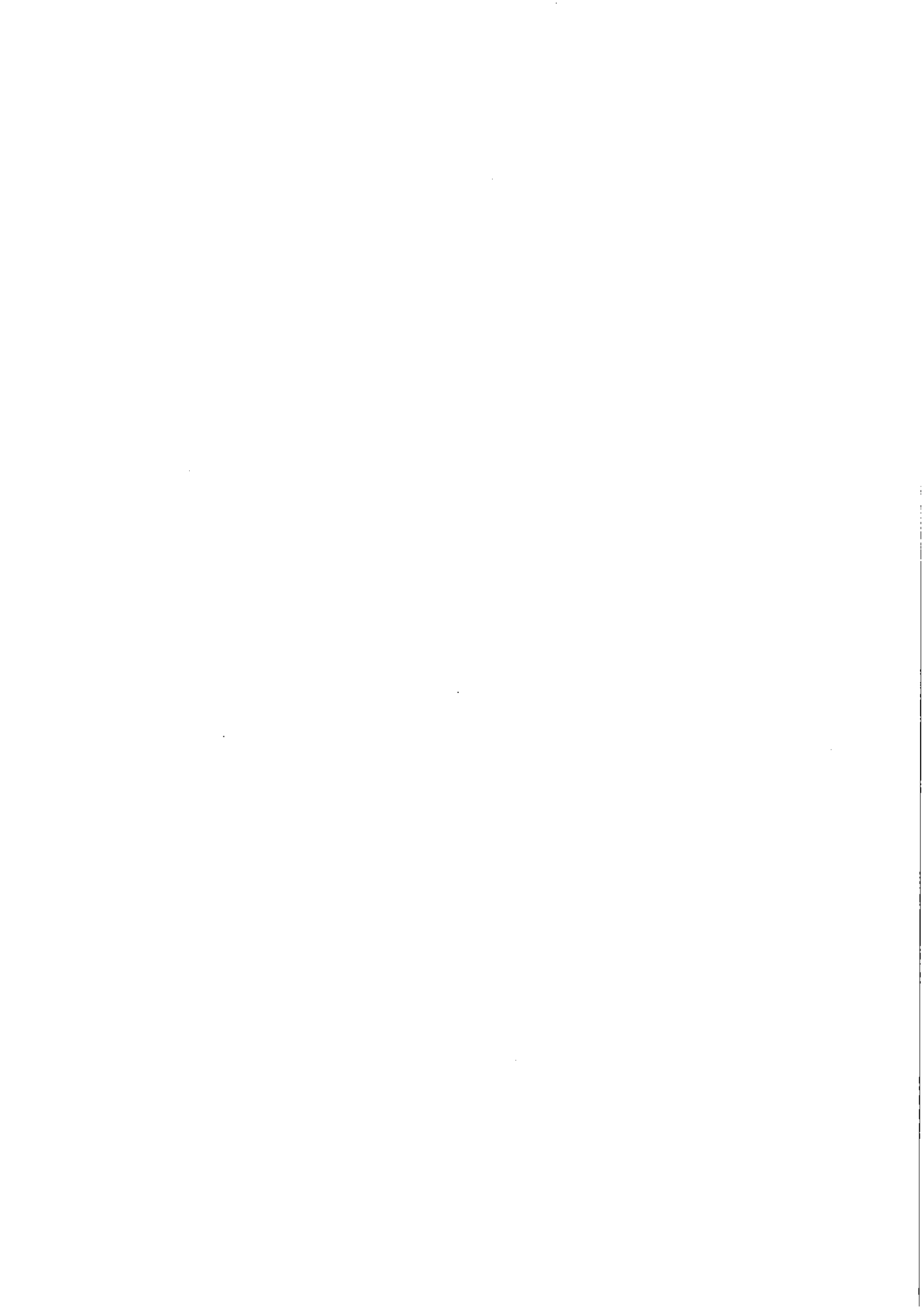
* An extremely loud function in a marquee and a separate Fireworks display - after assurance were given that Marquees would not be necessary and fireworks displays would not be encouraged.

Allowances are being given for the new people at The Manor to settle in and get established but I feel to grant these variations to the Licence would give them carte blanche.

Regards

Christine Samuel
36 Grace Gardens
Cheltenham
GL51 6QE

Tel:



Bowen, Phillip

From: Andy
Sent: 25 November 2013 21:17
To: Bowen, Phillip
Subject: Representation for Manor B The Lake Application....

Contact Details of person completing the form:

Andrew English

9 Grace Gardens

Cheltenham

GL51 6QE

Premises Club you are making a representation about.

Manor By The Lake license number: 13/00794/PRMVPS

What are you making a representation about?

Noise disturbance, safety surrounding traffic volumes and parking issues.

Which licensing objectives does your representation refer to?

The prevention of public nuisance.

Public Safety

Distance between your address and premises subject of representation

250 metres

What are your concerns?

More noise going on late into the evening, generally causing a public nuisance.

The application to add the use of recorded or live music outdoors between the hours of 9am and midnight, 7 days a week is unacceptable, and directly contradicts the conditions specifically imposed by the Planning Department when previous planning applications were granted. E.g. Three south facing doors closed during periods of licensed entertainment or live music (Reason: To protect nearby residential properties from loss of amenity due to noise from amplified music or other entertainment).

We have already experienced disturbances in the past with fireworks and late night noise from functions and do not wish this to increase. Also, when a function has ended, the noise does not cease immediately as guests take time to leave the premises.

I also think that the proposal for the increase in the number of permitted guests from 80 to 350 is completely ridiculous. The increase in persons attending events will significantly increase the noise levels. Traffic and parking volumes will be increased on the surrounding roads. The Manor parking facilities already appear to be inadequate as many office workers routinely park on the road between

27/11/2013

the Manor and Wade Court.

This increase in traffic and parking will constitute safety hazards for drivers and pedestrians e.g. visibility when exiting junctions, pedestrians crossing the road between parked cars, etc.

There is also the concern that guests of the manor, parking on the surrounding residential roads, will cause a public nuisance when returning to their vehicles in the early hours of the morning.

Yours

Andrew English

Bowen, Phillip

From: Justine Woodley [
Sent: 25 November 2013 16:56
To: Bowen, Phillip
Subject: Manor by the Lake

Dear Mr Bowen

Re: Licensing Application for Manor by the Lake - Premises Licence Number 13/00794/PRMVPS

I am writing on behalf of Grace Gardens Residents Association, which represents residents from Grace Gardens and Wade Court, to object to this application on the following grounds:

- prevention of public nuisance;
- prevention of crime and disorder; and
- protection of children from harm.

The Residents Association believes that the extension of licensing hours to midnight will increase substantially the disturbance to local residents, which includes a number of small children, on a number of levels:

- by increasing the operation to midnight, guests will be leaving later and are more likely, therefore, to wake residents from sleep. There is already regularly a problem with noise (shouting and swearing and general drunken and disorderly behaviour), when guests are leaving the premises at 23.00;
- allowing outside music at any time after 19.00 will disturb small children from their sleep and there are a number of small children living in the houses closest to the Manor. This will have a detrimental impact on these families' lives;
- extending the number of people allowed on the premises from 80 to 350 will have an enormous impact on the surrounding area in terms of parking. There is simply nowhere for these people to go. Even with the current numbers, there is often a problem with Manor guests parking on Wade Court, the nearest road, making it difficult for residents to enter or exit their properties. This will be significantly increased if there are 350 guests with cars to park. It is already clear that parking around this area is a problem, as people from unknown locations are frequently parking on Hatherley Lane itself, and this is causing congestion. Gloucestershire Highways are looking into what action should be taken.
- allowing outside music for more than one hour per day will have an extremely negative impact on residents' amenity. Residents are entitled to enjoy their gardens in the summer months without being disturbed by music so loud that they cannot talk to family and friends. The Manor is so close to the nearest 20 - 30 houses that this would be the likely impact of any additional external amplified noise.

At Planning Committee in July, when permission was given for Manor by the Lake to make some

alterations and to change its use to a wedding venue (even though it had already been in use as a wedding venue), it was made clear that outside amplified music could only be used for one hour per day between the hours of 09.00 and 19.00. The licensing application seems to suggest that they wish to or could have this outside music for any amount of time between 09.00 and 19.00, or even conceivably until midnight. The Residents Association wishes to be sure that, if the licencing application is granted, this one hour stipulation will be clearly enforced and the latest time for outside music will be 19.00hrs.

The applicant has specified in their application that they have a similar building in Suffolk, but it is clear that this building is much further away from residents in a more rural environment and the same business practices cannot happen at Manor by the Lake as happen there, due to the proximity of the Manor to many residential buildings.

The Residents Association hopes that you will take a clear account of the residents' needs when making a decision about this licensing extension.

Yours sincerely

Justine Woodley
Treasurer

on behalf of Grace Gardens Residents Association

Bowen, Phillip

To: Justine Woodley
Subject: RE: Manor by the Lake

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

From: Justine Woodley [mailto:
Sent: 25 November 2013 16:27
To: Bowen, Phillip
Subject: RE: Manor by the Lake

Dear Mr Bowen

Re: Licensing Application for Manor by the Lake - Premises Licence Number 13/00794/PRMVPS

I am writing to object to this application on the following grounds:

- prevention of public nuisance; and
- protection of children from harm.

I believe that the extension of licensing hours to midnight will increase substantially the disturbance to local residents, which includes a number of small children. There is already frequently a problem with noise when guests are leaving the premises at 11pm. If events are held to finish later, the closest residents will be disturbed from their sleep, which constitutes a public nuisance.

By allowing outside music up to midnight, this will have a severe effect on local residents, and will harm children. I live just 120 metres from Manor by the Lake and mine is not the closest house. I can hear all events which involve outside music and some of these are loud enough to mean that I cannot hear the TV inside my house, even with the double glazed windows closed.

At Planning Committee in July, when permission was given for Manor by the Lake to make some alterations and to change its use to a wedding venue (even though it had already been in use as a wedding venue), it was made clear that outside amplified music could only be used for one hour per day between the hours of 09.00 and 19.00. The licensing application seems to suggest that they could have this outside music for any amount of time between 09.00 and 19.00, or even conceivably until midnight. This would be unacceptably damaging to residents' amenity. I assume, if the licence extension is granted, that the one hour requirement would be put in as a condition, otherwise what was the point of the planning committee specifying it? I would prefer no amplified music, because I believe the building is too close to residential dwellings to make this acceptable.

The applicant has specified in their application that they have a similar building in Suffolk, but it is clear that this building is much further away from residents in a more rural environment and the same business practices cannot happen at Manor by the Lake as happen there, due to the proximity of the Manor to many residential buildings.

I hope that you will take a clear account of the residents' needs when making a decision about this licensing extension.

Yours sincerely

Justine Woodley

39 Grace Gardens
Cheltenham
GL51 6QE

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

From: Caroline [mailto:

Sent: 26 November 2013 22:12

To: Internet - Licensing

Subject: Re: Extensions to licensing Manor by the Lake (license number: 13/00794/PRMVPS)

FAO Phillip Bowen

From Jason and Caroline Berry, 50 Grace Gardens, Cheltenham GL51 6QE

We wish to object to the proposal to vary the premises license requested by Manor by the Lake, on the grounds of 'Prevention of public nuisance' and 'Protection of children from harm'.

The opening paragraphs in Part 3 of the application state the requested times for outdoor music are 09:00 to 19:00, however the details in sections E and F of the application appear to contradict this, requesting the ability to play music both in and outdoors between the hours of 09:00 and 24:00, seven days a week.

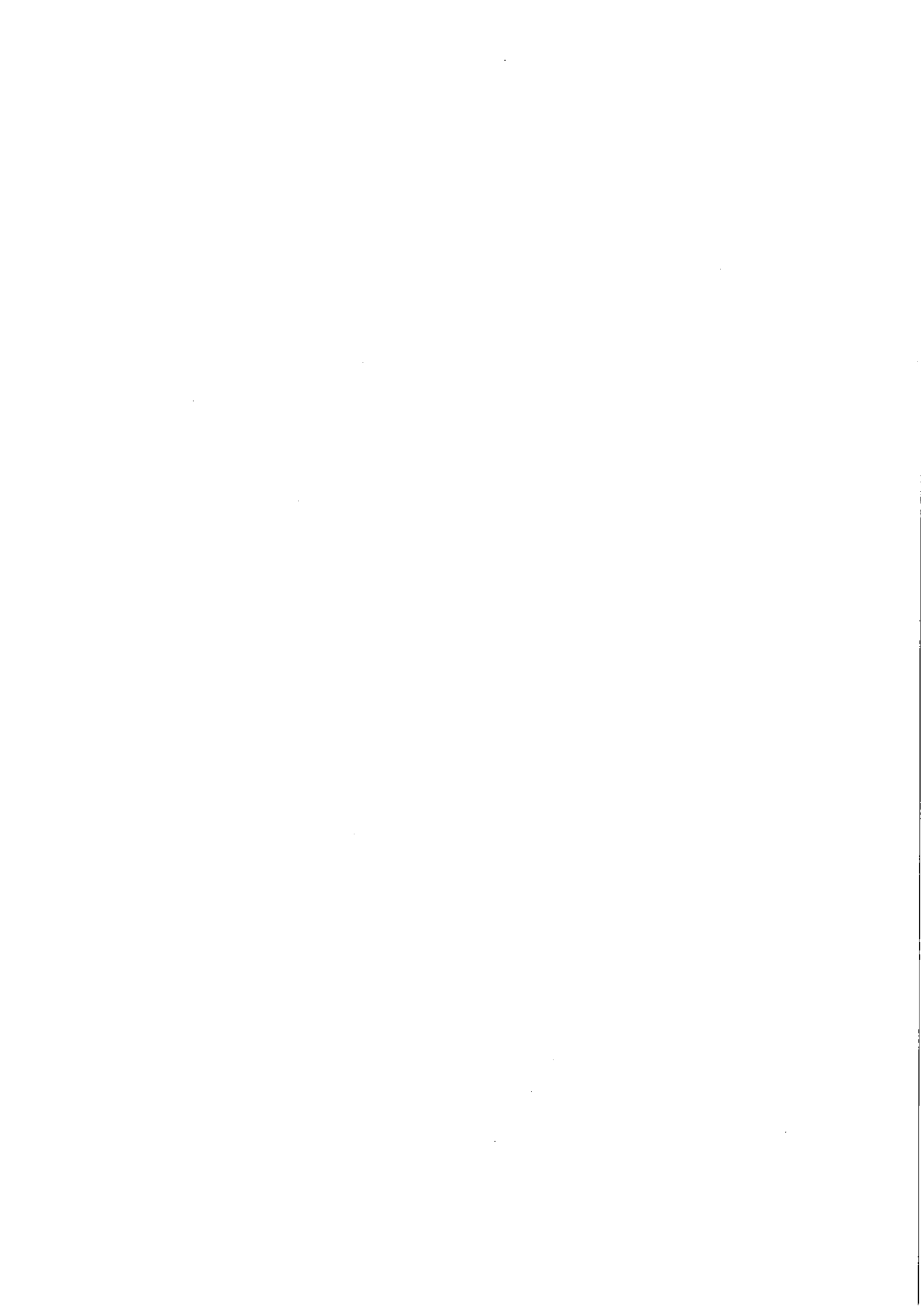
The requested proposal to change the licence to allow the performance of live music to indoors and outdoors could have a significant detrimental effect to local residents, especially the young and elderly. The location of our property is <10m from the boundary of the venue and the proposed change could have a particularly negative effect on our young child and his ability to sleep, do homework etc.

There were clear restrictions applied to the recently approved planning application, which limited the amount of time music could be played outside to 1 hour per day. This application does not appear to comply with this restriction.

The application requests an increase in permitted persons from 80 to 350. This additional volume will increase overall noise levels from the venue. I am also concerned whether Manor by the Lake currently can comfortably accommodate this volume of people inside the building, or will high numbers of people convene outside.

On a separate note, car parking is also a concern as there does not appear to be sufficient parking to cater for increased numbers, even when planned developments have been completed. It is highly likely cars will overspill into the surrounding area, leading to additional congestion and late night noise at departure time.

In view of these items we would respectfully ask that the application is declined.



Bowen, Phillip

From:

Sent: 26 November 2013 12:22

To: Bowen, Phillip

Subject: Fw: Application for Variation of Premises Licence 13/00794/PRMVPS: representation

----- Fw:

From:

To: "phillipbowen@cheltenham.gov.uk" <phillipbowen@cheltenham.gov.uk>

Cc: "licensing@cheltenham.gov.uk" <licensing@cheltenham.gov.uk>

Sent: Tuesday, 26 November 2013, 12:13

Subject: Application for Variation of Premises Licence 13/00794/PRMVPS: representation

I am writing to make a representation about the application to vary the above-numbered Premises Licence, which relates to Manor By the Lake, with reference to the prevention of public nuisance licencing objective.

I live at 24 Grace Gardens, approximately 200 yards from the Manor premises.

The proposed extension in licensing hours would permit live and recorded music outdoors between 9.00 am and midnight 7 days a week. I am concerned about the inappropriate increase in noise that this would bring to my residential neighbourhood.

I am already affected indoors and out by permitted weekend firework and function noise. The proposed increases in permitted hours and number of guests, with the likely knock-on effects of increased street parking and late night traffic issues, would remove any balance between commercial and local amenity concerns.

Angela Applegate

I





Cheltenham Borough Council Public Protection			
PASSED TO			
REC'D	26 NOV 2013		
Date of Response		Type of Response	
Initials of Responder		File Ref	

Part 2

LICENSING ACT 2003 -REPRESENTATION FORM (INTERESTED PARTY)

On completion this form and any additional sheets or other accompanying documentation should be returned to; The Licensing Team, Public Protection Division, Cheltenham Borough Council, PO Box 12, Municipal Offices, Promenade, Cheltenham, Glos. GL50 1PP. e mail: licensing@cheltenham.gov.uk

Please indicate in which capacity you are making this representation by ticking a box below;

- A person living in the vicinity of the premises
- A body representing a person in the vicinity of the premises
- A person involved in a business in the vicinity of the premises
- A body representing a business in the vicinity of the premises

<input checked="" type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>

Contact details (of person completing form)

Name:	PETER JEFFREY + JOAN CHADWICK		
Name of the organisation/body/person you represent. (If appropriate)	/		
Your full Postal Address or that of the organisation or body you represent	29 GRACE GARDENS CHELTEMHAM		
Post Code	GL51 6QE		
Daytime contact telephone number			
Email address - If you would prefer (optional).			email address.

Details of person/body making representation (if different from above)

Name of the person/organisation/body. (as appropriate)	
Full Postal Address of the person/organisation or body making representation	
Post Code	
Daytime contact telephone number	
Email address - If they would prefer to correspond via email, please enter their email address. (optional).	

Part 2 Continued

Premises/Club Details

Name of premises/club you are making representation about:	MANOR BY THE LAKE
Name of Applicant for Licence (if known)	TAMMY MADGE + MICHAEL
Postal Address:	ARLS COURT HATFIELD WAY CHILTERNHAM
Post Code:	GL51 6PN

What are you making a representation about?

Please indicate which part of the licence/certificate application you are making a representation about (eg crime, disorder, noise, disturbance etc)
the extension of the current permitted hours from 2300 → 0000

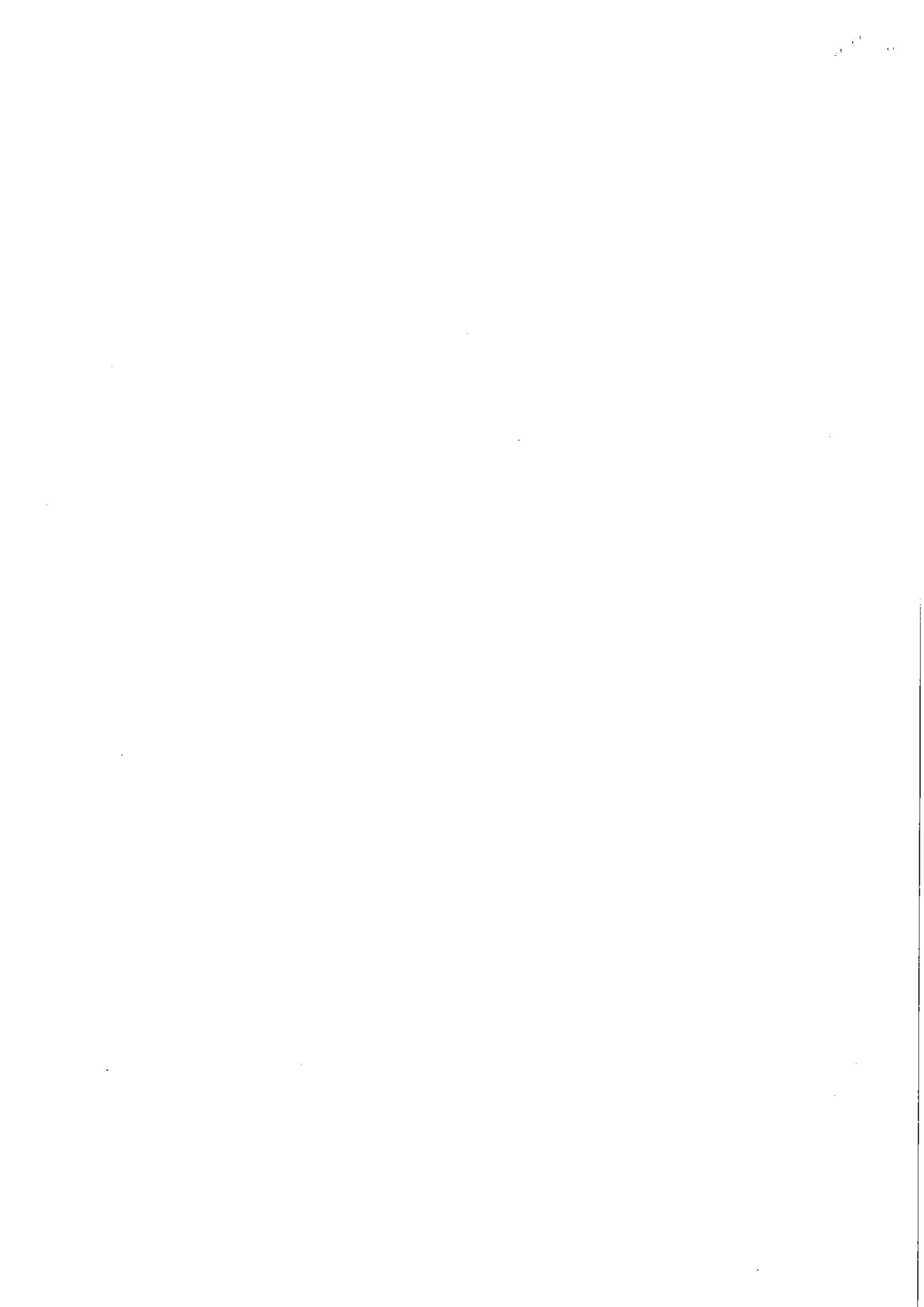
Which of the Licensing Objectives does your representation refer to?

(Note: Your representation must relate to one or more of the four Licensing objectives. Please indicate the objective(s) your representation relates to.)

Licensing Objective	Please tick ✓ for Yes	Licensing Objective	Please tick ✓ for Yes
The prevention of crime and disorder		Public safety	
The prevention of Public nuisance	✓	The protection of children from harm	

Information on the Licensing Act 2003 and the Act's objectives is available from the Department of Media, Culture and Sport and on their website at www.culture.gov.uk.

Please indicate the distance (in metres) between your address and the premises subject of your representation:	100
--	-----



What are your concerns?

Please provide full details of your concerns regarding the application and include or enclose with the form any evidence you may have in support of it.
(Please continue on a separate sheet if necessary)

The current laws allow considerable noise nuisance. Any extensions would make it even worse. ESP FIREWORKS!

Please use the box below to suggest any suitable conditions that if agreed in advance of a hearing by the applicant would allow you to withdraw your representation or that the committee could add to the licence (if granted) that would remedy your concern. You may also use this box to enter details of any other matters not commented on elsewhere relating to your representation that you would like the committee to take into account.

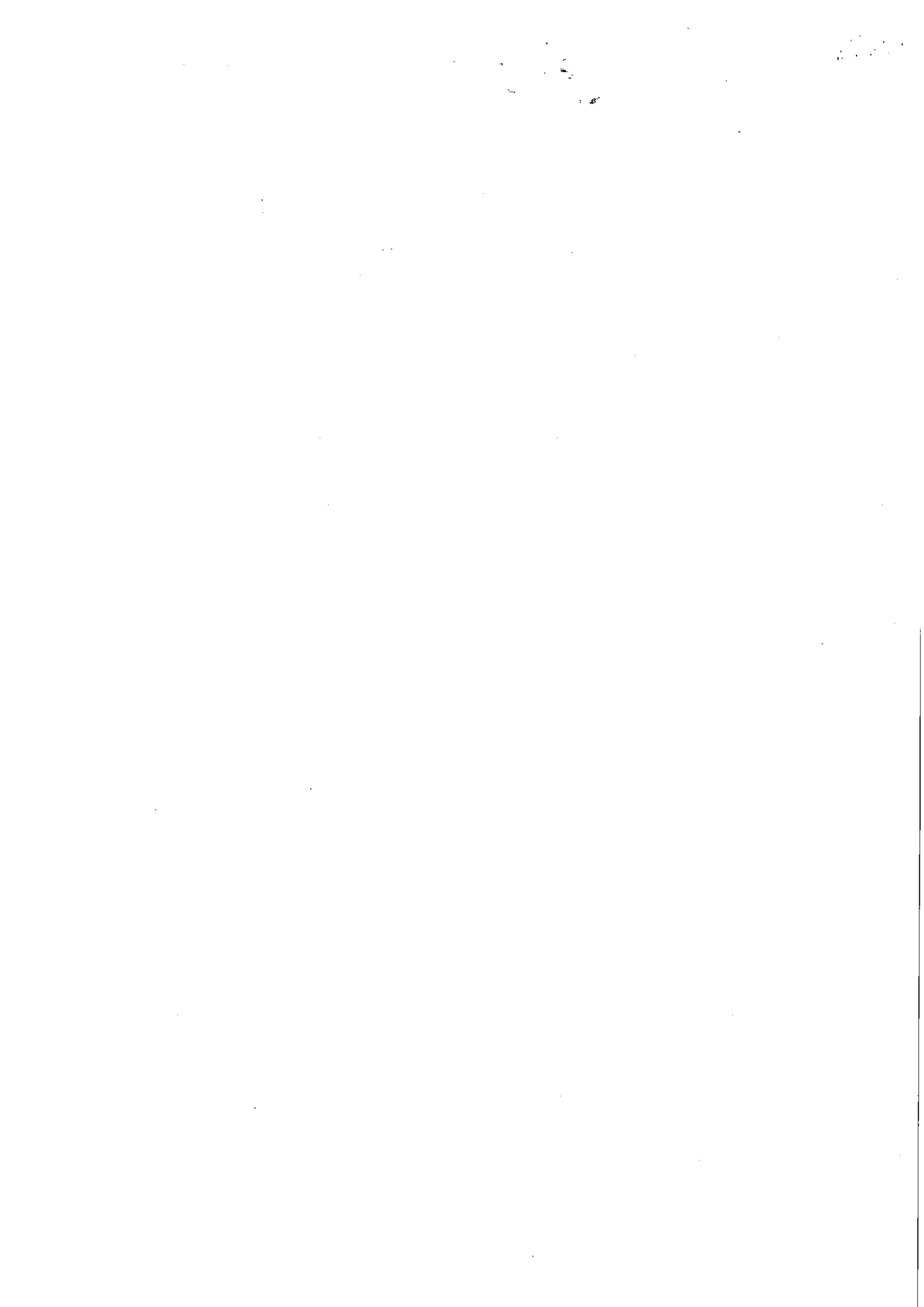
(Please continue on a separate sheet if necessary)

[Empty box for suggestions and other matters]

Signature: 

Capacity: HOME OWNER

Date: 24 NOV 18



Bowen, Phillip

From: Rosemary Lynn [
Sent: 24 November 2013 17:55
To: Internet - Licensing
Subject: Manor by the lake - objection to licensing application

I am writing on behalf of my mother who lives at Wade Court. We are objecting to the proposed extension in licensing hours on the grounds of the public nuisance that such a proposal is likely to generate.

In particular the proposed licence change to allow the performance of live music and the performance of recorded music which changes from "indoors" to "indoors and outdoors" could have a severe negative impact to residents both in Grace Gardens and Wade Court.

We are, frankly, amazed that such an application has been submitted as it is in direct contradiction of what we were told would be happening at the Manor by the new manager when we met him, at his invitation, when the original planning application was submitted. He assured us that, apart from one booking that they had inherited and needed to honour, they did not intend to have either late or outdoor music at all.

We are concerned that the granting of the licence will mean that nearby residents will potentially have to endure loud music until midnight every night of the week. Surely the residents are entitled to their current peaceful surroundings without the nuisance of intrusive music and loud noise, possibly every night?

A limited number of weekend only, indoor, extended licences until midnight would, in our view, be a reasonable compromise.

Rosemary Lynn on behalf of Heather Lynn
Sent from my iPad



Bowen, Phillip

From: NIGEL BRITTER
Sent: 27 November 2013 19:11
To: Bowen, Phillip; Internet - Licensing
Cc: Councillor Garth Barnes
Subject: The Manor by the Lake – Premises Licence No. 13/00794

Dear Phillip

I am writing to register my objection to the application submitted by the Manor by the Lake to vary its premises licence. The basis for this opposition is based, primarily, on concerns regarding:

**The prevention of crime and disorder,
Public Safety, and
the prevention of public nuisance.**

In addition, this letter of objection reflects the significant level of concern and incredulity contained in communications I have received as Ward Councillor from local residents to this proposal.

The key issues prompting objection are:

The proposed application will if permission is granted allow the applicants to engage in large private and commercial events throughout the year without any necessity to consult with local residents and associations/bodies.

Given the proximity of residential properties within Grace Gardens and Wade Court affected by the proposals Cheltenham Borough Council has already demonstrated its concern to the applicants by imposing planning conditions on its recent change of use applications.

13/00691/COU, 13/00691/LBC, 13/00383/FUL mainly to help minimise nuisance and noise.

An increase in licensed hours and in the number of permitted persons to the ground floor would potentially attract more people to the venue, resulting in the need to cater for high levels of parking which due to the limitations on site are likely to create congestion on local/surrounding roads, which are unsuitable for this purpose. The potential for disturbance/distress to local residents through noise and light pollution, loss of privacy (adjoining residences), traffic congestion and possible general civil disturbance - particularly from late evening events where alcohol is available is unacceptable and unwelcome.

Allowing recorded or live music outside at any time until midnight or beyond will cause environmental noise disturbance to the surrounding properties which has already been experienced in the past. Additionally any music played outside, particularly in the evening, would disturb children's sleep therefore potentially their health could suffer.

Finally assurances made by the applicants in obtaining the much needed planning permission according to local residents have already been broken. There does seem to be a total disregard to their point of view. They already suffer noise nuisance and antisocial behaviour from this venue and I believe that any extra hours added to the licence would increase the likelihood of prolonged noise and nuisance disturbance, alcohol fuelled rowdiness and possibly an increase in crime locally.


In view of the above, I would urge the Licensing Authority to refuse the application.


Regards


Nigel

**Nigel Britter
Borough Councillor
Benhall & The Reddings Ward**

28/11/2013

 01242 712616

 07752 109307

 Please consider the environment - do you really need to print this email?

from: "Phillip.Bowen@cheltenham.gov.uk" <Phillip.Bowen@cheltenham.gov.uk>
To: cllr.andrew.mckinlay@cheltenham.gov.uk; cllr.jacky.fletcher@cheltenham.gov.uk;
cllr.nigel.britter@cheltenham.gov.uk; nigel.britter@btopenworld.com;
cllr.roger.whyborn@cheltenham.gov.uk
Sent: Thursday, 31 October 2013, 13:06
Subject: Benhall/The Reddings - Application for a premises licence

Dear Councillors,

We have received an application for a new premises licence which affects your Ward.

I attach a summary of the application for your information and would ask you to contact me if you would like to discuss the application further.

Kind regards,

Phillip Bowen

Licensing Officer

Licensing Section

Public Protection

Municipal Offices

Cheltenham Borough Council

01242 775201

Stay up to date with licensing in Cheltenham on twitter: <http://twitter.com/#!/CBCLicensing>

<<Application details - template.doc>>

This email (and any attachments) is strictly confidential and is intended for the use of the addressee only. If you are not the addressee please notify the sender at Cheltenham Borough Council (CBC) and delete the message and any attachments. Emails are virus checked, however, CBC does not accept any liability for any loss or damage. The security of any information sent by email to CBC cannot be guaranteed. Any information sent to CBC may be copied to other council officials or outside agencies in line with legislation.

28/11/2013

Bowen, Phillip

From: Internet - Licensing
Sent: 25 November 2013 08:50
To: Bowen, Phillip
Subject: FW: Extensions to licensing Manor in the Lake, Hatherley Lane, Cheltenham

Phil Cooper
Licensing Officer
Public Protection
Cheltenham Borough Council
Municipal Offices, Promenade, Cheltenham
01242 775200

Stay up to date with licensing in Cheltenham on twitter: <http://twitter.com/#!/CBCLicensing>

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

From: Jean Dickinson [mailto:
Sent: 24 November 2013 11:02
To: Internet - Licensing
Cc: grace-gardens@googlegroups.com
Subject: Extensions to licensing Manor in the Lake, Hatherley Lane, Cheltenham

From Jean Dickinson, 5 Wade Court, Cheltenham GL51 6NL

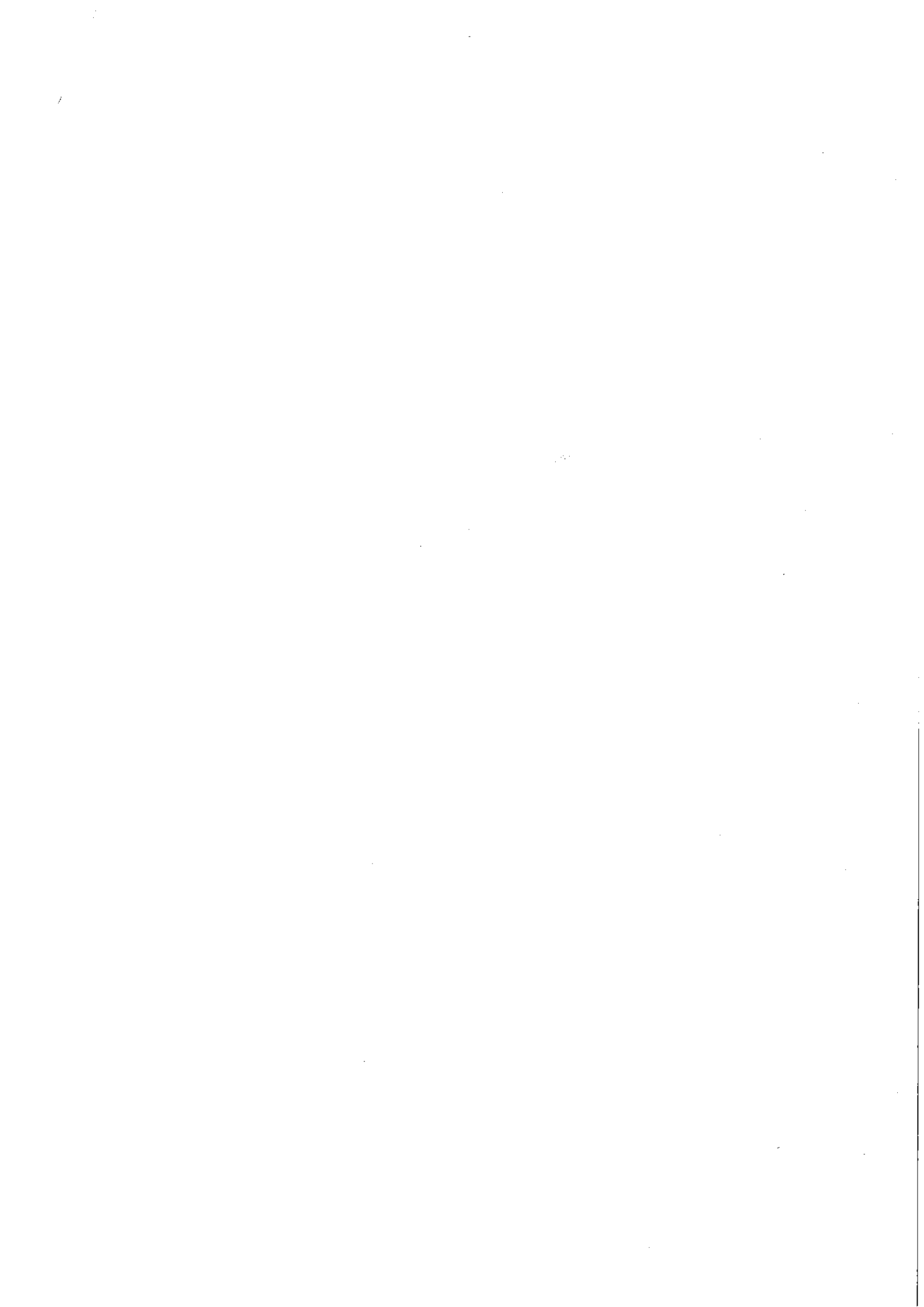
I would like to object to the extensions to licensing to 12 midnight both during the week and weekends. My property is very close to the grounds where music and possibly noisy individuals will be drinking and I feel that 11pm is late enough as people will obviously be staying later than that drinking up and hanging around.

There are young children and older people living close to these grounds and especially during the week this will be unacceptable.

The later licensing will mean music will be played later as well which is also not acceptable in this area.

Jean Dickinson

Sent from my iPhone



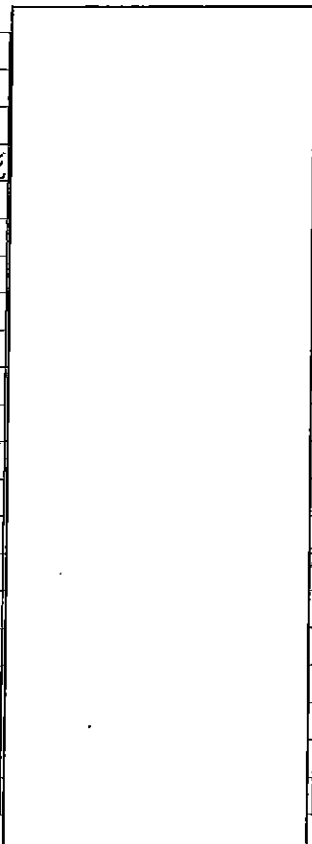
**Licensing Act 2003 – Application to vary a Premises Licence –
Manor by the Lake**

The Manor by the Lake has applied to vary its Premises Licence so that it can sell alcohol, play music (live or recorded) both indoors and/or outdoors until midnight every day of the week. The Grace Gardens Residents' Association (GGRA) committee believes that this will considerably increase the public nuisance caused by the Manor.

We, the undersigned, agree to being represented by the GGRA in the above matter and object to the application to the variation of the licence.

Address	Name(s)	Signature (s)
1 Grace Gardens		
2 Grace Gardens		
3 Grace Gardens	D MCDONALD	
4 Grace Gardens	D & J LABURN	
5 Grace Gardens	HAYWELL'S	
6 Grace Gardens	EGYPTIAN	
7 Grace Gardens	IOANNIDIS	
8 Grace Gardens		
9 Grace Gardens	English - already	
10 Grace Gardens	GILBERT	
11 Grace Gardens	CATH BYRNE / PETER SIMPSON	
12 Grace Gardens		
13 Grace Gardens		
14 Grace Gardens	BADDERMAN	
15 Grace Gardens	F. SCOTT	
16 Grace Gardens	KEPWOOD	
17 Grace Gardens		
18 Grace Gardens	M JAMES	
19 Grace Gardens	B. HOWE	
20 Grace Gardens	M EVANS	
21 Grace Gardens	CHERYL LEWIS-CHAMBERLAIN	
22 Grace Gardens	HUBBICK	
23 Grace Gardens		
24 Grace Gardens		
25 Grace Gardens		
26 Grace Gardens	FEW	
27 Grace Gardens	RUSTEN	
28 Grace Gardens	ED PARKER-THOMAS	
29 Grace Gardens		

30 Grace Gardens	N HINCE
31 Grace Gardens	NO
32 Grace Gardens	Pat Summers
33 Grace Gardens	ALAN & KATIE B-PAGE
34 Grace Gardens	
35 Grace Gardens	
36 Grace Gardens	
37 Grace Gardens	C. ROBERTS
38 Grace Gardens	
39 Grace Gardens	
40 Grace Gardens	W & L Martvale
41 Grace Gardens	
42 Grace Gardens	
43 Grace Gardens	
44 Grace Gardens	
45 Grace Gardens	
46 Grace Gardens	
47 Grace Gardens	
48 Grace Gardens	
49 Grace Gardens	Wales
50 Grace Gardens	



**Licensing Act 2003 – Application to vary a Premises Licence –
Manor by the Lake**

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We, the undersigned, agree to being represented by the GGRA in the above matter and object to the application to the variation of the licence.

Address	Name(s)	Signature(s)
1 Wade Court	Jen Burnett	
2 Wade Court	Prince Samuel	
3 Wade Court	Susan Scott	
4 Wade Court	FIONA WALKER	
5 Wade Court	J. DICKINSON	
6 Wade Court	M. ROBERTSON	
7 Wade Court	O & L Hughes	
8 Wade Court		
9 Wade Court	JAMES & ELIZABETH PENNE	
10 Wade Court	Already objected	
11 Wade Court	Lina & Roy	
12 Wade Court	Tom Gaskell	
14a Wade Court	TOM DAVISON	
14b Wade Court	ISABEL SCHMIDT	
15a Wade Court	Ron & Pat Haycock	
15b Wade Court	ANDY KENYON	
16a Wade Court	ELIZABETH MINERS	
16b Wade Court	CRISTIAN FAUR	
16c Wade Court	SANDRA KING	
16d Wade Court	Poss vacant	
17a Wade Court	Sub Bryan	
17b Wade Court	NICHOLAS MOSE	
17c Wade Court	GORDON MILLER	
17d Wade Court	NEVILLE KITE	
18a Wade Court		
18b Wade Court	Heather LYNIN	
19a Wade Court	Elizabeth Randall	
19b Wade Court	Andy on holiday	
19c Wade Court	PAUL IVERS	
19d Wade Court	Already objected	

