


Course Lane
Newburgh
Wigan WN8 7UB

13th August 2020

The Licensing Officer
West Lancs Borough Council
Licensing Section
Robert Hodge Centre
Stanley Way
SKELMERSDALE
WN8 8EE

Dear Sir,

Re: Eden Tearoom Planning Application for Night time Alcohol and Music Licence
following on from original application No. 2020/1151/FUL

I refer to this latest application for a licence to serve alcohol and play music outside at the above venue until 11.00pm weekdays and 1.00am at weekends, and wish to register my strong objection to this. I live just a few metres away from the site, and would therefore be greatly disturbed by the loud music and excessive noise levels.

I am also concerned about the safety aspect when crowds of people have gathered outside, consuming alcohol, and maybe deciding to wander around the village late at night and possibly causing damage to property. As this is a very rural village, usually quiet at night, the thoughts of what the influx of lots of people and associated traffic coming and going until the early hours would do to our peaceful setting doesn't bear thinking about.

I would add that I had no objection to the original plan for a Farm Shop, Tearoom and Gallery which I feel would have been an asset to the village, and a licence to sell alcohol within reasonable hours would also not be a problem.

I think these latest plans are a bridge too far and would be a massive detriment to our lovely village environment. I trust these concerns will be given due consideration.

Yours faithfully,





Course Lane
Newburgh
WIGAN
Lancs
WN8 7UB

16 August 2020

The Licensing Officer
West Lancashire Borough Council
Licensing Section
Robert Hodge Centre
Stanley Way
SKELMERSDALE
WN8 8EE

Dear Sir/Madam,

EDEN TEAROOMS & GALLERY-NIGHT TIME ALCOHOL & MUSIC LICENSE APPLICATION

I write to object to the application for the above license.

I do not think any of my fellow residents would object to the granting of an alcohol license to cover the existing hours of the tearoom, namely 0800 to 1800 Mondays to Saturdays & 0900 to 1800 on Sundays & public/Bank Holidays as it would not be unreasonable for alcohol to be served between those hours.

However, is this a Tearoom and Gallery, or a wannabe Public House, Nightclub, & Music Venue they wish to create under the guise of a Tearoom & Gallery?

If this late night/early hours alcohol license is granted, you will be licensing the ability to cause a public nuisance. You also need to be fully aware of the strength of feeling amongst the residents which, if the license is granted in the form now requested, will result in every possible avenue of review being followed. In my own case, I was heavily involved in the Round O Quarry campaign, including giving evidence at the Public Enquiry, at which we prevailed in the end.

Whilst I am pleased that you have revoked the previously issued alcohol License "due to a technicality" we are fully aware that there were significant failures which ensured that the original application was not properly advertised, resulting in there being no consultation with the neighbours who would be most heavily affected by the impact of the license.

I am at a loss to understand why any applicant would think it acceptable to try & impose late night/early morning hours drinking, indoor & outdoor, INCLUDING AN OUTDOOR AREA 19.6 TIMES BIGGER IN AREA THAN THE FOOTPRINT OF THE MAIN BUILDING upon a community of residents living so close by. Many of us are elderly, myself included, & once the traffic noise has subsided between 6pm & 7am we need our sleep. Several residents have long term health problems & most of us are over 60 years of age.

Would you, for example, consider an application such as this, with its huge outside drinking area, as suitable in the centre of Ormskirk, with its large number of Public Houses, Bars, Take Aways & occasional Restaurant, but with a number of residential flats above the commercial premises?

My objection is on the following grounds:

** prevention of public nuisance

Sound carries at night across the open fields & surrounding area to many other residents apart from those close by. The noise from Newburgh Fair and the Scout Camp at Tawd Vale are very noticeable, but these are only annual & very occasional events respectively. The noise from trains on the Hoscarr stretch of the Wigan to Southport line can also sometimes be heard but not obtrusively & is wind direction dependent. The noise from Eden Tearooms will include car doors, noisy good-byes, taxis & noisy outdoor conversations, also the building has no noise insulation or blinds for the all-glass frontage.

** prevention of crime & disorder

late night drinking can so easily lead to excessive noise & disorder, especially since most of the customers will be from outside the area & from young generations. I do not think they will include those who would be content to attend a function & go home quietly after a couple of civilised drinks.

** public safety

I do not think any of the nearby residents would go for a night out in Wigan, or even Ormskirk, so why should potential disorder be pushed upon us, in the Green Belt & at a site which is totally unsuitable for a late night drinking entertainment & music venue?


I hope that common sense & practicality prevails & that you will only grant this license for the restricted hours mentioned.

PLEASE NOTE; AS OF 18 AUGUST THERE ARE SIXTEEN BREACHES OF PLANNING CONTROL AT THE SITE, INVOLVING THE NEED FOR FOURTEEN RETROSPECTIVE APPLICATIONS & TWO NEW ONES. YOU NEED TO LIASE CLOSELY WITH THE PLANNING DEPARTMENT OVER THE ALCOHOL LICENSE.

Yours faithfully,




31/07/2020


COURSE LANE
NEWBURGH
LANES
WNB FLA.

I WOULD LIKE TO REGISTER MY VERY STRONG OBJECTIONS TO THE PREMISES LICENCE APPLICATION BY EDEN TEAROOM AND GALLERY IN COURSE LANE NEWBURGH TO SERVE ALCOHOL ON AND OFF THE PREMISES AT ANY TIME, ALSO LATE NIGHT REFRESHMENT AND MUSIC LIVE AND RECORDED. THIS IS A QUIET RURAL VILLAGE THESE PROPOSALS WOULD BE MORE SUITED TO A TOWN CENTRE LOCATION, THERE ARE MORE THAN ENOUGH COFFEE AND LICENCED PREMISES STRUGGLING TO MAKE A LIVING IN THE AREA ALREADY. MY OBJECTIONS INCLUDE THE PREVENTION OF CRIME AND ALCOHOL RELATED DISORDER LEADING TO PUBLIC SAFETY AND NUISANCE TO THE RESIDENTS OF NEWBURGH.

Yours faithfully


P.S. I BELIEVE THE EXISTING ARRANGEMENTS WERE

Licensing Dept.
W.L.B.C.
SKELMERDALE
WNS 8EE

[REDACTED]
COURSE LANE
NEWBURGH
LANCASHIRE
WNS 2UB.
6th August 2020

DEAR SIR/MADAM

RE:- EDEN TERRACE & GALLERY

I WRITE TO EXPRESS MY DEEP CONCERN ABOUT
THE APPLICATION TO SERVE ALCOHOL AT THE
ABOVE PREMISES AFTER 6.00PM AND ALSO THE
PROPOSAL FOR THE PLAYING OF AMPLIFIED MUSIC.
THIS IS A QUIET RURAL AREA AND THESE PROPOSALS
REPRESENT A SIGNIFICANT PUBLIC NUISANCE. AND
ALSO THE RISK OF DISORDERLY CONDUCT, SHOUTING
AND SLAMMING OF CAR DOORS LATE AT NIGHT.

YOURS FAITHFULLY,

[REDACTED]
[REDACTED]

+

[REDACTED]
Newburgh
WN87UN
23.7.20
[REDACTED]

Re. Eden Tea Rooms, Newburgh

Licensing Dept
Robert Hodge Centre
Stanley Way
Skelmersdale

I wish to object to the licensing application for the above premises on the grounds of:-

1. Public safety.

The premises are situated on the already very busy A2509 and visitors to the premises will inevitably increase the volume of traffic through the village. The junction of Back Lane and the A2509 at the western end of the village is of particular concern. This junction is on a blind bend at the top of a hill and is dangerous both to traffic trying to exit Back Lane into the main road (because of the very restricted visibility) and to traffic waiting to turn right from the main road into Back Lane (because of the likelihood cars leaving Newburgh on the main road colliding with the back of the stationary vehicle as they round the bend)

2. Public nuisance

The premises are situated only yards away from a row of houses at the other side of the road, and close to other houses across open fields at the back and the sides. The noise and disturbance created by visitors to the tearooms, particularly out of doors and late at night would be completely unacceptable

[REDACTED]

[REDACTED]
Newburgh,
Nr. Parbold,
Lancs.

WNB 7TU
30th July, 2020

Dear Sir or Madam,

I wish to put forward
my objection to the premises
licence application by Eder Tearoom
and Gallery in Couse Lane, Newburgh.

My objection is to the length
of hours for alcohol to be served
for consumption on and off the
premises, the provision of late-night
refreshment, live and recorded music
until 1 a.m. at the weekend and
the proposed opening hours Sunday
to Thursday 8 a.m. — 11 p.m. and
Friday and Saturday 8 a.m. — 1 a.m.

Newburgh is a conservation
village and I am afraid that
this licence would possibly create
crime and disorder and, in general,
cause a public nuisance.

It would appear that the applicants are not, as we originally understood, providing a lovely tearoom and gallery, but have the aim of spoiling for ever the peace and quiet that we have enjoyed for so long.

Yours faithfully,

~~_____~~

RECEIVED
05 AUG 2020

[REDACTED]
Back Lane
Newburgh
Lancashire
WN8 7UQ

Licensing Officer
West Lancashire Borough council
Licensing Section
Robert Hodge Centre
Stanley Way
Skelmersdale WN8 8EE

26th July 2020

Dear Licensing Officer

REF: Notice of Application for the Grant of a Premises Licence, Eden Tearoom and Galleries, Course Lane, Newburgh, Lancashire WN8 7UB

I wish to formally object to the proposal above based upon the following statements:

The Prevention of Public Nuisance

Under the Licensing Act 2003 the prevention of 'Public Nuisance' is one of the four licensing objectives that must be achieved on all applications. The Public Nuisances listed below would directly affect nearby residents including residents along Course Lane, Sandy Lane, Back Lane, Woodlands.

1. Public Nuisance - **noise** caused by patrons sat outside the premises late in the evening or in the 'beer garden' during the day, patrons being dispersed and leaving the premises by car or other means, amplified music being played during the day and late into the evening potentially every day/night of the week and every day/night at weekends. Noise caused by deliveries of stock out of normal opening hours, noise caused by cleaning and bottling out, noise caused by a ventilation plant, if one exists and if not opening of windows/doors to ensure ventilation on the premises and the noise caused by fireworks from events being held.
The premises was not designed and constructed to prevent problems arising from noise caused by the use of amplified music, public address systems, and video juke-boxes etc. Background noise levels in the area of Newburgh are generally low and lower significantly more in the evenings, therefore entertainment noise is more likely to stand out and cause disturbance and at a time when people are at home and expecting to be able to relax.
2. Public Nuisance - **general disturbance** from patrons visiting and leaving the premises late into the evening, live music bands packing up and leaving after the event has finished which would be after the 11pm/1am closing time of the venue;

3. Public Nuisance – litter from patrons drinking, eating and smoking outside the premises, and on their way to and from the premises;
4. Public Nuisance - antisocial behaviour from patrons who may be intoxicated leaving the premises late into the evening after a day/evening of drinking at a Hen Party, Stag Night, Wedding, birthday party or music event etc.;
5. Public Nuisance - light pollution, in the evenings all year round but especially during the Autumn, Winter and Spring months;

Concluding Comment

Please be aware that condition 7 of granting the planning application for the Tearoom states that "The premises shall only be open to customers and deliveries/collections shall only be made between the hours of 0800 and 1800 Mondays to Sundays and 0900 and 1800 on Sundays and Public/Bank Holidays." Would planning permission have been granted if the proposal for the use of the building had included amplified music events, a liquor licence and extended opening hours? Therefore, the application for extending the hours to 0800 and 2300 Sunday to Thursday and 0800 to 0100 Friday and Saturday breaks these conditions.

One of the key objectives of the Local Plan is that each area of the District should retain its own distinctive character through the protection of assets and good design of development. It is irreconcilable to take a view that allowing this Licence would not be detrimental to the distinctive character of the village. This is an inappropriate development in this quiet Green Belt location.

It is considered that the points raised in the above objection statement are based on sound material considerations and I trust that they will be given significant consideration and weight when you form your recommendation.

Yours faithfully

