

Public Document Pack



ASHTON-UNDER-LYNE · AUDENSHAW · DENTON · DROYLSDEN · DUKINFIELD · HYDE · LONGDENDALE · MOSSLEY · STALYBRIDGE

SPEAKERS PANEL (LIQUOR LICENSING)

Day: Tuesday
Date: 22 August 2023
Time: 10.00 am
Place: Tameside One, Market Square, Ashton-Under-Lyne, OL6 6BH

Item No.	AGENDA	Page No
1.	APOLOGIES FOR ABSENCE To receive any apologies for absence.	
2.	DECLARATIONS OF INTEREST To receive any declarations of interest.	
3.	APPLICATION FOR A NEW PREMISES LICENCE – VALE MILL LODGE, HUDDERSFIELD ROAD, MOSSLEY, OL5 9LL To consider the attached report of the Assistant Director, Operations and Neighbourhoods.	1 - 98

From: Democratic Services Unit – any further information may be obtained from the reporting officer or from Carolyn Eaton, Principal Democratic Services Officer, 0161 342 3050 or carolyn.eaton@tameside.gov.uk, to whom any apologies for absence should be notified.

This page is intentionally left blank

Agenda Item 3

Report to:	SPEAKERS PANEL (LIQUOR LICENSING)
Date:	22 August 2023
Reporting Officer:	Emma Varnam – Assistant Director, Operations & Neighbourhoods
Subject:	APPLICATION FOR A NEW PREMISES LICENCE – VALE MILL LODGE, HUDDERSFIELD ROAD, MOSSLEY, OL5 9LL
Report Summary:	Members are requested to determine the application
Recommendations:	<p>Having regard to the application and the relevant representations, Members are invited to take such steps (if any) as it considers appropriate for the promotion of the licensing objectives. The steps available are:</p> <ul style="list-style-type: none">(a) to grant the licence subject to –<ul style="list-style-type: none">(i) such conditions that the authority considers appropriate for the promotion of the licensing objectives, and(ii) current mandatory conditions;(b) to exclude from the scope of the licence any of the licensable activities to which the application relates;(c) to refuse to specify a person in the licence as the premises supervisor;(d) to reject the application.
Corporate Plan:	Living Well – Improve satisfaction with local community
Policy Implications:	Members are provided with policy guidelines to assist in the decision making process.
Financial Implications: (Authorised by the statutory Section 151 Officer & Chief Finance Officer)	There are limited financial implications for the Council, as detailed in the report, however, any legal challenge to a policy decision may potentially incur costs.
Legal Implications: (Authorised by the Borough Solicitor)	<p>In determining the application the Panel must do so with a view to promoting the licensing objectives. The Panel must have regard to its own licensing policy and the Guidance issued pursuant to s182 Licensing Act 2003. The Panel's decision must be supported with reasons.</p> <p>If the Panel rejects the application that decision can be challenged by the Applicant. If the Panel grants the licence the Applicant can appeal against any of the conditions imposed on the licence or against a decision to refuse to specify a person in the licence as the premises supervisor. Any person who made relevant representations can appeal against the decision to grant the licence or against any of the conditions imposed on the licence or on the grounds that the Panel should have refused to specify a person in the licence as the premises supervisor. Any challenge would be by way of an appeal to the Magistrate's Court which may dismiss the appeal, substitute for the decision appealed against any other decision which could have been made by the licensing authority, or</p>

remit the case to the licensing authority to dispose of it in accordance with the direction of the court, and may make such order as to costs as it thinks fit. If an appeal were successful the Magistrates would be unlikely to order costs against the Local Authority if the authority had acted honestly, reasonably, properly and on grounds that reasonably appeared to be sound, in exercise of its public duty.

Risk Management: Failure to give full consideration to the determination of licensing issues has the potential to impact on public safety.

Access to Information: The author of the report is Mike Robinson, Regulatory Services Manager (Licensing).

Background Information: The background papers relating to this report can be inspected by contacting Mike Robinson



Telephone: 0161 342 4122



e-mail: mike.robinson@tameside.gov.uk

1. INTRODUCTION

- 1.1 Section 17 of the Licensing Act 2003 outlines the procedure whereby an application can be made to the Licensing Authority for a premises licence.
- 1.2 Section 18(3) of the Licensing Act 2003 states that where relevant representations are made in respect of such an application, the authority must:
- (a) hold a hearing to consider them, unless the authority, the applicant and each person who has made such representations agree that a hearing is unnecessary, and
 - (b) having regard to the representations, take such steps as mentioned in subsection (4) (if any) as it considers appropriate for the promotion of the licensing objectives.
- 1.3 The steps mentioned in subsection (4) are:
- (a) to grant the licence subject to –
 - (i) such conditions that the authority considers appropriate for the promotion of the licensing objectives, and
 - (ii) current mandatory conditions;
 - (b) to exclude from the scope of the licence any of the licensable activities to which the application relates;
 - (c) to refuse to specify a person in the licence as the premises supervisor;
 - (d) to reject the application.

2. REPORT

- 2.1 An application for a new premises licence at Vale Mill Lodge, Huddersfield Road, Mossley, OL5 9LL was received by the Licensing Office on 6 July 2023. The named applicant and proposed Designated Premises Supervisor (DPS) is Mr Alexander Smalley.
- 2.2 A location map, including photograph of the premises is attached at **Appendix 1**.
- 2.3 The original application is seeking the authorisation of licensable activities, namely the provision of sale of alcohol and recorded music.

The application is summarised as follows:

Supply of alcohol (Consumption on & off the Premises)

Sunday - Friday 10:00 – 23:00

Saturday 10:30 – 23:00

Playing of Recorded Music (Indoors)

Monday - Sunday 10:00 - 23:00

Premises Opening Hours

Monday - Sunday 10:00 – 23:00

A copy of the application is attached at **Appendix 2**.

- 2.4 During the consultation period, it came to the attention of the Licensing Authority that the Public Notice displayed on the premises advertising the application, did not detail the provision of Recorded Music. Therefore, the applicant has agreed to remove this licensable activity from the scope of the application.
- 2.5 In response to the application, the Licensing Authority received representations from a number of concerned resident residing in the immediate vicinity of the premises. The representation mainly relate to concerns regarding the prevention of public nuisance, which

is feared will cause severe inconvenience and nuisances to residents living nearby and will negatively impact on their lives.

- 2.6 Many of the representations also raise concerns about public safety in relation to the availability of parking and the problems that this could cause on Huddersfield Road and the surrounding area.
- 2.7 In addition to the concerns from the local residents, the Licensing Authority is also not satisfied that the licensing objectives will be promoted if alcohol is sold for consumption in the outside area identified on the plan. This is because the area is extremely close to Tudor Close, a cul-de-sac of residential properties and it is felt that the concerns regarding noise will be exacerbated if customers are drinking alcohol outside. Further, there is a public footpath which runs through the proposed outside seating area.
- 2.8 On 10 August 2023, James Horton (Regulatory Compliance Officer) and Mike Robinson (Regulatory Services Manager) attended a mediation meeting held by the applicant at Vale Mill Lodge. Local residents who submitted a representation also attended the meeting. The meeting was arranged to enable those who have submitted a representation to discuss their concerns in relation to the application. At the time of writing the report, no representations have been withdrawn following the mediation meeting.
- 2.9 Many of the representations from the residents refer to queries regarding planning permission for the building. The Planning Department have confirmed that the building has the relevant planning permission (Use Class E) for a pizza restaurant. The building was previously used as office space (also Class E).
- 2.10 Use class E was introduced on 1 September 2020 and covers the former use classes of A1 (shops), A2 (financial and professional), A3 (restaurants and cafes) as well as parts of D1 (non-residential institutions) and D2 (assembly and leisure) and condensed them all into one use class.
- 2.11 Following the representations which have been received by the applicant and the mediation meeting, the applicant has agreed to the following conditions:

Conditions agreed	Amendment to licensable activities
<p><u>CCTV</u></p> <p>(i) A tamper-proof digital colour CCTV system must be installed and maintained at the premises to the satisfaction of Greater Manchester Police.</p> <p>(ii) The system must run and record continuously for 24 hours a day, 7 days per week and recorded footage must be stored for a minimum of 28 days.</p> <p>(iii) The system must provide a clear head and shoulders view to an evidential quality on every entry/exit route, the external beer garden area and within any other vulnerable areas as identified by Greater Manchester Police or the Local Authority.</p>	<p>Supply of Alcohol permitted from 10:00hrs-21:00hrs (Monday, Tuesday, Wednesday and Sunday)</p> <p>Supply of Alcohol permitted from 10:00hrs-23:00hrs (Thursday, Friday and Saturday)</p>

(iv) Recorded footage must be provided to a representative of any responsible authority on request. Such footage must be provided in an immediately viewable format and must include any software etc. which is required to view the footage. Any discs, portable drives or other storage media onto which footage is transferred must be provided by the premises and sufficient stock of such storage media must be kept on the premises at all times.

(v) A member of staff who is trained to operate the system and supply footage must be present at the premises at all times when licensable activities are taking place.

(vi) The Designated Premises Supervisor must ensure that the CCTV system is checked at least once every week by a suitably trained member of staff. This check must include the operation of the cameras, the recording facilities, the facilities for providing footage and the accuracy of the time & date. A written record of these checks must be kept, including a signature of the person carrying out the check. This written record must be kept on the premises at all times and made available to a representative of any responsible authority on request.

(vii) Suitable signage informing customers that a CCTV system is in operation must be placed in prominent positions within the premises, including information on the Data Protection Act and the Human Rights act.

List of Authorised Persons

The Designated Premises Supervisor must maintain a written record of all members of staff who are authorised to sell alcohol. This record must include a photograph of the relevant members of staff to be kept on the premises at all times and be made available to a representative of any responsible authority on request.

Challenge 25

The premises must operate a "Challenge 25" scheme at the premise in relation to age verification for alcohol sales and other age-restricted products. Signs and/or

posters must be displayed in prominent positions inside the premise to inform customers of this condition.

Staff Training

Any staff employed at the premises will receive training by the Premises Licence Holder or Designated Premises Supervisor on first appointment and at least every three months thereafter. Training will include input on preventing underage sales, sales of alcohol to people who are drunk, the misuse of drugs and any other relevant matters.

- A written record will be kept of all training carried out. This record must be kept on the premises and made available for inspection by any responsible authority.

Incident Book

An incident book (with the pages numbered sequentially) must be kept on the premises and be made available for inspection by responsible authorities and must be used to record the following:

- i. Any incident of violence or disorder on or immediately outside the premises.
- ii. Any incident involving controlled drugs (supply / possession / influence) on the premises.
- iii. Any other crime or criminal activity on the premises.
- iv. Any refusal to serve alcohol to persons who are drunk (on sale and off sale premises only).
- v. Any refusal to serve alcohol to under 18s.
- vi. Any call for police assistance to the premises.
- vii. Any ejection from the premises.
- viii. Any first aid / other care given to a customer.

Noise Monitoring

The licensee or management shall undertake regular monitoring of noise levels at the nearest noise-sensitive locations on Tudor Close and Huddersfield Road. A record shall be kept of any monitoring, including the time, date

and location of monitoring; the name of the monitor; and any action taken. Records shall be kept for no less than six months and shall be made available upon request by any Local Authority Officer or Greater Manchester Police.

Notice to Customers

Notices requesting customers to leave quietly must be displayed in a prominent position next to each entrance/exit. The Designated Premises Supervisor must ensure that customers are encouraged to keep noise to a minimum when leaving the premises so as not to cause a nuisance to local residents. In order to minimize the risk of public nuisance the management of the premises must monitor customers smoking outside the premises and ensure patrons do not cause a public nuisance.

Signage relating to the provision of parking to be clearly displayed on the website / social media and at the premises.

Restaurant Condition

Alcohol shall only be served ancillary to a table meal (including pizza) in the restaurant

3. REPRESENTATIONS & EVIDENCE SUBMITTED

Representations have been received by TMBC Licensing and members of the public.

TMBC Licensing

3.1 A representation relating to the application has been provided by James Horton of TMBC Licensing. A copy of this is attached at **Appendix 3**.

3.2 Members of the Public

Representations have been received from 16 members for the public. These representations are attached at **Appendix 4 to 19**.

3.3 A map showing the premises together with a key identifying the properties that have submitted a representation is attached at **Appendix 20**.

4. HOME OFFICE GUIDANCE (S182 Licensing Act 2003)

In determining this application the Panel must have regard to the Council's Statement of Licensing Policy and the statutory guidance issued pursuant to s182 of the Licensing Act 2003. The statutory guidance includes the following:

Determining actions that are appropriate for the promotion of the licensing objectives

9.42 Licensing authorities are best placed to determine what actions are appropriate for the promotion of the licensing objectives in their areas. All licensing determinations should be considered on a case-by-case basis. They should take into account any representations or objections that have been received from responsible authorities or other persons, and representations made by the applicant or premises user as the case may be.

9.43 The authority's determination should be evidence-based, justified as being appropriate for the promotion of the licensing objectives and proportionate to what it is intended to achieve.

9.44 Determination of whether an action or step is appropriate for the promotion of the licensing objectives requires an assessment of what action or step would be suitable to achieve that end. While this does not therefore require a licensing authority to decide that no lesser step will achieve the aim, the authority should aim to consider the potential burden that the condition would impose on the premises licence holder (such as the financial burden due to restrictions on licensable activities) as well as the potential benefit in terms of the promotion of the licensing objectives. However, it is imperative that the authority ensures that the factors which form the basis of its determination are limited to consideration of the promotion of the objectives and nothing outside those parameters. As with the consideration of licence variations, the licensing authority should consider wider issues such as other conditions already in place to mitigate potential negative impact on the promotion of the licensing objectives and the track record of the business. Further advice on determining what is appropriate when imposing conditions on a licence or certificate is provided in Chapter 10. The licensing authority is expected to come to its determination based on an assessment of the evidence on both the risks and benefits either for or against making the determination

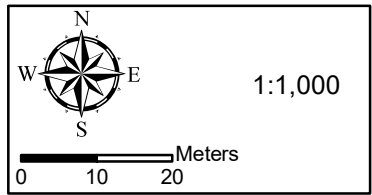
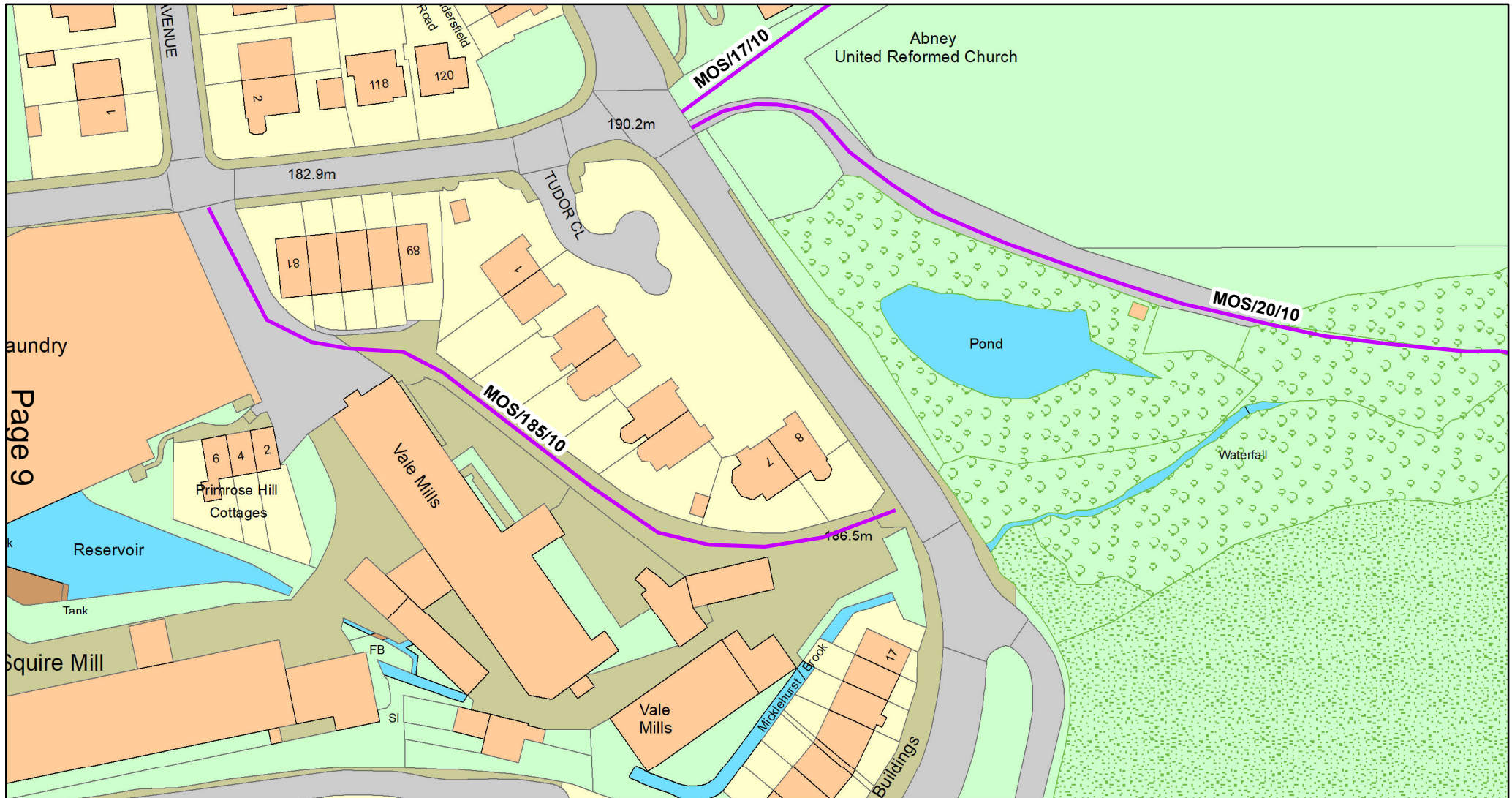
5. CONCLUSION AND OPTIONS FOR THE PANEL

5.1 Panel are requested to consider the evidence and decide what (if any) steps to take as it considers appropriate for the promotion of the licensing objectives. The options available to the Panel are;

- (a) to grant the licence subject to –
 - (i) such conditions that the authority considers appropriate for the promotion of the licensing objectives, and
 - (ii) current mandatory conditions;
- (b) to exclude from the scope of the licence any of the licensable activities to which the application relates;
- (c) to refuse to specify a person in the licence as the premises supervisor;
- (d) to reject the application.

Vale Mill Lodge

APPENDIX 1



Descriptive Text

Reproduced from an Ordnance Survey map with the permission of the Controller of HMSO © Crown Copyright. Licence number LA100022697 - 2023

vale mill lodge mossley



Mossley, England

Google Street View

Apr 2023

See more dates



Page 10



Google

**Application for a premises licence to be granted
under the Licensing Act 2003**

PLEASE READ THE FOLLOWING INSTRUCTIONS FIRST

Before completing this form please read the guidance notes at the end of the form. If you are completing this form by hand please write legibly in block capitals. In all cases ensure that your answers are inside the boxes and written in black ink. Use additional sheets if necessary.

You may wish to keep a copy of the completed form for your records.

I/We Alexander Smalley

(Insert name(s) of applicant)

apply for a premises licence under section 17 of the Licensing Act 2003 for the premises described in Part 1 below (the premises) and I/we are making this application to you as the relevant licensing authority in accordance with section 12 of the Licensing Act 2003

Part 1 – Premises details

Postal address of premises or, if none, ordnance survey map reference or description			
Vale Mill Lodge Huddersfield Road Mossley Lancashire OL5 9LL			
Post town		Postcode	OL5 9LL
Telephone number at premises (if any)		07966 097672	
Non-domestic rateable value of premises		£6400	

Part 2 - Applicant details

Please state whether you are applying for a premises licence as Please tick as appropriate

- a) an individual or individuals * please complete section (A)
- b) a person other than an individual *
- i as a limited company/limited liability partnership please complete section (B)
- ii as a partnership (other than limited liability) please complete section (B)
- iii as an unincorporated association or please complete section (B)
- iv other (for example a statutory corporation) please complete section (B)
- c) a recognised club please complete section (B)
- d) a charity please complete section (B)

- e) the proprietor of an educational establishment please complete section (B)
- f) a health service body please complete section (B)
- g) a person who is registered under Part 2 of the Care Standards Act 2000 (c14) in respect of an independent hospital in Wales please complete section (B)
- ga) a person who is registered under Chapter 2 of Part 1 of the Health and Social Care Act 2008 (within the meaning of that Part) in an independent hospital in England please complete section (B)
- h) the chief officer of police of a police force in England and Wales please complete section (B)

* If you are applying as a person described in (a) or (b) please confirm (by ticking yes to one box below):

- I am carrying on or proposing to carry on a business which involves the use of the premises for licensable activities; or
- I am making the application pursuant to a
- statutory function or
- a function discharged by virtue of Her Majesty's prerogative

(A) INDIVIDUAL APPLICANTS (fill in as applicable)

Mr <input checked="" type="checkbox"/>	Mrs <input type="checkbox"/>	Miss <input type="checkbox"/>	Ms <input type="checkbox"/>	Other Title (for example, Rev)	
Surname Smalley			First names Alexander		
Date of birth 30/10/1991		I am 18 years old or over <input checked="" type="checkbox"/> Please tick yes			
Nationality British					
Current residential address if different from premises address		Hole House Farm Huddersfield Road Mossley OL5 9BT			
Post town				Postcode	OL5 9BT
Daytime contact telephone number			07966 097672		
E-mail address (optional)		alexds-smalley@googlemail.com			

SECOND INDIVIDUAL APPLICANT (if applicable)

Mr <input type="checkbox"/>	Mrs <input type="checkbox"/>	Miss <input type="checkbox"/>	Ms <input type="checkbox"/>	Other Title (for example, Rev)	
-----------------------------	------------------------------	-------------------------------	-----------------------------	--------------------------------	--

Surname		First names	
Date of birth over		I am 18 years old or	<input type="checkbox"/> Please tick yes
Nationality			
Current postal address if different from premises address			
Post town		Postcode	
Daytime contact telephone number			
E-mail address (optional)			

(B) OTHER APPLICANTS

Please provide name and registered address of applicant in full. Where appropriate please give any registered number. In the case of a partnership or other joint venture (other than a body corporate), please give the name and address of each party concerned.

Name
Address
Registered number (where applicable)
Description of applicant (for example, partnership, company, unincorporated association etc.)
Telephone number (if any)
E-mail address (optional)

Part 3 Operating Schedule

When do you want the premises licence to start?

DD	MM	YYYY
0	1	08 2023

If you wish the licence to be valid only for a limited period, when do you want it to end?

DD	MM	YYYY

Please give a general description of the premises (please read guidance note 1)

The premises subject of the application (Vale Mill Lodge) is an existing two storey stone built commercial building and it is situated on a historic commercial / industrial estate off Huddersfield Road. The building was formerly used as business offices and the applicant is changing the use to a pizza restaurant. This change of use is permitted under Class E of the planning legislation, so does not require planning permission. There will be an ancillary licensed bar facility within the premises, as the applicant is proposing to sell alcohol to customers who are dining in the restaurant, and he also intends to operate an ancillary pizza takeaway and delivery service.

The pizza restaurant will be operating primarily on the first floor of the building as shown on the layout drawing provided. The lower floor may be utilised in the future if the business is successful, and the applicant will seek the necessary licence for this if required.

If 5,000 or more people are expected to attend the premises at any one time, please state the number expected to attend.

N/A

What licensable activities do you intend to carry on from the premises?

(please see sections 1 and 14 and Schedules 1 and 2 to the Licensing Act 2003)

Provision of regulated entertainment (please read guidance note 2)

Please tick all that apply

- a) plays (if ticking yes, fill in box A)
- b) films (if ticking yes, fill in box B)
- c) indoor sporting events (if ticking yes, fill in box C)
- d) boxing or wrestling entertainment (if ticking yes, fill in box D)
- e) live music (if ticking yes, fill in box E)
- f) recorded music (if ticking yes, fill in box F)
- g) performances of dance (if ticking yes, fill in box G)
- h) anything of a similar description to that falling within (e), (f) or (g) (if ticking yes, fill in box H)

Provision of late night refreshment (if ticking yes, fill in box I)

Supply of alcohol (if ticking yes, fill in box J)

In all cases complete boxes K, L and M

A

Plays Standard days and timings (please read guidance note 7)			<u>Will the performance of a play take place indoors or outdoors or both – please tick</u> (please read guidance note 3)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish			
Mon			<u>Please give further details here</u> (please read guidance note 4)		
Tue					
Wed			<u>State any seasonal variations for performing plays</u> (please read guidance note 5)		
Thur					
Fri			<u>Non standard timings. Where you intend to use the premises for the performance of plays at different times to those listed in the column on the left, please list</u> (please read guidance note 6)		
Sat					
Sun					

B

Films Standard days and timings (please read guidance note 7)			Will the exhibition of films take place indoors or outdoors or both – please tick (please read guidance note 3)		Indoors	<input type="checkbox"/>
					Outdoors	<input type="checkbox"/>
					Both	<input type="checkbox"/>
Day	Start	Finish	Please give further details here (please read guidance note 4)			
Mon						
			State any seasonal variations for the exhibition of films (please read guidance note 5)			
Tue						
			Non standard timings. Where you intend to use the premises for the exhibition of films at different times to those listed in the column on the left, please list (please read guidance note 6)			
Wed						
Thur						
Fri						
Sat						
Sun						

C

Indoor sporting events Standard days and timings (please read guidance note 7)			<u>Please give further details</u> (please read guidance note 4)
Day	Start	Finish	
Mon			
Tue			<u>State any seasonal variations for indoor sporting events</u> (please read guidance note 5)
Wed			<u>Non standard timings. Where you intend to use the premises for indoor sporting events at different times to those listed in the column on the left, please list</u> (please read guidance note 6)
Thur			
Fri			
Sat			
Sun			

D

Boxing or wrestling entertainments Standard days and timings (please read guidance note 7)			<u>Will the boxing or wrestling entertainment take place indoors or outdoors or both – please tick</u> (please read guidance note 3)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish			
Mon			<u>Please give further details here</u> (please read guidance note 4)		
Tue					
Wed			<u>State any seasonal variations for boxing or wrestling entertainment</u> (please read guidance note 5)		
Thur					
Fri			<u>Non standard timings. Where you intend to use the premises for boxing or wrestling entertainment at different times to those listed in the column on the left, please list</u> (please read guidance note 6)		
Sat					
Sun					

E

Live music Standard days and timings (please read guidance note 7)			Will the performance of live music take place indoors or outdoors or both – please tick (please read guidance note 3)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish			
Mon			Please give further details here (please read guidance note 4)		
Tue					
Wed			State any seasonal variations for the performance of live music (please read guidance note 5)		
Thur					
Fri			Non standard timings. Where you intend to use the premises for the performance of live music at different times to those listed in the column on the left, please list (please read guidance note 6)		
Sat					
Sun					

F

Recorded music Standard days and timings (please read guidance note 7)			<u>Will the playing of recorded music take place indoors or outdoors or both – please tick</u> (please read guidance note 3)	Indoors	<input checked="" type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish			
Mon	10.00	23.00	<u>Please give further details here</u> (please read guidance note 4) Just background music to be played inside the restaurant.		
Tue	10.00	23.00			
Wed	10.00	23.00	<u>State any seasonal variations for the playing of recorded music</u> (please read guidance note 5) There will be no seasonal variations.		
Thur	10.00	23.00			
Fri	10.00	23.00	<u>Non standard timings. Where you intend to use the premises for the playing of recorded music at different times to those listed in the column on the left, please list</u> (please read guidance note 6) Music will be played prior to the restaurant opening by staff members during food preparation and set up and then as background sound during the hours that it is operating.		
Sat	10.00	23.00			
Sun	10.00	23.00			

G

Performances of dance Standard days and timings (please read guidance note 7)			<u>Will the performance of dance take place indoors or outdoors or both – please tick</u> (please read guidance note 3)	Indoors	<input type="checkbox"/>
Day	Start	Finish		Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Mon			<u>Please give further details here</u> (please read guidance note 4)		
Tue			<u>Please give further details here</u> (please read guidance note 4)		
Wed			<u>State any seasonal variations for the performance of dance</u> (please read guidance note 5)		
Thur			<u>State any seasonal variations for the performance of dance</u> (please read guidance note 5)		
Fri			<u>Non standard timings. Where you intend to use the premises for the performance of dance at different times to those listed in the column on the left, please list</u> (please read guidance note 6)		
Sat					
Sun					

H

Anything of a similar description to that falling within (e), (f) or (g) Standard days and timings (please read guidance note 7)			Please give a description of the type of entertainment you will be providing		
Day	Start	Finish	<u>Will this entertainment take place indoors or outdoors or both – please tick</u> (please read guidance note 3)	Indoors	<input type="checkbox"/>
Mon				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Tue			<u>Please give further details here</u> (please read guidance note 4)		
Wed					
Thur			<u>State any seasonal variations for entertainment of a similar description to that falling within (e), (f) or (g)</u> (please read guidance note 5)		
Fri					
Sat			<u>Non standard timings. Where you intend to use the premises for the entertainment of a similar description to that falling within (e), (f) or (g) at different times to those listed in the column on the left, please list</u> (please read guidance note 6)		
Sun					

I

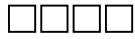
Late night refreshment Standard days and timings (please read guidance note 7)			Will the provision of late night refreshment take place indoors or outdoors or both – please tick (please read guidance note 3)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish	<u>Please give further details here</u> (please read guidance note 4)		
Mon					
			<u>State any seasonal variations for the provision of late night refreshment</u> (please read guidance note 5)		
Tue					
			<u>Non standard timings. Where you intend to use the premises for the provision of late night refreshment at different times, to those listed in the column on the left, please list</u> (please read guidance note 6)		
Wed					
Thur					
Fri					
Sat					
Sun					

J

Supply of alcohol Standard days and timings (please read guidance note 7)			Will the supply of alcohol be for consumption – please tick (please read guidance note 8)	On the premises	<input type="checkbox"/>
				Off the premises	<input type="checkbox"/>
				Both	<input checked="" type="checkbox"/>
Day	Start	Finish	State any seasonal variations for the supply of alcohol (please read guidance note 5)		
Mon	10.00	23.00			
Tue	10.00	23.00			
Wed	10.00	23.00			
Thur	10.00	23.00			
Fri	10.00	23.00			
Sat	10.30	23.00			
Sun	10.00	23.00	Non standard timings. Where you intend to use the premises for the supply of alcohol at different times to those listed in the column on the left, please list (please read guidance note 6) Designated outside eating area not to be used by customers beyond 21.00 hrs.		

State the name and details of the individual whom you wish to specify on the licence as designated premises supervisor (Please see declaration about the entitlement to work in the checklist at the end of the form):

Name	Alexander Smalley
Date of birth	30/10/1991
Address	Hole House Farm Huddersfield Road Mossley Lancashire
Postcode	OL5 9BT
Personal licence number (if known)	PA3019
Issuing licensing authority (if known)	Tameside MBC



K

Please highlight any adult entertainment or services, activities, other entertainment or matters ancillary to the use of the premises that may give rise to concern in respect of children (please read guidance note 9).

L

Hours premises are open to the public Standard days and timings (please read guidance note 7)			State any seasonal variations (please read guidance note 5)
Day	Start	Finish	No seasonal variations proposed.
Mon	10.00	23.00	
Tue	10.00	23.00	
Wed	10.00	23.00	
Thur	10.00	23.00	
Fri	10.00	23.00	
Sat	10.00	23.00	
Sun	10.00	23.00	

Non standard timings. Where you intend the premises to be open to the public at different times from those listed in the column on the left, please list (please read guidance note 6)

No non-standard timings proposed.

M Describe the steps you intend to take to promote the four licensing objectives:

a) General – all four licensing objectives (b, c, d and e) (please read guidance note 10)

Operator of the restaurant will have due respect and consideration for neighbours and neighbouring businesses to ensure that they are not adversely affected by the operation of the business.

Installation of CCTV System - recording capacity for minimum 28 day period.

Staff Training Programme- to be undertaken regularly (minimum every 6 months).

Challenge 25 - to be applied to customers where considered necessary (Notices to be displayed).

No illegal drugs to be allowed on the premises.

Designated outside eating area not to be used by any customers beyond 21.00 hrs.

b) The prevention of crime and disorder

Installation of CCTV System - recording capacity for minimum 28 day period.

Challenge 25 - to be applied to customers where considered necessary (Notices to be displayed)

No illegal drugs to be allowed on the premises.

No consumption of alcohol to take place outside of the designated outside eating area. Outside area not to be used by any customers beyond 21.00 hrs.

c) Public safety

Incident Book will be used at the premises to record any public safety related issues associated with the operation of the business. This will be available for inspection by any Authorised Officers such as TMBC Licensing Service and Greater Manchester Police.

Inside and outside of building to be maintained to ensure safe access and egress for customers.

Toilet facilities at the premises to be regularly checked to ensure they are functional and cleanliness standards are suitably maintained.

Refuse and recycling facilities at the premises to be regularly checked and maintained.

No consumption of alcohol to take place outside of the designated outside eating area.

d) The prevention of public nuisance

Operator of the restaurant will have due respect and consideration for residential neighbours and neighbouring businesses to ensure that they are not adversely affected by the operation of the business. Operator wishes to have good relationship with the neighbours and will listen to any legitimate concerns and take appropriate steps where necessary.

Notices to be installed at exit to premises advising customers to leave quietly.

Regular checks to be undertaken at perimeter of building to ensure that customers using the outside eating area are not being noisy, and any music playing inside is not loud to cause noise related disturbance or nuisance. Designated outside eating area not to be used by customers beyond 21.00.

e) The protection of children from harm

No employment of any underage persons at the business.
 DBS checks to be carried on all staff members.
 No sale of alcohol to any underage persons.
 No access to the kitchen or other restricted / controlled areas of the building.
 Children in the restaurant and using the outside area to be suitably behaved and / or supervised by the responsible adults they have attended the premises with, or they may be asked to leave the premises by management.

Checklist:

Please tick to indicate agreement

- I have made or enclosed payment of the fee.
- I have enclosed the plan of the premises.
- I have sent copies of this application and the plan to responsible authorities and others where applicable.
- I have enclosed the consent form completed by the individual I wish to be designated premises supervisor, if applicable.
- I understand that I must now advertise my application.
- I understand that if I do not comply with the above requirements my application will be rejected.
- [Applicable to all individual applicants, including those in a partnership which is not a limited liability partnership, but not companies or limited liability partnerships] I have included documents demonstrating my entitlement to work in the United Kingdom (please read note 15).

IT IS AN OFFENCE, UNDER SECTION 158 OF THE LICENSING ACT 2003, TO MAKE A FALSE STATEMENT IN OR IN CONNECTION WITH THIS APPLICATION. THOSE WHO MAKE A FALSE STATEMENT MAY BE LIABLE ON SUMMARY CONVICTION TO A FINE OF ANY AMOUNT.

IT IS AN OFFENCE UNDER SECTION 24B OF THE IMMIGRATION ACT 1971 FOR A PERSON TO WORK WHEN THEY KNOW, OR HAVE REASONABLE CAUSE TO BELIEVE, THAT THEY ARE DISQUALIFIED FROM DOING SO BY REASON OF THEIR IMMIGRATION STATUS. THOSE WHO EMPLOY AN ADULT WITHOUT LEAVE OR WHO IS SUBJECT TO CONDITIONS AS TO EMPLOYMENT WILL BE LIABLE TO A CIVIL PENALTY UNDER SECTION 15 OF THE IMMIGRATION, ASYLUM AND NATIONALITY ACT 2006 AND PURSUANT TO SECTION 21 OF THE SAME ACT, WILL BE COMMITTING AN OFFENCE WHERE THEY DO SO IN THE KNOWLEDGE, OR WITH REASONABLE CAUSE TO BELIEVE, THAT THE EMPLOYEE IS DISQUALIFIED.

Part 4 – Signatures (please read guidance note 11)

Signature of applicant or applicant’s solicitor or other duly authorised agent (see guidance note 12). **If signing on behalf of the applicant, please state in what capacity.**

Declaration	<ul style="list-style-type: none"> [Applicable to individual applicants only, including those in a partnership which is not a limited liability partnership] I understand I am not entitled to be issued with a licence if I do not have the entitlement to live and work in the UK (or if I am subject to a condition preventing me from doing work relating to the carrying on of a licensable activity) and that my licence will become invalid if I cease to be entitled to live and work in the UK (please read guidance note 15). The DPS named in this application form is entitled to work in the UK (and is not subject to conditions preventing him or her from doing work relating to a licensable activity) and I have seen a copy of his or her proof of entitlement to work, if appropriate (please see note 15)
Signature	<i>Mark Hobson</i>
Date	05/07/2023
Capacity	Agent for applicant (MRH Planning Services)

For joint applications, signature of 2nd applicant or 2nd applicant's solicitor or other authorised agent (please read guidance note 13). **If signing on behalf of the applicant, please state in what capacity.**

Signature	
Date	
Capacity	

Contact name (where not previously given) and postal address for correspondence associated with this application (please read guidance note 14)			
MRH Planning Services The Old Post Room 34 Chew Valley Road Greenfield Saddleworth			
Post town		Postcode	OL3 7DA
Telephone number (if any)	07392 495375		
If you would prefer us to correspond with you by e-mail, your e-mail address (optional)			
mrhplanningservices@gmail.com			

Notes for Guidance

- Describe the premises, for example the type of premises, its general situation and layout and any other information which could be relevant to the licensing objectives. Where your application includes off-supplies of alcohol and you intend to provide a place for consumption of these off-supplies, you must include a description of where the place will be and its proximity to the premises.
- In terms of specific regulated entertainments please note that:

- Plays: no licence is required for performances between 08:00 and 23.00 on any day, provided that the audience does not exceed 500.
- Films: no licence is required for ‘not-for-profit’ film exhibition held in community premises between 08.00 and 23.00 on any day provided that the audience does not exceed 500 and the organiser (a) gets consent to the screening from a person who is responsible for the premises; and (b) ensures that each such screening abides by age classification ratings.
- Indoor sporting events: no licence is required for performances between 08.00 and 23.00 on any day, provided that the audience does not exceed 1000.
- Boxing or Wrestling Entertainment: no licence is required for a contest, exhibition or display of Greco-Roman wrestling, or freestyle wrestling between 08.00 and 23.00 on any day, provided that the audience does not exceed 1000. Combined fighting sports – defined as a contest, exhibition or display which combines boxing or wrestling with one or more martial arts – are licensable as a boxing or wrestling entertainment rather than an indoor sporting event.
- Live music: no licence permission is required for:
 - a performance of unamplified live music between 08.00 and 23.00 on any day, on any premises.
 - a performance of amplified live music between 08.00 and 23.00 on any day on premises authorised to sell alcohol for consumption on those premises, provided that the audience does not exceed 500.
 - a performance of amplified live music between 08.00 and 23.00 on any day, in a workplace that is not licensed to sell alcohol on those premises, provided that the audience does not exceed 500.
 - a performance of amplified live music between 08.00 and 23.00 on any day, in a church hall, village hall, community hall, or other similar community premises, that is not licensed by a premises licence to sell alcohol, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance from a person who is responsible for the premises.
 - a performance of amplified live music between 08.00 and 23.00 on any day, at the non-residential premises of (i) a local authority, or (ii) a school, or (iii) a hospital, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance on the relevant premises from: (i) the local authority concerned, or (ii) the school or (iii) the health care provider for the hospital.
- Recorded Music: no licence permission is required for:
 - any playing of recorded music between 08.00 and 23.00 on any day on premises authorised to sell alcohol for consumption on those premises, provided that the audience does not exceed 500.
 - any playing of recorded music between 08.00 and 23.00 on any day, in a church hall, village hall, community hall, or other similar community premises, that is not licensed by a premises licence to sell alcohol, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance from a person who is responsible for the premises.
 - any playing of recorded music between 08.00 and 23.00 on any day, at the non-residential premises of (i) a local authority, or (ii) a school, or (iii) a hospital, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance on the relevant premises from: (i) the local authority concerned, or (ii) the school proprietor or (iii) the health care provider for the hospital.
- Dance: no licence is required for performances between 08.00 and 23.00 on any day, provided that the audience does not exceed 500. However, a performance which amounts to adult entertainment remains licensable.

- Cross activity exemptions: no licence is required between 08.00 and 23.00 on any day, with no limit on audience size for:
 - any entertainment taking place on the premises of the local authority where the entertainment is provided by or on behalf of the local authority;
 - any entertainment taking place on the hospital premises of the health care provider where the entertainment is provided by or on behalf of the health care provider;
 - any entertainment taking place on the premises of the school where the entertainment is provided by or on behalf of the school proprietor; and
 - any entertainment (excluding films and a boxing or wrestling entertainment) taking place at a travelling circus, provided that (a) it takes place within a moveable structure that accommodates the audience, and (b) that the travelling circus has not been located on the same site for more than 28 consecutive days.
3. Where taking place in a building or other structure please tick as appropriate (indoors may include a tent).
 4. For example the type of activity to be authorised, if not already stated, and give relevant further details, for example (but not exclusively) whether or not music will be amplified or unamplified.
 5. For example (but not exclusively), where the activity will occur on additional days during the summer months.
 6. For example (but not exclusively), where you wish the activity to go on longer on a particular day e.g. Christmas Eve.
 7. Please give timings in 24 hour clock (e.g. 16.00) and only give details for the days of the week when you intend the premises to be used for the activity.
 8. If you wish people to be able to consume alcohol on the premises, please tick ‘on the premises’. If you wish people to be able to purchase alcohol to consume away from the premises, please tick ‘off the premises’. If you wish people to be able to do both, please tick ‘both’.
 9. Please give information about anything intended to occur at the premises or ancillary to the use of the premises which may give rise to concern in respect of children, regardless of whether you intend children to have access to the premises, for example (but not exclusively) nudity or semi-nudity, films for restricted age groups or the presence of gaming machines.
 10. Please list here steps you will take to promote all four licensing objectives together.
 11. The application form must be signed.
 12. An applicant’s agent (for example solicitor) may sign the form on their behalf provided that they have actual authority to do so.
 13. Where there is more than one applicant, each of the applicants or their respective agent must sign the application form.
 14. This is the address which we shall use to correspond with you about this application.

15. Entitlement to work/immigration status for individual applicants and applications from partnerships which are not limited liability partnerships:

A licence may not be held by an individual or an individual in a partnership who is resident in the UK who:

- does not have the right to live and work in the UK; or
- is subject to a condition preventing him or her from doing work relating to the carrying on of a licensable activity.

Any premises licence issued in respect of an application made on or after 6 April 2017 will become invalid if the holder ceases to be entitled to work in the UK.

Applicants must demonstrate that they have an entitlement to work in the UK and are not subject to a condition preventing them from doing work relating to the carrying on of a

licensable activity. They do this by providing with this application copies or scanned copies of the following documents (which do not need to be certified).

Documents which demonstrate entitlement to work in the UK

- An expired or current passport showing the holder, or a person named in the passport as the child of the holder, is a British citizen or a citizen of the UK and Colonies having the right of abode in the UK [please see note below about which sections of the passport to copy].
- An expired or current passport or national identity card showing the holder, or a person named in the passport as the child of the holder, is a national of a European Economic Area country or Switzerland.
- A Registration Certificate or document certifying permanent residence issued by the Home Office to a national of a European Economic Area country or Switzerland.
- A Permanent Residence Card issued by the Home Office to the family member of a national of a European Economic Area country or Switzerland.
- A **current** Biometric Immigration Document (Biometric Residence Permit) issued by the Home Office to the holder indicating that the person named is allowed to stay indefinitely in the UK, or has no time limit on their stay in the UK.
- A **current** passport endorsed to show that the holder is exempt from immigration control, is allowed to stay indefinitely in the UK, has the right of abode in the UK, or has no time limit on their stay in the UK.
- A **current** Immigration Status Document issued by the Home Office to the holder with an endorsement indicating that the named person is allowed to stay indefinitely in the UK or has no time limit on their stay in the UK, **when produced in combination with** an official document giving the person's permanent National Insurance number and their name issued by a Government agency or a previous employer.
- A **full** birth or adoption certificate issued in the UK which includes the name(s) of at least one of the holder's parents or adoptive parents, **when produced in combination with** an official document giving the person's permanent National Insurance number and their name issued by a Government agency or a previous employer.
- A birth or adoption certificate issued in the Channel Islands, the Isle of Man or Ireland **when produced in combination with** an official document giving the person's permanent National Insurance number and their name issued by a Government agency or a previous employer.
- A certificate of registration or naturalisation as a British citizen, **when produced in combination with** an official document giving the person's permanent National Insurance number and their name issued by a Government agency or a previous employer.
- A **current** passport endorsed to show that the holder is allowed to stay in the UK and is currently allowed to work and is not subject to a condition preventing the holder from doing work relating to the carrying on of a licensable activity.

- A **current** Biometric Immigration Document (Biometric Residence Permit) issued by the Home Office to the holder which indicates that the named person can currently stay in the UK and is allowed to work relation to the carrying on of a licensable activity.
- A **current** Residence Card issued by the Home Office to a person who is not a national of a European Economic Area state or Switzerland but who is a family member of such a national or who has derivative rights or residence.
- A **current** Immigration Status Document containing a photograph issued by the Home Office to the holder with an endorsement indicating that the named person may stay in the UK, and is allowed to work and is not subject to a condition preventing the holder from doing work relating to the carrying on of a licensable activity **when produced in combination with** an official document giving the person's permanent National Insurance number and their name issued by a Government agency or a previous employer.
- A Certificate of Application, **less than 6 months old**, issued by the Home Office under regulation 17(3) or 18A (2) of the Immigration (European Economic Area) Regulations 2006, to a person who is not a national of a European Economic Area state or Switzerland but who is a family member of such a national or who has derivative rights of residence.
- Reasonable evidence that the person has an outstanding application to vary their permission to be in the UK with the Home Office such as the Home Office acknowledgement letter or proof of postage evidence, or reasonable evidence that the person has an appeal or administrative review pending on an immigration decision, such as an appeal or administrative review reference number.
- Reasonable evidence that a person who is not a national of a European Economic Area state or Switzerland but who is a family member of such a national or who has derivative rights of residence in exercising treaty rights in the UK including:-
 - evidence of the applicant's own identity – such as a passport,
 - evidence of their relationship with the European Economic Area family member – e.g. a marriage certificate, civil partnership certificate or birth certificate, and
 - evidence that the European Economic Area national has a right of permanent residence in the UK or is one of the following if they have been in the UK for more than 3 months:
 - (i) working e.g. employment contract, wage slips, letter from the employer,
 - (ii) self-employed e.g. contracts, invoices, or audited accounts with a bank,
 - (iii) studying e.g. letter from the school, college or university and evidence of sufficient funds; or
 - (iv) self-sufficient e.g. bank statements.

Family members of European Economic Area nationals who are studying or financially independent must also provide evidence that the European Economic Area national and any family members hold comprehensive sickness insurance in the UK. This can include a private medical insurance policy, an EHIC card or an S1, S2 or S3 form.

Original documents must not be sent to licensing authorities. If the document copied is a passport, a copy of the following pages should be provided:-

- (i) any page containing the holder's personal details including nationality;

- (ii) any page containing the holder's photograph;
- (iii) any page containing the holder's signature;
- (iv) any page containing the date of expiry; and
- (v) any page containing information indicating the holder has permission to enter or remain in the UK and is permitted to work.

If the document is not a passport, a copy of the whole document should be provided.

Your right to work will be checked as part of your licensing application and this could involve us checking your immigration status with the Home Office. We may otherwise share information with the Home Office. Your licence application will not be determined until you have complied with this guidance.

Consent of individual to being specified as premises supervisor

Alexander Smalley

I

[full name of prospective premises supervisor]

Of Hole House Farm, Huddersfield Road, Mossley, OL5 9BT

[home address of prospective premises supervisor]

hereby confirm that I give my consent to be specified as the designated premises supervisor in relation to the application for

The granting of a new Premises Licence

[type of application]

By Alexander Smalley

[name of applicant]

relating to a premises licence

Not Applicable (no existing licence at present)

[number of existing licence, if any]

for Vale Mill Lodge, Huddersfield Road, Mossley, OL5 9LL

[name and address of premises to which the application relates]

and any premises licence to be granted or varied in respect of this application made by

Alexander Smalley

[name of applicant]

concerning the supply of alcohol at

Vale Mill Lodge, Huddersfield Road, Mossley, OL5 9LL

[name and address of premises to which application relates]

I also confirm that I am applying for, intend to apply for or currently hold a personal licence, details of which I set out below.

Personal licence number: PA3019

[insert personal licence number, if any]

Personal licence issuing authority: Tameside MBC Licensing Section,
Tame Street Depot, Tame Street,
Stalybridge, SK15 1ST

[insert name and address and telephone number of personal licence issuing authority, if any]

Signed



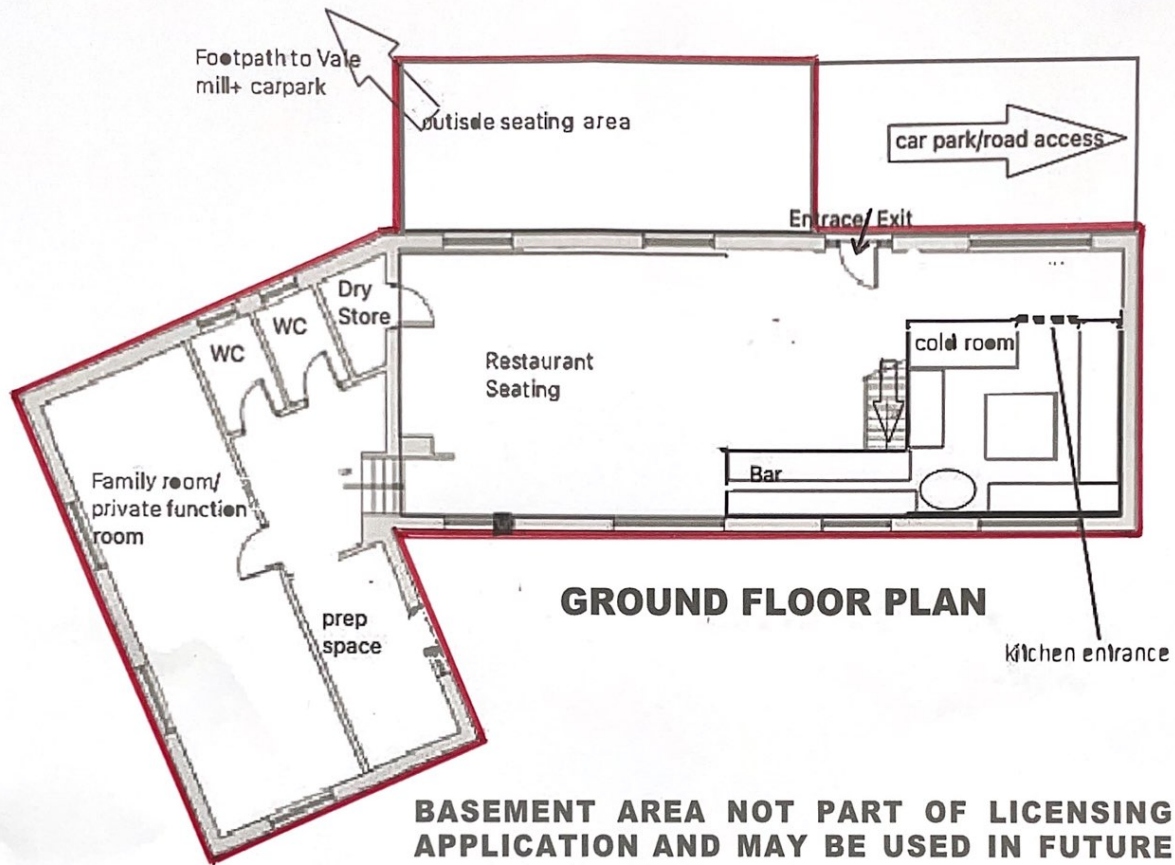
Name (please print)

ALEXANDER SMALLEY

Date

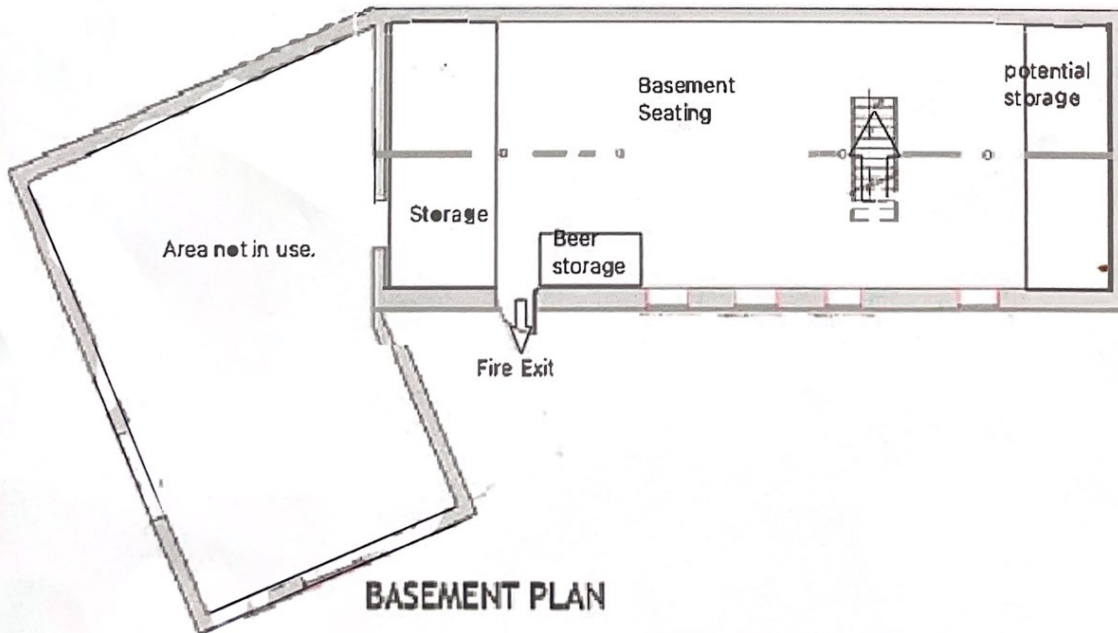
05/07/2023

LAYOUT DRAWING



GROUND FLOOR PLAN

BASEMENT AREA NOT PART OF LICENSING APPLICATION AND MAY BE USED IN FUTURE IF THE BUSINESS IS SUCCESSFUL



BASEMENT PLAN

This page is intentionally left blank

Representation Re: Application for Premises Licence to be granted

From:	Licensing Department, Tameside Metropolitan Borough Council
Date:	3 August 2023
Premises:	Vale Mill Lodge, Huddersfield Road, Mossley, OL5 9LL
Date of Application:	6 July 2023

The Licensing Department, in its capacity as a 'Responsible Authority' under the provisions of the Licensing Act 2003, hereby give notice of our objection to application for a new premises licence in respect of the above premises.

The reason(s) for the objection are as follows:

I wish to object to the above application in its current state due to concerns the premises will not effectively promote the licensing objectives namely; prevention of public nuisance.

In order to ensure the effective promotion of the licensing objectives, please acknowledge this as an opposing representation to the application in its current state. However, In determining the application - if the panel are minded to grant the licence. Then, I would suggest the following conditions are taken into consideration and imposed on the respective licence;

CCTV

(i) A tamper-proof digital colour CCTV system must be installed and maintained at the premises to the satisfaction of Greater Manchester Police.

(ii) The system must run and record continuously for 24 hours a day, 7 days per week and recorded footage must be stored for a minimum of 28 days.

(iii) The system must provide a clear head and shoulders view to an evidential quality on every entry/exit route, the external beer garden area and within any other vulnerable areas as identified by Greater Manchester Police or the Local Authority.

(iv) Recorded footage must be provided to a representative of any responsible authority on request. Such footage must be provided in an immediately viewable format and must include any software etc. which is required to view the footage. Any discs, portable drives or other storage media onto which footage is transferred must be provided by the premises and sufficient stock of such storage media must be kept on the premises at all times.

(v) A member of staff who is trained to operate the system and supply footage must be present at the premises at all times when licensable activities are taking place.

(vi) The Designated Premises Supervisor must ensure that the CCTV system is checked at least once every week by a suitably trained member of staff. This check must include the operation of the cameras, the recording facilities, the facilities for providing footage and the accuracy of the time & date. A written record of these checks must be kept, including a signature of the person carrying out the check. This written record must be kept on the premises at all times and made available to a representative of any responsible authority on request.

(vii) Suitable signage informing customers that a CCTV system is in operation must be placed in prominent positions within the premises, including information on the Data Protection Act and the Human Rights act.

List of Authorised Persons

The Designated Premises Supervisor must maintain a written record of all members of staff who are authorised to sell alcohol. This record must include a photograph of the relevant members of staff to be kept on the premises at all times and be made available to a representative of any responsible authority on request.

Challenge 25

The premises must operate a "Challenge 25" scheme at the premise in relation to age verification for alcohol sales and other age-restricted products. Signs and/or posters must be displayed in prominent positions inside the premise to inform customers of this condition.

Staff Training

Any staff employed at the premises will receive training by the Premises Licence Holder or Designated Premises Supervisor on first appointment and at least every three months thereafter. Training will include input on preventing underage sales, sales of alcohol to people who are drunk, the misuse of drugs and any other relevant matters.

- A written record will be kept of all training carried out. This record must be kept on the premises and made available for inspection by any responsible authority.

Incident Book

An incident book (with the pages numbered sequentially) must be kept on the premises and be made available for inspection by responsible authorities and must be used to record the following:

- i. Any incident of violence or disorder on or immediately outside the premises.
- ii. Any incident involving controlled drugs (supply / possession / influence) on the premises.
- iii. Any other crime or criminal activity on the premises.
- iv. Any refusal to serve alcohol to persons who are drunk (on sale and off sale premises only).
- v. Any refusal to serve alcohol to under 18s.
- vi. Any call for police assistance to the premises.
- vii. Any ejection from the premises.
- viii. Any first aid / other care given to a customer.

Noise Monitoring

While live or recorded music takes place, the licensee or management shall undertake regular monitoring of noise levels at the nearest noise-sensitive locations on Tudor Close and Huddersfield Road. A record shall be kept of any monitoring, including the time, date and location of monitoring; the name of the monitor; and any action taken. Records shall be kept for no less than six months and shall be made available upon request by any Local Authority Officer or Greater Manchester Police.

Notice to Customers

Notices requesting customers to leave quietly must be displayed in a prominent position next to each entrance/exit. The Designated Premises Supervisor must ensure that customers are encouraged to keep noise to a minimum when leaving the premises so as not to cause a nuisance to local residents. In order to minimize the risk of public nuisance the management of the premises must monitor customers smoking outside the premises and ensure patrons do not cause a public nuisance.

Outside Area

No sales of alcohol for consumption in the outside seating area at any time.

Licensable Activity Timings

Supply of Alcohol permitted from 10:00hrs-21:00hrs (Monday, Tuesday, Wednesday and Sunday)

Supply of Alcohol permitted from 10:00hrs-23:00hrs (Thursday, Friday and Saturday)

Signed: *J M Horton*

Name: James Horton
Regulatory Compliance Officer

Licensing Team Leader
Licensing Section
Tameside Metropolitan Borough Council
Tame Street Depot
Tame Street,
Stalybridge
SK15 1ST

Email licensing@Tameside.gov.uk

Dear Sir/Madam

OBJECTION TO APPLICATION FOR PREMISES LICENSE, VALE MILL LODGE, MOSSLEY OL5 9LL.

I wish to object to the proposed application for a premises license at the above address and would be grateful if this letter could be taken as intimation of my objections.

My objections are on the following grounds:-

- 1) Inconsistent with licensing objective-Public Safety (Highways-access)
- 2) Inconsistent with licensing objective-Public Safety (Highways-parking)
- 3) Inconsistent with licensing objective-Public Safety (Highways-existing accident data)

The grounds for these objections are as follows:-

1) Inconsistent with licensing objective-Public Safety (Highways-access)

Prior to the current application for a licensed premises the Vale Mill Lodge (VML) site was occupied since around 2016 by Tiptoes children's counselling service and before that was purchased in 2001 by Chapman Gee, an IT business.

Both businesses largely operated on a typical 9 to 5 basis and with the typically light traffic flows one would associate with day to day office use.

The current application for a premises license at Vale Mill Lodge (VML) is associated with the upcoming conversion of the building to a licensed bar restaurant with takeaway use spread over 2 floors with the ground floor at 127sqm and beneath ground 75sqm (figures taken from Breakey & Nuttall Chartered Surveyors Listing for VML rental-2023).

It is our view that the proposed premises license will result in considerably increased traffic flows and parking demand from previous office use (quantified later in document).

With this in mind TMBC will want to ensure that the existing access, car park and immediate highway network can operate safely and efficiently following any approval of a premises license.

To assist in this vein a general arrangement plan VLM-01 (attached at end of document) sets out the site location, site boundaries, existing parking and site access visibility.

Site access visibility is a critical pre-determinant of public highways safety. The national standard visibility requirement for 30mph local roads is set out in Table 7.1 of Manual For Streets and is set at 43m with a set-back of 2.4m from the give way line. This standard is reciprocated across most UK local authorities and has been acknowledged in previous planning decisions at TMBC. The visibility distance is a function of driver reaction time and deceleration rate and is the distance within which drivers need to be able to see ahead and stop safely from a speed of 30mph.

You will see from the attached plan that the existing access does not meet the safe visibility standard of 43m. Visibility to the north to oncoming traffic whilst exiting the site is severely restricted at only 7m whilst visibility to the south is again restricted to only 27m (with obstructions), both far short of the required 43m standard. Whilst this is an existing situation it is reasonable to contend that visibility issues will be greatly exacerbated by the increased number of trips associated with VML as it transitions from office use to a licensed premises.

Vehicle Trip Generation

To quantify the number of trips which the proposed licensed premises is forecast to generate reference is made to the TRICS database land use 06 for Food/Drink/Take-away premises and a comparison made with previous office/business use.

Based on the VML 127sqm Gross Floor Area (GFA) at ground floor level we have a combined total of **23 vehicles** for food/drink/takeaway use compared to **5 vehicles** for employment/office use arriving and departing the site in the peak evening hour:-

	Trip Rate- Food/Drink/Takeaway		Trip Generation- Food/Drink/Takeaway	
	ARR	DEP	ARR	DEP
Peak Hour	8.765	8.367	12	11

	Trip Rate- Employment/Office		Trip Generation- Employment/Office	
	ARR	DEP	ARR	DEP
Peak Hour	0.325	2.307	1	3

Based on the VML 75sqm Gross Floor Area (GFA) at sub-ground floor level we have a combined total of **13 vehicles** for food/drink/takeaway use compared to **3 vehicles** for employment office use arriving and departing the site in the peak evening hour:-

	Trip Rate- Food/Drink/Takeaway		Trip Generation- Food/Drink/Takeaway	
	ARR	DEP	ARR	DEP
Peak Hour	8.765	8.367	7	6

	Trip Rate- Employment/Office		Trip Generation- Employment/Office	
	ARR	DEP	ARR	DEP
Peak Hour	0.325	2.307	1	2

TRICS 7.10.2 100623 B21.39 Database right of TRICS Consortium Limited, 2023. All rights reserved	Friday 14/07/23 Page 5 Licence No: 851401
Manchester	

TRIP RATE for Land Use 06 - HOTEL, FOOD & DRINK/G - TAKE-AWAY SHOPS (eg. fish bars etc)

TOTAL VEHICLES

Calculation factor: 100 sqm

BOLD print indicates peak (busiest) period

Time Range	ARRIVALS			DEPARTURES			TOTALS		
	No. Days	Ave. GFA	Trip Rate	No. Days	Ave. GFA	Trip Rate	No. Days	Ave. GFA	Trip Rate
00:00 - 01:00									
01:00 - 02:00									
02:00 - 03:00									
03:00 - 04:00									
04:00 - 05:00									
05:00 - 06:00									
06:00 - 07:00									
07:00 - 08:00									
08:00 - 09:00									
09:00 - 10:00	1	60	3.333	1	60	3.333	1	60	6.666
10:00 - 11:00	2	80	4.375	2	80	0.625	2	80	5.000
11:00 - 12:00	6	132	2.911	6	132	2.532	6	132	5.443
12:00 - 13:00	6	132	6.835	6	132	5.570	6	132	12.405
13:00 - 14:00	6	132	7.089	6	132	6.835	6	132	13.924
14:00 - 15:00	6	132	6.203	6	132	7.848	6	132	14.051
15:00 - 16:00	7	133	5.054	7	133	4.731	7	133	9.785
16:00 - 17:00	11	133	4.586	11	133	3.628	11	133	8.214
17:00 - 18:00	11	133	6.366	11	133	5.955	11	133	12.321
18:00 - 19:00	12	126	8.765	12	126	8.367	12	126	17.132
19:00 - 20:00	12	126	8.499	12	126	8.367	12	126	16.866
20:00 - 21:00	12	126	7.304	12	126	8.300	12	126	15.604
21:00 - 22:00	12	126	4.382	12	126	5.046	12	126	9.428
22:00 - 23:00	11	131	2.835	11	131	3.043	11	131	5.878
23:00 - 24:00	9	146	2.049	9	146	2.352	9	146	4.401
Total Rates:			80.586			76.532			157.118

TRICS Trip Rate Output Data-Food/Drink/Take away

TRIP RATE for Land Use 02 - EMPLOYMENT/A - OFFICE

TOTAL VEHICLES

Calculation factor: 100 sqm

BOLD print indicates peak (busiest) period

Time Range	ARRIVALS			DEPARTURES			TOTALS		
	No. Days	Ave. GFA	Trip Rate	No. Days	Ave. GFA	Trip Rate	No. Days	Ave. GFA	Trip Rate
00:00 - 01:00									
01:00 - 02:00									
02:00 - 03:00									
03:00 - 04:00									
04:00 - 05:00									
05:00 - 06:00									
06:00 - 07:00									
07:00 - 08:00	7	414	0.897	7	414	0.103	7	414	1.000
08:00 - 09:00	8	385	2.632	8	385	0.227	8	385	2.859
09:00 - 10:00	8	385	1.592	8	385	0.942	8	385	2.534
10:00 - 11:00	8	385	0.812	8	385	0.650	8	385	1.462
11:00 - 12:00	8	385	0.715	8	385	0.715	8	385	1.430
12:00 - 13:00	8	385	0.747	8	385	1.105	8	385	1.852
13:00 - 14:00	8	385	0.715	8	385	0.682	8	385	1.397
14:00 - 15:00	8	385	0.617	8	385	0.877	8	385	1.494
15:00 - 16:00	8	385	0.325	8	385	0.552	8	385	0.877
16:00 - 17:00	8	385	0.520	8	385	1.624	8	385	2.144
17:00 - 18:00	8	385	0.325	8	385	2.307	8	385	2.632
18:00 - 19:00	7	414	0.345	7	414	0.690	7	414	1.035
19:00 - 20:00									
20:00 - 21:00									
21:00 - 22:00									
22:00 - 23:00									
23:00 - 24:00									
Total Rates:			10.242			10.474			20.716

TRICS Trip Rate Output Data-Employment/Office use

Based on the previous data it can therefore be concluded that the development will result in greatly increased vehicle trips to the site, by a factor of 4, compared to historic office use.

Most problematically the increased trips will occur in the evenings when the existing 8 bay informal car park and on-street parking are already at capacity (through adjacent Gracie jiu jitsu gym use) as can be evidenced by the consecutive 3 day photographic survey presented in plan VLM-01 (attached at end of document).

2) Inconsistent with licensing objective-Public Safety (Highways-car park)

The granting of a premises license would significantly increase parking demand from existing office use.

There is an existing area of waste land adjoining the VML which is currently used as an informal unmarked car park (see plan VML-01). I understand this car park will be utilised by VML to accommodate all visitors, staff, taxis and deliveries to the licensed premises during its proposed licensed hours from 10.00am to 11.00pm. The car park is unlit, uneven and the gradients exceed 1 in 12 making it unsuitable for the able-bodied, disabled, pushchairs or wheelchair users. The car park is bordered by a knee high red brick wall with a shear face vertical drop into a stream of 2m.

Currently the car park has capacity for 8 vehicles and these spaces are taken up by existing Jiu Jitsu Gym users from 5pm to 9pm Mon, Tue, Wed, Thu and on Sat mornings, with overspill of parking onto the adjacent blind bend on Huddersfield Rd, this occurs without exception every evening the gym is open.

A photo survey over 3 consecutive days of the car park at capacity has been undertaken and the results are shown on the attached plan VML-01, it's clear to see that available parking space is saturated both within the informal car park and also on nearby Huddersfield Rd which is subject to busy pedestrian use and is the main arterial route for school children to Mossley Hollins School. To demonstrate the additional parking requirements a licensed premises will bring with it compared to previous office use, reference has been made to Tameside's own parking standards.

4/16/2015

Development Control Policy - Car parking standards for new developments

	floor space.	
ii) Food Halls	See 1 (ii) above Residents: see 1(i) above Staff: 1 space per 1,000 ft ² (93m ²) of gross floor space.	Customers: 1 space per 100ft ² (9.5m ²) gross floor space
3. Industry	See 1(ii) above	1 space per 700ft ² (65m ²) gross floor space
4. Offices	See 1(ii) above Resident: see 1(i) above	1 space per 300ft ² (28m ²) gross floor space
5. Warehouses	See 1(ii) above	1 space per 2500ft ² (232m ²) gross floor space
6. Restaurants	See 1(ii) above Residents: see 1(i) above Staff: 1 space per 900ft ² (84m ²) gross floor space	Diners: 1 space per 50ft ² (4.6m ²) of the dining room
7. Public Houses	See 1 (ii) above Residents: see 1(i) above Staff: 1 space per 900ft ² (84m ²) gross floor space	Bar customers: 1 space per 25ft ² (2.3m ²) of public drinking area
8. Transport Café	See 1(ii) above Residents: see 1(i) above Staff: 1 space per 900ft ²	Customers: 1 lorry space (artic) per 20ft ² (1.9m ²) dining area

Tameside Parking Standards

For office use 1 space is required for every 28sqm of gross floor space, for licensed premises 1 space is required for every 2.3sqm of public drinking area with restaurants requiring 1 space per 4.6sqm of the dining room, increasing parking demand by a factor of 10 for a licensed premises (and a factor of 6 for restaurant alone).

Therefore Referencing Plan VML-01 we have:-

Ground Floor Net Seating Area 40sqm (main area) + 30sqm (function room) = 70sqm

= 30 parking spaces for licensed bar use

= or 15 parking spaces for restaurant use

If we include the basement seating area at 50sqm we require:-

= 21 parking spaces for licensed bar use

= or 11 parking spaces for restaurant use

The gross floor area of the premises as defined in the applicants estate agent listing (attached) is 125sqm first floor and 75sqm basement floor.

The net seating areas used in the above parking calculations are therefore very conservative estimates of parking demand when comparing the 70sqm/30sqm net for ground + basement versus the 125sqm/75sqm as described in the Surveyors listing.

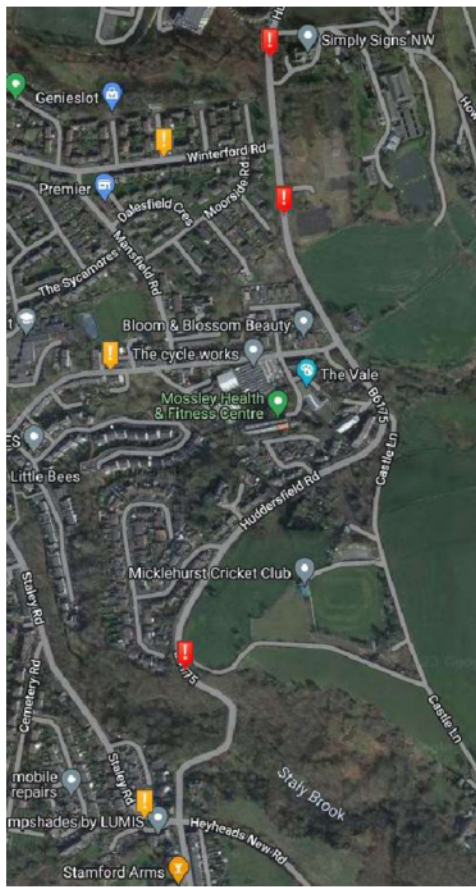
Even ignoring the parking requirement for licensed premises at 51 parking spaces and again ignoring any takeaway parking demand, the parking requirement based on restaurant use alone would amount to 26 parking spaces versus the 8 available but occupied by gym use.

3) Inconsistent with licensing objective-Public Safety (Highways-existing accidents)


The stretch of Huddersfield Rd onto which the existing sub-standard VML access exits is renowned locally for high vehicle speeds, and is in advance of a tight bend with poor forward visibility.

As has been evidenced previously the licensed premises will result in a greatly increased number of vehicle trips accessing and leaving the site via a sub-standard access where visibility is extremely poor.

Data from the Crashmap website indicates there have been a total of 9 serious injury casualties along Huddersfield Rd within the last 5 years.



Crashmap accident data

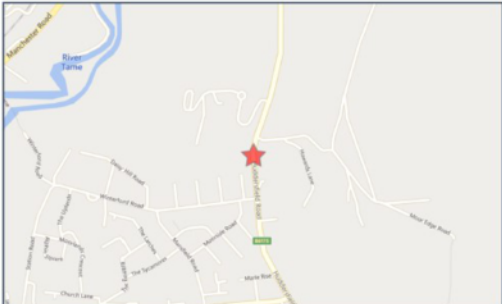



crashmap.co.uk

Validated Data

Crash Date:	Sunday, July 09, 2017	Time of Crash:	9:05:00 PM	Crash Reference:	201706G032786
--------------------	-----------------------	-----------------------	------------	-------------------------	---------------

Highest Injury Severity:	Serious	Road Number:	B6175	Number of Casualties:	2
Highway Authority:	Tameside			Number of Vehicles:	2
Local Authority:	Tameside Metropolitan Borough			OS Grid Reference:	398331 402459
Weather Description:	Fine without high winds				
Road Surface Description:	Dry				
Speed Limit:	30				
Light Conditions:	Daylight: regardless of presence of streetlights				
Carriageway Hazards:	None				
Junction Detail:	Not at or within 20 metres of junction				
Junction Pedestrian Crossing:	No physical crossing facility within 50 metres				
Road Type:	Single carriageway				
Junction Control:	Not Applicable				

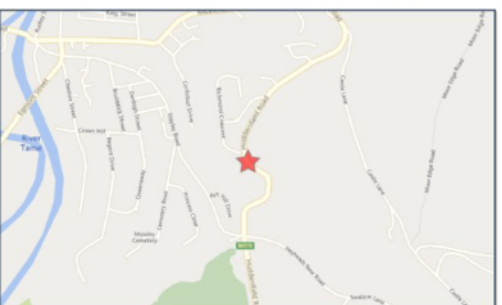




crashmap.co.uk

Validated Data

Crash Date:	Saturday, September 07, 2019	Time of Crash:	9:40:00 PM	Crash Reference:	201906G161475
--------------------	------------------------------	-----------------------	------------	-------------------------	---------------

Highest Injury Severity:	Serious	Road Number:	B6175	Number of Casualties:	3
Highway Authority:	Tameside			Number of Vehicles:	2
Local Authority:	Tameside Metropolitan Borough			OS Grid Reference:	398219 401648
Weather Description:	Fine without high winds				
Road Surface Description:	Dry				
Speed Limit:	30				
Light Conditions:	Darkness: street lights present and lit				
Carriageway Hazards:	None				
Junction Detail:	Not at or within 20 metres of junction				
Junction Pedestrian Crossing:	No physical crossing facility within 50 metres				
Road Type:	Single carriageway				
Junction Control:	Not Applicable				

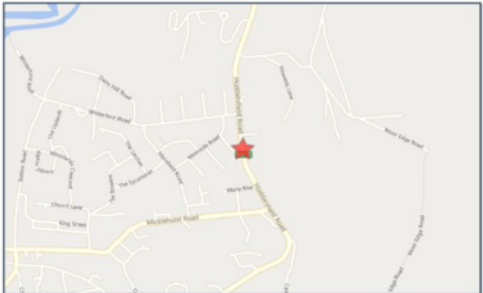




crashmap.co.uk

Validated Data

Crash Date:	Tuesday, June 29, 2021	Time of Crash:	9:55:00 PM	Crash Reference:	2021061069195
Highest Injury Severity:	Serious	Road Number:	B6175	Number of Casualties:	4
Highway Authority:	Tameside	Number of Vehicles:	2	OS Grid Reference:	398350 402250
Local Authority:	Tameside Metropolitan Borough	Weather Description:	Fine without high winds		
Road Surface Description:	Dry	Road Type:	Single carriageway		
Speed Limit:	30	Junction Detail:	Not at or within 20 metres of junction		
Light Conditions:	Daylight: regardless of presence of streetlights	Junction Pedestrian Crossing:	No physical crossing facility within 50 metres		
Carriageway Hazards:	None	Junction Control:	Not Applicable		



Crashmap accident data

Summary

The following conclusions have been drawn with regards to the proposed licensing application:-

- Existing parking at the site is inadequate to serve a licensed premises.
- Should the VML premises license be granted there would be a dangerous increase in parking on adjacent public highway in a precarious location which is already saturated through gym parking. This would inevitably compromise the safety of vehicles and pedestrians as licensed premises visitors occupy vital footpath space with parked vehicles, forcing pedestrians into public highway in advance of a tight bend with poor forward visibility.
- The existing access is dangerous and sub-standard in terms of visibility, this situation will be made more hazardous by the increased number of trips generated by licensed premises use.

I would ask that my details be redacted in any copy or discussion of this letter made public.

Yours faithfully- [REDACTED]



EXAMPLE OF PARKING OVERSPILL ONTO PUBLIC HIGHWAY
TUE 11TH JULY 18.25HRS



EXAMPLE OF PARKING OVERSPILL ONTO PUBLIC HIGHWAY
WED 12TH JULY 20.01HRS



EXAMPLE OF PARKING OVERSPILL ONTO PUBLIC HIGHWAY
THU 13TH JULY 18.52HRS



NORTH SOUTH AERIAL VIEW



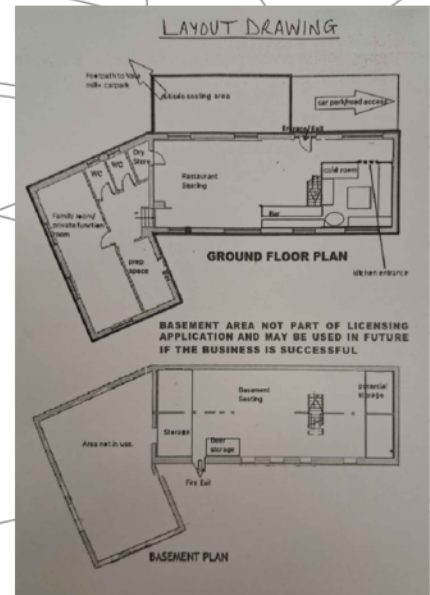
TITLE PLAN: GM876196



ADORTED HIGHWAY PLAN

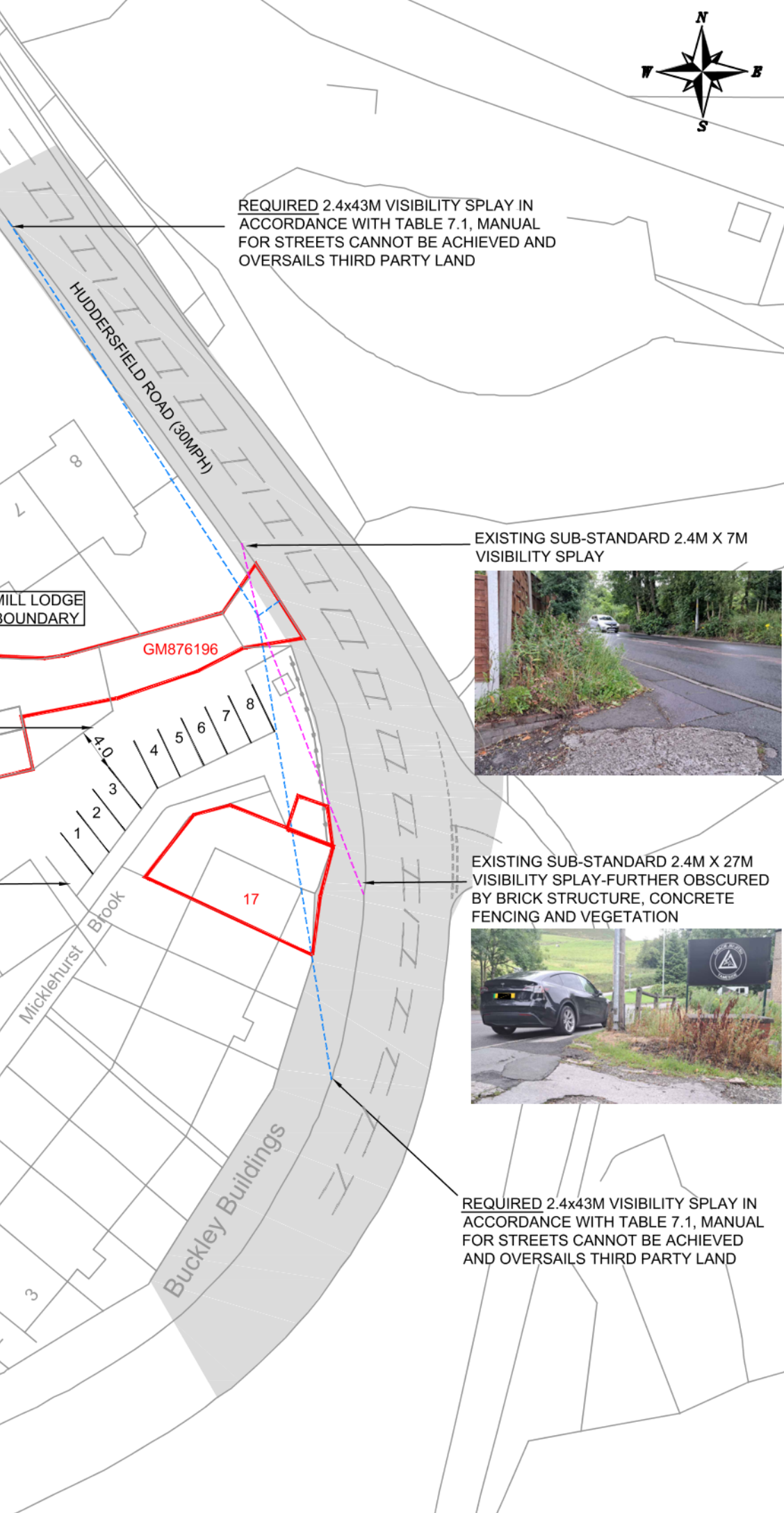
INADEQUATE AISLE WIDTH OF 4.0M BETWEEN EXISTING RETAINING WALL AND PROPOSED PARKING SPACES

8 POTENTIAL PARKING SPACES 2.4M X 4.8M ON ROUGH UNMADE GROUND OCCUPIED MON, TUE, WED, THU EVENINGS AND SAT MORNINGS BY GYM USE WITH PARKING ON ADJACENT PUBLIC HIGHWAY



VALE MILL LODGE LAND BOUNDARY

GRACIE JIU JITSU GYMNASIUM



REQUIRED 2.4x43M VISIBILITY SPLAY IN ACCORDANCE WITH TABLE 7.1, MANUAL FOR STREETS CANNOT BE ACHIEVED AND OVERSAILS THIRD PARTY LAND

EXISTING SUB-STANDARD 2.4M X 7M VISIBILITY SPLAY



EXISTING SUB-STANDARD 2.4M X 27M VISIBILITY SPLAY-FURTHER OBSCURED BY BRICK STRUCTURE, CONCRETE FENCING AND VEGETATION



REQUIRED 2.4x43M VISIBILITY SPLAY IN ACCORDANCE WITH TABLE 7.1, MANUAL FOR STREETS CANNOT BE ACHIEVED AND OVERSAILS THIRD PARTY LAND



NOTES

- TITLE GM61820
- EXISTING ADOPTED HIGHWAY



EXAMPLE OF MID WEEK PARKING AT CAPACITY
TUE 11TH JULY 18.26HRS



EXAMPLE OF MID WEEK PARKING AT CAPACITY
WED 12TH JULY 19.59HRS



EXAMPLE OF MID WEEK PARKING AT CAPACITY
THU 13TH JULY 18.53HRS

REV	DETAILS	DRAWN	CHECKED	DATE

DRAWING TITLE:
VALE LODGE MILL PREMISES LICENSE APPLICATION ACCESS AND PARKING PLAN

SCALES:
1:500 @ A3

DRAWING NUMBER:
VML-01

Dear Sirs,

I am writing to state my concerns with regard to the above.

Please note that I request that you redact my personal information from this email as I do not wish to have any contact with Mr Smalley or his agent(s) direct. I would like any comments/remarks he or they have to make to go via Tameside Council.

My concerns are noise and nuisance. This business and its customers will in effect be a “noisy neighbour”. The application is insufficient with not enough details and is not robust enough. There is not enough consideration for neighbours whatever the day or hour. The Blue Notice in the window of the premises did not state music, nor did the same notice in the Correspondent newspaper.

I live at [REDACTED] which is a small lovely close of eight privately owned bungalows. Six bungalows house elderly residents that have specifically retired to their properties. I am not retired. I will be 60 this year and it is my intention live here for the future. Tudor Close is a safe and quiet environment. The bedrooms are situated at the rear. Numbers 4,5,6,7 and 8 are close to Vale Mill Lodge - my own at number [REDACTED] is around just 85 feet away. Number 7 has an elderly gentleman with health problems requiring daily carers to attend. His bedroom is just a few feet away and the closest to the premises. There are similar distances for numbers 6 and 8. Number 8 has elderly residents also.

The mere idea of a pizzeria/takeaway in this location is without doubt ludicrous. It is simply too close to private homes not only Tudor Close, but also the cottages on the bend of Huddersfield Road and parts of Abney Grange. My very real concerns and objections are set out below.

- I simply do not like the whole idea, with or without an alcohol licence. Mr Smalley knows there are elderly residents on Tudor Close as he has spoken to at least two residents (a few months ago) that I know of, saying he was opening a pizza delivery place.

- The proposed outdoor area is way too close to private housing, will be too noisy from customers dining, music, smoking, drinking let alone the pizza collection/delivery side of things, which Mr Smalley has already admitted to another local resident, is actually aimed at children(!) and teenagers, those on their way home from Mossley Hollins High School. Having teenagers hanging around, who no doubt will be noisy, will be intimidating for local elderly residents and will have no respect if asked to be quiet. The litter will be unsightly and there will be vermin. Who is doing the pizza delivery side of things? Are we going to be hearing cars waiting, engines running, motorcycles, raised voices all all hours of the day and night? I am concerned about the noise created by this.

- Parking along Huddersfield road, running parallel with Tudor Close, is already a public safety issue, and this will without doubt become much worse as the Jiui Jitsu Marshall arts school has approximately 8 private car parking spaces and their customers overspill onto Huddersfield Road as it is. This is an accident waiting to happen - if anyone at the council is interested (?). I suppose as is usual with this type of situation, only a serious accident will provide change.

- It is actually my belief that the pizzeria is a ruse. The main aim of Mr Smalley’s application i.e. alcohol licence for a pizzeria or just a pizzeria, is a route to pizza delivery/collection, which is his main aim in all of this. The pizza oven has already been installed, just last week.

- With regard to the outdoor area, this is another ludicrous idea. Another concern is whether alcohol is to be allowed to be consumed whilst customers are in this area having a cigarette after 9pm. A quick fag surely becomes a half hour natter. Again, more unwelcome noise for locals and right on top of some bungalows on Tudor Close and their sleeping areas. In any event, 9pm is too late and the application should have said 7pm to take into account the neighbours.

- I have concerns about any license extensions re the private function room. The license application

states the selling of alcohol to end at 11pm. It will take at least approx one hour before the business is ready to close up, bearing in mind the hangers on and tidying up process and rubbish/bottles being put into bins. Add on another hour for an extended license and this is totally unacceptable for local residents.

- Unwelcome noise from bins, bottle bins and bin collection. Where are the bins to be located? When is collection?

- The 9pm cut off time for customers to eat outside is too late, again bearing in mind local residents.

- My quality of life and that of my neighbours on my close and other nearby private homes will be drastically affected. I will no longer be able to sleep with a bedroom window open at night or any other time actually. Noise, smells from cigarette smoke and the pizza oven is very unwelcome and will cause me to change my habits, which is totally unacceptable. Why should I suddenly have to change the way I live my life to accommodate Mr Smalley? His actions will affect my quality of life and that of any local residents. For me, his actions are going to curtail the enjoyment of my home and peaceful garden. The agent of change principle applies here I think.

Below is a photo of number 7 Tudor Close on the left and number 6 on the right. The two red arrows pinpoint the roof of Vale Mill Lodge and its very close proximity is clear to see.

I await hearing something from you.

Yours sincerely





Sent from my iPhone

Objection to proposed change to use of building named Vale Lodge, Mossley.

As a resident of Buckley Buildings over the years we have had a number of businesses open on the site of Vale Mill and had very few problems with owners. However I was confused and disappointed regarding the most recent proposal for Vale Lodge particularly how we was informed about the change in use of the building. As far as I was concerned there has been little engagement from the person applying for the change of use to the existing building with the bare minimum of information posted on a door that very few people would see unless using the footpath. I find it upsetting that there was no attempt to do a letter drop either around Tudor Close or Buckley Buildings as this would have given us time to discuss the proposal with other residents. Apparently the applicant did talk to some of residents but certainly not at our property.

Information given to me from my neighbours appeared to be that it was purely to be a pizza delivery business that would involve collection only and not on site facilities for eating in. The copy of the notice on the door of Vale Mill Lodge involves selling alcohol both on and off the premises between the hours stated but no mention of the space being use as a restaurant, outside sitting, recorded music etc.

Currently residents in the area already have to contend with increasing traffic on Huddersfield Rd, also problems with parking on the main road, restricted vision when turning onto Huddersfield Rd from Micklehurst Rd. Issues with demand for parking from clients attending the current business using the vale mill site. I anticipate that this will increase the risk of accidents on what is a dangerous bend, other issues are noise levels, cooking smells, cigarette smoke/vaping fumes, idling care engines from Customers, Taxi drivers and motorbikes.

My property backs onto Vale mill lodge and already there is light pollution from the security lights attached to the building, currently all our living spaces are over looked by the proposed restaurant area, approval of the plan will impact on the way we live now. To ensure privacy I will have to close windows, shut out natural light and be limited as to when I can use our garden, I believe that the proposed business is too close and will have a significant impact on the quality of life to residents in the immediate area.

Please redact my name and address from the applicant



This page is intentionally left blank

Objection to proposed change to use of building named Vale Lodge, Mossley.

I am a resident of Buckley Buildings and feel that I have no alternative but to raise my objection to the proposed change of use of Vale Mill building to a pizzeria take away /restaurant which is also looking at planning and provision of an alcohol license to sell alcohol both on and off the premises between the hours of 10.00-23.00hrs. Firstly can I say how very unprofessional this whole thing has been I would have expected better from Tameside Council. We have had no notification of this happening, other than a notice which was fixed on the door of the Vale, which unless you constantly walk directly past the door and actually take the time to stop and read a rather discreetly placed notice you would be completely unaware of this planning application I wonder whether this was purely an administration error or deliberate subterfuge in the hope that the local residents would not pick up and raise any objections to this planning application it is questionable and feel a very underhanded way to conduct business, that in itself makes me feel very uneasy about this business. There were no letter drops done to notify any of the residents about this application, apparently Mr Smalley did try and knock on a few doors to speak to residents it appears generally the doors of residents whom it would clearly impact less than others, very clever.

I only found out about this application from one of my neighbours that had been around at the Vale Mill and spotted the planning notice on the door and let me and several other of the residents know about it. The initial planning never mentioned the sale of alcohol both on and off the premises nor did it mention a restaurant, the implication was that it was for a pizzeria take away business only. Over the years we have seen many businesses come and go and generally we have had no issues with that. I am all for bettering the community and adding value and jobs to the area but sometimes I think councils lose sight of the bigger picture such as any health, safety and welfare issues associated with these planning applications and tend to put profit before the risks to their residents. I must ask if the council have actually taken the time to visit the proposed site at what the locals here call peak times, I feel that if they did, they would certainly give this application careful consideration before granting approval I will detail below the grounds for my objection to this planning application and reasons behind the objection.

1. The residents of Buckley Buildings already have to put up with noise and behaviour from students at the nearby school when they finish for the day, complaints have been made to the school previously about the behaviour and conduct of some of their pupils. Noise and nuisance.
2. Parking, it is just matter of time before there is a very serious RTA on the bend of Huddersfield Rd junction with Castle Lane, we have photographic evidence of the absolute chaos already being caused by existing businesses operating on the site of the Vale Mill. I fear that ether a road user or pedestrian will be killed on this bend at buys times, there is no traffic management I would be most interested to know how the council proposes to deal with this, as when Mr Smalley gets his approval as he seems very confident he will then the risk to human life will increase substantially perhaps you should take a look for yourselves, mark my words it will be in your own interests should there be a fatality, the residents already have parking issues and cannot even get to park outside their own premises because of the traffic chaos. The existing parking facilities at the Vale Mill are totally inadequate and all users ignore what bit of parking there is and choose to park on the main road in a dangerous manner.
3. Light pollution, my property backs on to Vale Mill and we have had to stop using our rear bedroom due to the lights which are on the building and are on all night from dusk till dawn

seven days a week and are extremely bright and causing great distress as well as many sleepless nights.

4. Increased noise levels and public nuisance not just the amount of people who may be attending the take away but also those eating in the restaurant as well as the noise from engines of cars ,taxis, motorbikes doing collections and deliveries, noise from the internal background music, plus those customers using the proposed outside seating area to the rear this severely impacts on my privacy and will restrict me from being able to sit and relax in my garden without being overlooked by a group of people drinking and no doubt behaving a little more boisterous than would be the case without alcohol consumption. So, I not only have to contend with the noise, the behaviour of customers, but foul and abusive language which my young grandchildren when visiting Could be exposed to. We have experienced this before as well as people urinating in the car parking area etc. Most of this will be attributed to the proximity of the building to mine and other residents properties.
5. Littering, there will be an increase to the litter being thrown around the area, discarded PIZZA boxes being thrown out of passing car windows or thrown on the street or into residents gardens by adults and young people alike after purchasing and eating PIZZA at Mr Smalley's premises.
6. Cooking Smells, Cigarette smoke, vaping fumes, exhaust fumes, smoke from the chimney, odours all of which will be carried through the air to our properties and could have health implications.

I sincerely hope that the Council applies common sense when considering this application, although the consensus is that Mr Smalley has already had approval ,there has been some idle gossip his agent / representative is a former Council employee who was previously involved in the planning application process, perhaps he has some inside information, although I would have thought that this information if true would have been declared during the planning application and made public knowledge as if proven would be a conflict of interests.

Please redact my name and address from the applicant



I wish to make an objection to the application of a Premises License for Vale Mill Lodge, Huddersfield Road, Mossley.

May I ask at this point that the council redact my personal information and any responses from the applicant are sent to the council.

I will begin my objections firstly by saying this application has been poorly advertised and was only brought to our attention by a dog walker who noticed it in one of the Lodges windows. It was certainly not displayed in an obvious place. In fact the one and only time we knew anything was a while ago when a man knocked on our door and said he was thinking of selling pizzas from the Vale Mill Lodge. No mention of outdoor seating, music or alcohol!

Residents in this area are mainly retired or approaching retirement age and choose to live on this Close because of the peace and security it provides. Vale Mill Lodge intends to open its doors from 10am to 11pm seven days a week for the sale of pizzas. The seating will be indoors and outdoors. The food will be served on the premises and also as a takeaway service. I understand recorded music will be playing and, if granted, alcohol will be on sale. The close proximity to the bungalows and surrounding properties makes this application unacceptable.

I have listed main concerns.

- . Noise nuisance and possible inebriated behaviour from customers.
- . Noise from vehicles coming and leaving the takeaway.
- . Young people hanging around. I believe they are hoping to attract the local school kids with pizza slices on sale. Groups of teenagers can, apart from the noise, be intimidating for elderly residents.
- . Smells from cooking and also people smoking outside. Opening windows will no longer be an option.
- . Parking is at a premium and parking on the main road is a safety issue as this part of the road emerges from a bend. Huddersfield road is already used as a speed track by some.

To conclude, I would be very concerned for the health and welfare of some of my neighbours as I truly believe this will have a negative effect on all of our lives. We chose to live here and enjoy sitting out in our gardens, which I personally feel incredibly lucky to have. Why should our quality of life be destroyed by a new business. This is not an industrial site it is a residential area.

Thankyou for taking the time to read this.



24/07/2023

This page is intentionally left blank

27th July 2023

Licencing Team Leader
Licencing Department
Tameside MBC
Tame St
Stalybridge
SK15 1ST

Application for a premises licence at Vale Mill Lodge, Mossley, OL5 9LL

Dear Sir/Madam

I would like to make a representation against the application for a premises licence at the above property for public nuisance and safety.

I am retired and enjoy relaxing in my garden and turning Vale Mill Lodge into a licenced restaurant will totally change the area and cause constant disturbance, especially in an evening.

My home is directly in front of Vale Mill Lodge and only separated by a hedge. The area is very quiet in the evening and I like to relax in my garden or conservatory. Should the area behind the hedge become an outdoor seating area for a licenced restaurant with customers dining and consuming alcohol I will be subjected to constant disturbance as they enjoy themselves.

I would also like to point out that my bedroom window is only 6 meters away from the hedge. I can hear people as they walk passed now and the thought that I will be subjected to people drinking alcohol and getting louder throughout the evening only fills me with dread.

There is very little public parking in this area and there is currently a big parking problem in the evening on Huddersfield Road caused by people attending local Jiu Jitsu training sessions. They are always parked on the footpath near a bend in the road with oncoming cars narrowly missing then as they park up. I would like to know where customers of the restaurant are going to park or will they simply add to the problem on Huddersfield Road.



This page is intentionally left blank

Licencing Team Leader
Licencing Department
Tameside MBC
Tame St
Stalybridge
SK15 1ST

27th July 2023

Application for a premises licence at Vale Mill Lodge, Mossley, OL5 9LL

Dear Sir/Madam

Six months ago a man visited our home and stated he was looking at turning Vale Mill Lodge into a pizza take away and delivery service. We thought this would be in a strange place for this type of business and had no idea it was going to be a licenced restaurant as well.

We would like to make a representation against the application for a premises licence at the above property for Public Safety and Public Nuisance licensing objectives.

Parking Issue

I would like to make you aware that there is currently a parking issue in the area with customers of a Jiu Jitsu club parking along the bend on Huddersfield Road. They use the road when the car park is full and always block the footpath next to my home. This happens most evenings and we have in the past had a car come through our garden fence. As there is very little parking near local businesses new customers of the restaurant will have no alternative but to park on Huddersfield Road causing an even bigger problem than we already have. It is only a matter of time before there is a serious accident.

Public Nuisance

Our home is on the corner of Huddersfield Road and the entrance to the Jiu Jitsu car park and is only separated by a wooden garden fence. The area is very quiet in the evening and we often relax in our garden or conservatory. Our bedroom is also on the same side of the house only a short distance away from the fence. We do hear people leaving the Jiu Jitsu club but only for a few minutes before the silence returns. A licenced restaurant with outdoor seating will have customers at the back of our fence all day and night causing a constant disturbance as we will be forced to listen to their conversation.

We are a retired couple who enjoy tending to and relaxing in our garden. Turning Vale Mill Lodge into a licenced restaurant will significantly change our very quiet location and cause nothing but constant disturbance to us and our neighbours.

This page is intentionally left blank

Licensing Team Leader
 Licensing Section
 Tameside Metropolitan Borough Council
 Tame Street Depot
 Tame Street,
 Stalybridge
 SK15 1ST

To whom it may concern

OBJECTION TO APPLICATION FOR PREMISES LICENSE, VALE MILL LODGE, MOSSLEY

My objection to the Vale Mill Lodge becoming a licensed restaurant, takeaway, function space with an outdoor eating area is the building, car parking and surrounding area is not suitable for this. The building has never been anything like this the two previous occupants have been an IT firm and a child therapy centre, neither required lots of parking spaces or had lots of visitors that could cause a public disturbance.

The Lodge is surrounded by homes and the levels of traffic and visitors are a concern in terms of the levels of disruption but also visitor safety. The area has limited parking which is inadequate for the neighbouring Jiu Jitsu centre at Unit 1 Vale Mill already and leads to cars parking on the pavement along Huddersfield road on a blind bend and blocking the footway.

This impacts on public safety as you have to squeeze past them or on occasion walk into the road, this will happen far more often with the inevitable huge increase in visiting traffic once the lodge converts from office use to a licensed premises.

The Jiu Jitsu centre is open Monday to Thursday 4.30- 9 and weekends similar times proposed by Vale Mill Lodge so where are the staff and customers going to park as the car park and neighbouring roads are already at capacity see images at end of document.

The 10 space parking 50m to the rear of the Lodge is again used by The Vale Arts Centre and private homes, this is a separate 3rd party owned car park and not under any jurisdiction of Vale Mill Lodge.

The Vale Arts Centre car park is in use all day and evenings and is also shared with visitors to Mossley Health and Fitness open 6am -9pm weekdays and 6am-2pm weekends and other businesses and some private parking for residents which all fills up the limited parking spaces.

There is no exclusive car park for the Vale Mill Lodge rather car parks already at capacity and in use and the parking requirements for a licensed premises exceed that of the previous offices on that site.

The area can simply not accommodate a licensed premises of this size (200sqm across two floors) with all the vehicles that will entail including staff, taxis dropping off, deliveries and restaurant users the car park is already full now and there is simply nowhere for visitors to park.

I would also like to point out the potential public disturbance caused by the outdoor seating on the plan as this is next to a public right of way and directly behind the houses on Tudor Close, people drinking, eating and smoking outside until late at night will cause a noise disturbance, litter and distress to residents in the otherwise very quiet area, there has been no business of this type in that building in living memory, and this is totally out of character with the historic use.

Outdoor eating and any outdoor structures, furniture or bins could obstruct the right of way used by the public and intimidate passers by and school children who regularly use the path. The right of way is narrow, pitch black at night and overgrown providing unsuitable access for anyone with mobility issues.

The path and car parks surrounding the building are in a very poor state of repair, uneven and with many trip hazards increasing concerns for users in particular children, the elderly and those with prams and wheelchairs. It is not a purpose built tarmac carpark with designated parking bays but rather a rough piece of land serving as the Jiu Jitsu car park. This combined with no street lighting in

this area, proximity to a busy road and the stream which can easily be accessed surely is a safety issue for any customers particularly those who have been drinking. The red brick wall surrounding the carpark is only knee high in parts with a 2 metre vertical drop into the stream. Dark nights, poor lighting, an accessible stream and alcohol do not seem a good combination. Possibly why this site has not previously been a restaurant and takeaway with an alcohol licence but kept to IT and office use.

The takeaway aspect of this business with the proposed opening hours and the proximity to Mossley Hollins high school with approximately 900 pupils could cause further disruption, noise, litter and anti social behaviour. The takeaway open after school will inevitably attract unsupervised pupils as it is on the way home for many.

A mixture of clientele including teenagers from the school, guests at functions and those drinking could become a public nuisance. A takeaway will also see an increase in litter and at present there is only one public bin on Huddersfield road for this area.

As a licensed premises there will need to be various large commercial bins for general waste and recycling, other than the already overcrowded carpark the only other possible location for these would be near the public footpath and outdoor seating area causing a further possible obstruction and nuisance to Tudor Close residents with noise particularly when bins are collected. As well as litter, odours, fire hazards and vermin.

As well as inadequate parking for this new business there is also inadequate access to the carpark, it being on a blind spot that is not helped by cars parking on Huddersfield road. Whilst residents know what a busy road this, visitors will not be aware of the difficulties in accessing and egressing the car park and also the very poor turning circles once in the car park . Further visitors and cars will almost certainly increase the safety issues and chances of accidents.

I myself have personally witnessed two accidents on this corner in the past three years which whilst not serious injury accidents resulted in one car on its roof in the middle of the road and another car driving into a lamp post. I've also witnessed many near misses with pupils attempting to cross from Castle Lane. The lack of parking, increased traffic, poor access and potential for noise and litter will all impact on the current businesses operating around the Vale Mill Lodge and the residents of the area including those on Buckley Buildings, Huddersfield road, Tudor Close and Micklehurst road.

I have included some photos below to demonstrate the existing parking issues at the access and the risk to public safety with the increased traffic that would be associated with a premises license being granted.

Yours faithfully




(See end of document for photos)



Regular nightly parking on Huddersfield Rd footway....before Vale Mill Lodge opens.



Existing rough car park with low height brick wall and 2m drop to stream



Customer access to Vale Mill Lodge, overgrown and unlit.



Existing parking on Huddersfield Rd....before Vale Mill Lodge Opens



Existing car park fully utilised by Jiu Jitsu Centre every evening.....before Vale Mill Lodge opens.

Licensing Team Leader
TMBC
Tame Street,
Stalybridge
SK15 1ST
Email licensing@Tameside.gov.uk

28th July 2023

Vale Mill Lodge Premises License Application-Objection Letter.



I write regarding the current licensing act application made by Mr Alexander Smalley in respect of Vale Mill Lodge, Huddersfield Road, Mossley, OL5 9LL which is currently under a consultation period until 03/08/2023.

It is my understanding that this building was previously used as business offices and that the applicant is changing its use primarily to a pizza restaurant with ancillary licensed bar facility, selling alcohol to customers dining in the Restaurant. He also intends to operate an ancillary pizza takeaway and delivery service.

It is also my understanding that the change in use from business office premises to a pizza restaurant with ancillary takeaway is currently permitted under Class E of the planning legislation and so 'theoretically' does not require further planning permission.

The current use class is a quirk of the planning changes in 2020 when all light industrial and office based class B1 uses were grouped with restaurants and cafes and rebranded as Class E.

Regardless of its use classification this is a large 200sqm property that could potentially accommodate over 100 drunken customers late into the night covering two floors and an outdoor area and is completely out of character with the immediate residential area and anything that has ever gone before it in that building.

An important point to make regarding planning use classification is which aspect of this new business will be the dominant one? On the face of it, it would seem to me to be patently obvious the pizza takeaway element will be the dominant one rather than restaurant given the suggested daytime opening hours and the current investment in large wood burning pizza oven and chimney.

This being the case should this not warrant a fresh planning application on the basis former use class A5 for hot food takeaway is now Sui Generis and not the current Class E and would the owner therefore not be in planning breach if operating primarily as a hot food takeaway? I would be grateful if you could please confirm.

Following on from the above I therefore have legitimate concerns that this change of use to licensed premises represents a significant departure from past use, which if approved could have a detrimental impact on both myself, other neighbouring residents and the local area in general.

Of particular concern to me in connection with the premises license application are the following:-

1. Prevention of public nuisance.

Vale Mill Lodge is located approximately 650 meters from Mossley Hollins high school which currently has 879 pupils aged 11-16 years (See image 1). A significant number of pupils already directly pass Vale Mill Lodge both going to and from school. Many more living on the nearby Micklehurst estate. The business hours of trade will be 10.00hrs-23.00hrs 7 days a week and so open every day at school finishing time.

Although the applicant has disclosed the take away aspect to be ancillary, I have concerns that aspect of his business could attract large groups of unsupervised school children around this time of day, with the likelihood of it becoming a congregating point.

Whilst I appreciate the applicant may only be responsible for the conduct of any congregating groups whilst on his premises, I do believe that a significant increase in noise, unsociable behaviour and littering would occur in and around the general area at this time of day. This having a direct negative impact on local residents.

There is a public right of way which passes along the boundary of Vale Mill lodge, between the planned outside seating area and rear properties of Tudor close. This is not currently partitioned off from the proposed outside seating area. (see images 2 & 3).Members of the public wishing to use this right of way, would have to walk directly through this area with possible large groups congregating outside the restaurant/takeaway. I personally would find this intimidating and unsafe to do so. It would result in myself and possibly others avoiding using the right of way.

I wonder if the applicant may have already considered this potential impact and if so, what preventative plans if any will he be putting in place.

2. Public safety.

The submitted layout plan illustrates two car parking areas for patrons.

The first, accessed via Huddersfield road, appears to be an area of wasteland to the side of Vale Mill lodge. This is primarily utilised for parking by members of the Gracie Jiu Jitsu club, located at Unit 1 Vale Mill. It is a rough and uneven piece of land, with no surface markings or signage indicating it to be a car park (see images 4 & 5).

This wasteland has very limited space for parking. The applicants business times coincide with those of the Gracie Jiu Jitsu club and the terrain appears to be unsuitable and dangerous for any patrons who may have mobility/disability issues.

The second area for parking, accessed via Micklehurst road and to the front of Vale Mill, is privately owned by a third party and cannot be utilised by Vale Mill Lodge. The Vale Arts

Centre car park has a tarmac surface and marked individual parking bays. This is limited to 2 private bays for Primrose Hill residents,

1 disability bay and 10 general bays. There are multiple signs directly in front of these 10 bays indicating that they are private and for company vehicles only (see images 6 & 7). There are also 3 separate adjacent parking bays which appear to be unrestricted.

It may be that a private agreement has already been reached between the applicant and land owners regarding parking on this private car park. Again hours of trading will coincide and given the majority of the bays are already in use this would likely have no benefit.

Can the applicant confirm if such an agreement exists and if so how can the applicant ensure that customers are directed to this car park, the unfortunate likelihood is customers in cars will naturally take the path of least resistance which is to dump cars on Huddersfield Rd on the tight bend where footpaths are already obstructed by Jiu Jitsu club users.

Access to the restaurant/ takeaway from this car park would either be through the narrow overgrown and unlit public right of way or via a rough and uneven pathway between Vale Mill lodge and the Gracie Jui Jitsu club (see images 8 & 9). Again, unsuitable for anyone with mobility/disability issues and dangerous.

I have legitimate concerns if either of the intended car parking areas are suitable for the business of a primary restaurant or ancillary takeaway . Very limited parking, unsuitable terrain, poor lighting and difficult access.

A simple site visit by one of your planning officers would further corroborate this.

To my knowledge there are no local public car parks.

Has the applicant given any indication of the seating capacity of his restaurant business and how many car parking spaces will be required?

Regardless of whether the building is remaining as use class E the change of use to licensed premises will bring with it a very significant uptick in vehicle trip generation from past office use which cannot be ignored.

The lack of car parking is likely to impact adversely on local residents, with patrons being forced to use the public highway to park. In particular residents on Tudor Close, Micklehurst Road, Huddersfield Road/ Buckley buildings and Abney Grange being affected.

Increased parking on these surrounding roads, could place pedestrians including passing school children at greater risk of accident or injury. Pedestrians passing the entrance to Vale Mill lodge along Huddersfield road are already experiencing difficulties caused by poorly parked vehicles and a very narrow footpath. Occasionally becoming impassable, forcing pedestrians onto the road (see images 10 &11). An inevitable increase in parking along this section of the public highway would only exacerbate the problem.

Tameside council needs to adopt a broader approach when considering the suitability and significant change in use of these business premises, rather than just an isolated one of granting an alcohol license.

If the License is granted and the business goes ahead as planned, then I would expect a period of review following impact monitoring by the council regarding any objections raised.

I await confirmation of receipt of my email.

Regards

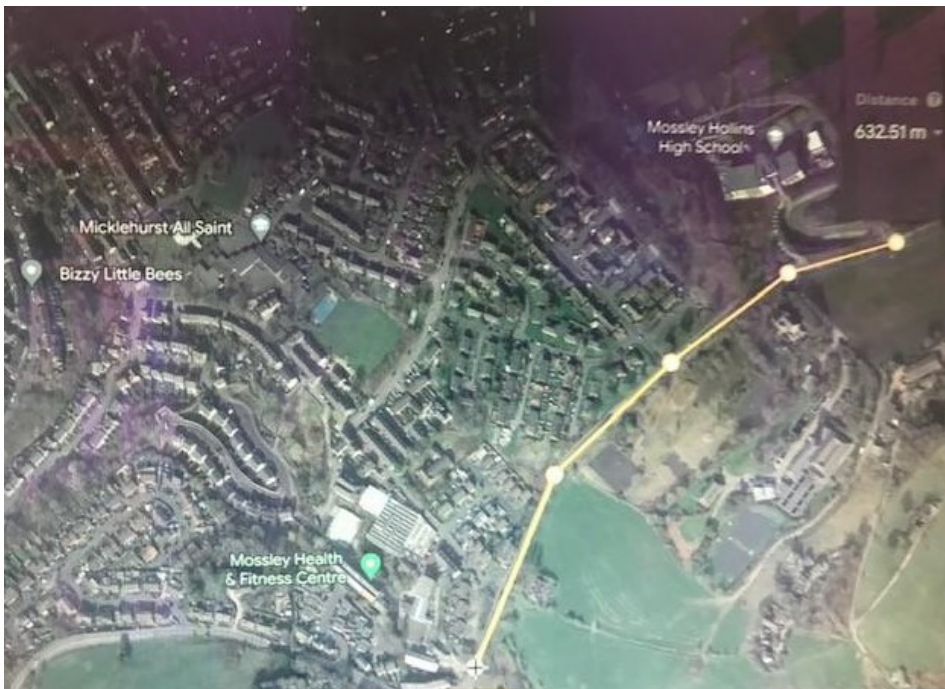
[Redacted]

[Redacted]

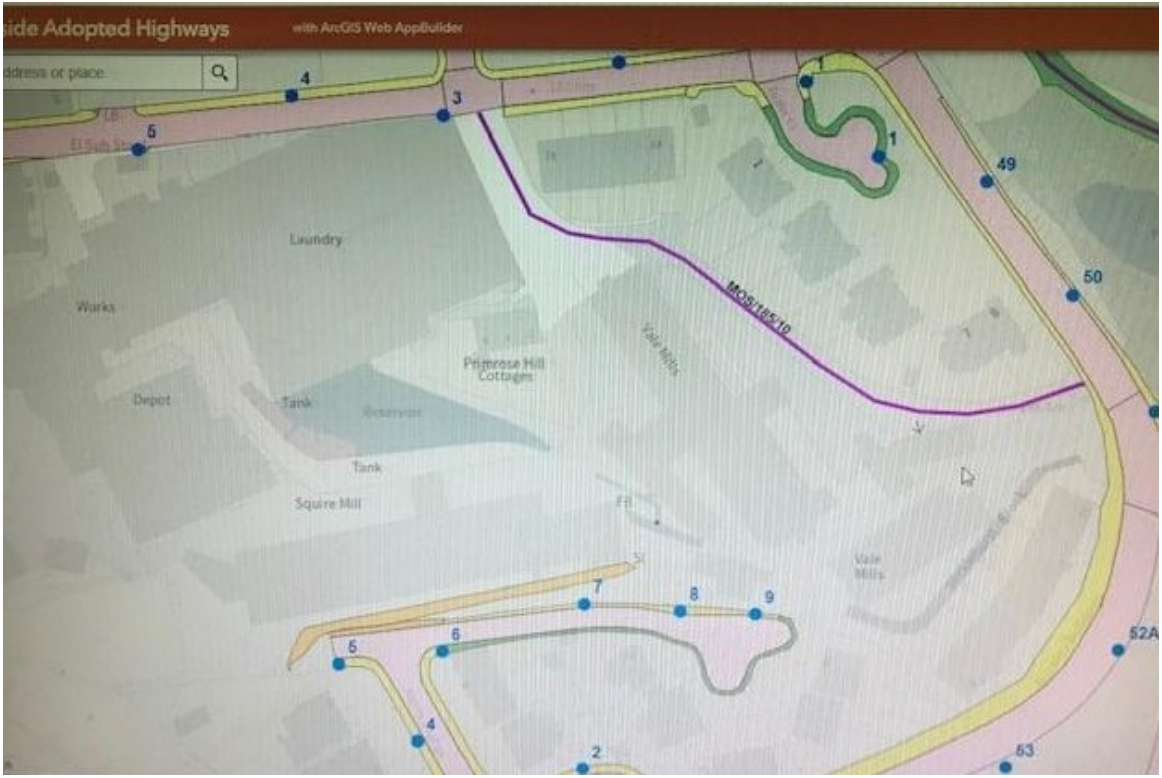
[Redacted]

[Redacted]

Illustrative Photos Numbers 1 to 9



1



2



3



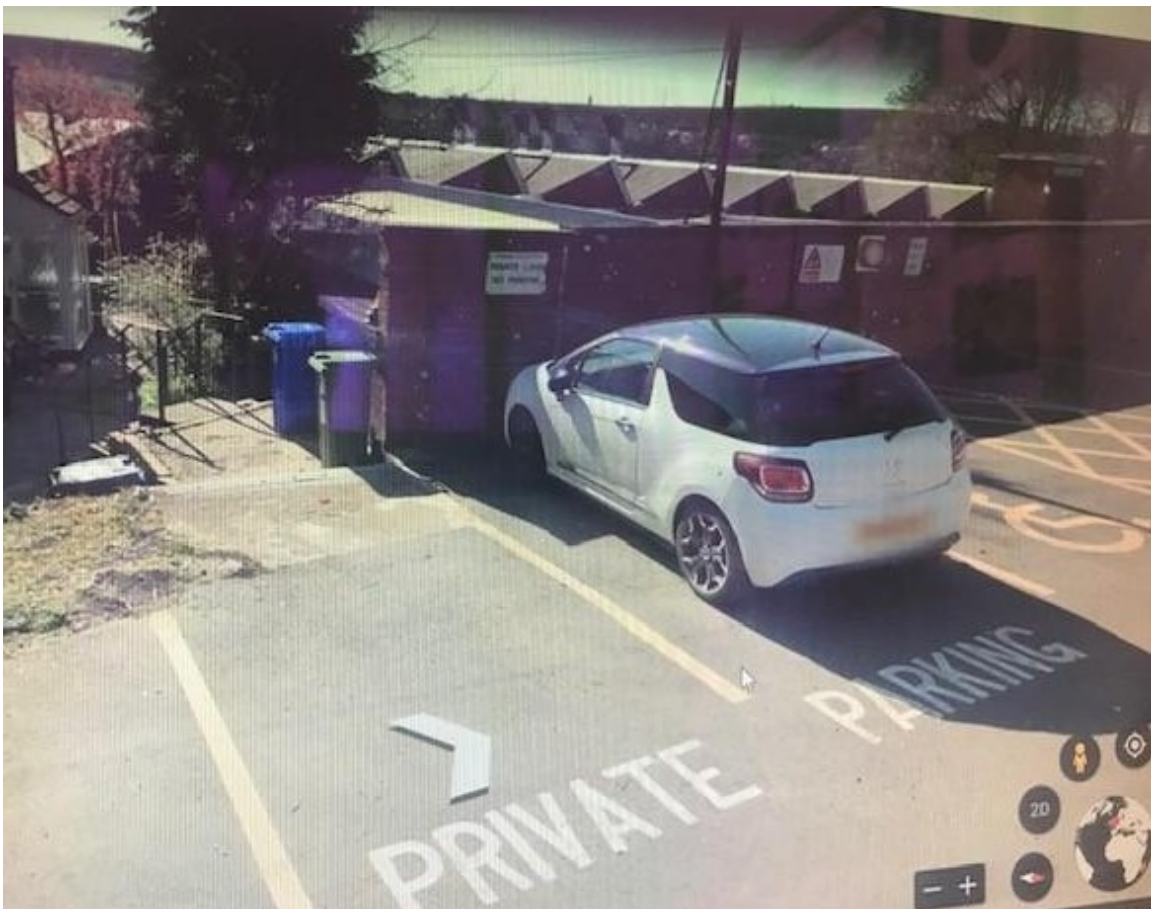
4



5



6



7



8



9



10



11

This page is intentionally left blank

Licencing Team Leader
 Licencing Department
 Tameside MBC
 Tame St
 Stalybridge
 SK15 1ST



31st July 2023

Re; Application for a premises licence at Vale Mill Lodge, Mossley, OL5 9LL

I would like to make representation regarding the application for a premises licence at the above property on the grounds of two aspects of the licensing objectives, namely, Public Safety and Public Nuisance.

Personal Interest in the premises licence application

My family and I have lived at ■ Tudor Close for 16 years and our home is directly adjacent to Vale Mill Lodge. During our time at Tudor Close, Vale Mill Lodge has always been that of an office type facility operating between the hours of 08.30 and 18:00 Monday to Friday. This is in complete contrast to the proposal of a licenced restaurant with take away and delivery service operating from 10:00 until 23:00 and beyond, 7 days a week.

Current Setting

The premises licence application provides the location as situated on a “historic commercial/industrial estate off Huddersfield Road” this is correct but fails to fully describe the current setting in any detail. Development of the local area over the past 30 years has seen a large change of land use to residential dwellings which is not detailed in the application.

The premises licence application is very limited in detail of the steps intended to promote the licensing objectives and does not address the negative impacts of a licenced property in this location.

I have raised a number of concerns which would usually have been subject to scrutiny during a formal planning process, unfortunately I fear these will be missed with the lack of a change of use application.

Public Safety Concern

Vehicular access points, visibility splays and gradients or details of existing and proposed vehicle parking areas.

There is extremely limited detail on the application except from arrows pointing to where car parks are located.

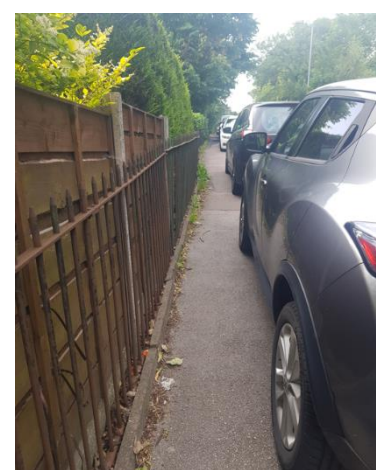
- The site of the proposed licenced premises is located directly off a bend in Huddersfield Road and vehicles using the road are usually traveling at 30 mph as they arrives at the bend. The plan provides no detail on how vehicles will safely

access the site over the footpath or what control measure have been considered to assist drivers view oncoming traffic past parked vehicles as they level to site.

- There is also no detail on how pedestrians will safely enter the site over the severely worn tarmac area, there are potholes scattered all over the access area with many being in excess of 25mm deep. This is also of concern for members of the public leaving the site under the influence of alcohol. Please see photograph below, this view was taken from google maps and is still currently available on their website.



- The site plan makes reference to the location of two car parks, none of these are aspect of the applicant's property. Assuming the applicant has received authority to use neighbouring land as their car park, I would like to point out the following. The car park indicated towards the right of the premises is currently used by staff and clients of Gracie Jiu Jitsu gymnasium largely between the hours of 16:30 and 21:30. This is a very small car park with space for around 7 cars. The area is always full to capacity during these hours and late comers, of which there are many, have no other option but to park on Huddersfield Road. This is of particular concern due to the sharp bend in the road at this location. It is also of note that cars are parked on the footpath of Huddersfield Road in an attempt to widen the roadway at the bend. This blocks use of the footpath for pedestrians who are forced to either squeeze past cars or walk along the live carriageway as there is no footpath on the opposite side of Huddersfield Road. Below is a typical examples of parking on Huddersfield Road at this point between the hours stated above.



Example photographs taken 20.7.23 at 19:10

- The car park indicated to the left of the premises belongs to a nearby performing arts centre which is situated at an elevation approximately 5 metres lower than the application premises. The use of this car park poses a risk to staff and clients of the proposed licence premises as they would be required to walk the 125m through 50m of thick undergrowth. Alternatively they could choose to walk 80m up a steep, unmade, loose stoned incline, as shown below. Both these access routes poses a high risk to pedestrians of slips, trips and falls or injuries sustained from the undergrowth, particularly for passengers under the influence of alcohol and neither provides any consideration to wheelchair users or those with walking difficulties. See below for detail. With the above in mind, it is extremely unlikely that clients of the restaurant would choose this parking options and will favour the much closer, easier option of parking on Huddersfield Road, exacerbating the problems stated above.



Public Nuisance Concern

As with public safety the Premises Licence application is very limited in detail on the steps intended to promote the public nuisance licensing objectives.

Noise Nuisance

The area between my property and the proposed licenced premises is a very quiet peaceful location especially after 19:30. Silence is only broken by the odd car passing along Huddersfield Road, footsteps of the occasional pedestrian or birds roosting. The inclusion of a licenced restaurant with outside eating and drinking area will significantly change the setting and affect the current ambient noise level.

Given the potential for significant and continued disruption the licence application does not provide consideration on how noise generated by the premises will be controlled to prevent a nuisance to sensitive receptors.

In particular the licence application provides no information on measure to control noise emitting from;

- use of outside spaces for drinking/dining
- beverage cooling equipment
- Commercial size kitchen air extraction system
- staff use of external area to tidy away furniture or use waste and recycling facilities after 23:00

Smoking area

No consideration has been given to a smoking area or where this will be located. The application states that the designated outside seating area will not be used beyond 21:00 however fails to give consideration on how this will affect the smoking area.

The application also fails to state how the licenced premises will control the natural conversation of their smoking clients including those under the influence of alcohol. The area is a designated public footpath and therefore open to unrestricted public access and whilst it is the case that a member of the public has the right to stand in this location and smoke, it is extremely unlikely this unwanted unsociable behaviour would continuously happen throughout every evening if it was not for the location and encouragement of a licenced premises.

During the occupation of our property we have never experienced anyone stood in the remote location at the back of our fence loitering and smoking while possibly under the influence of alcohol. Should we have noticed this we would most certainly consider this behaviour to have been a security risk.

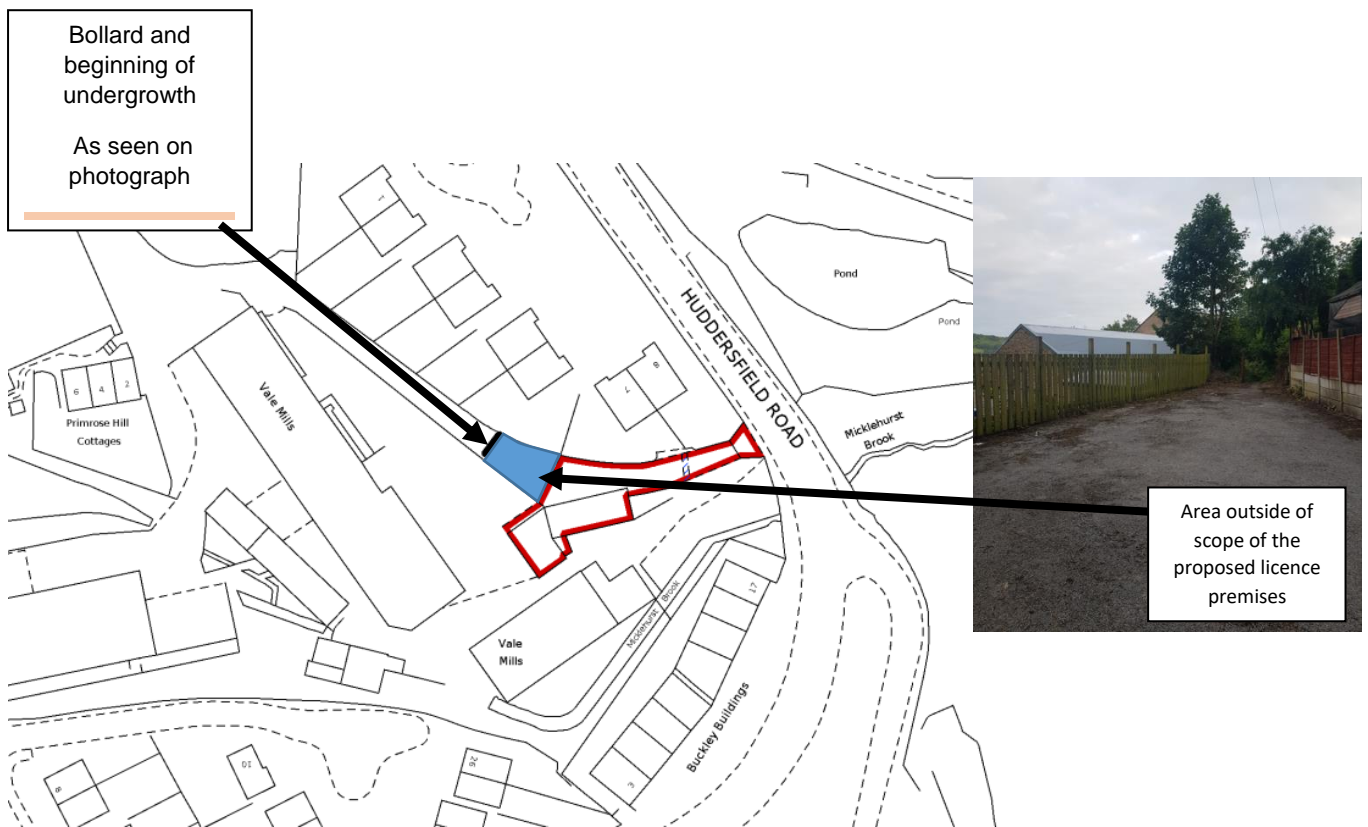
Waste Management

The operating schedule provides very little detail on how on it will manage waste generated by the business. The only reference states that refuse and recycling will be regularly checked and maintained which does little to promote the licensing objectives of both public safety and nuisance. Furthermore;

- The application or site plan does not provide any information on where waste containers are to be located
- How will noise from glass alcohol bottle be controlled
- How will a failure of any collection service be mitigated
- How will food waste be securely stored to avoid attracting vermin
- What are the pest control arrangements and how this will be maintained

Area of Consumption of alcohol

- The operating schedule describes a step to promote the licencing objectives as that “no consumption of alcohol alcohol to take place outside of the designated outside eating area” How will this be controlled as the premises licence is for the sale of alcohol on or off the premises
- Not all of the area outside the front elevation of the premises is under the control of the applicant. No consideration has been given to clients migrating out of the application area to socialise or will this simply no longer be of concern to the licenced premise, see below for more detail
- The site plan provided with the application details part of the outside seating area on neighbouring property, a detailed size and location of the outside seating area requires further clarification, similarly clarity on the smoking area should be provided



The application states the current use of the premises as Class E and therefore a change of use is not required. The application also states they intend to operate an ancillary pizza takeaway and delivery service which would usually require a change of use planning application. The word ancillary implies this as incidental to the restaurant and this may be the case, however with the premises being located in scarcely populated area set back 30m out of the field of view from any passing traffic, it is difficult to visualise the viability of a business as a licenced restaurant, although these factors would be irrelevant for a takeaway and delivery service where orders are placed over the phone or via online applications.

A point for the responsible authorities to be made aware of is that around six months ago three residents on Tudor Close were approached by a gentleman who stated he was looking at operating Vale Mill Lodge as a pizza take away and delivery service. I was made aware of this at the time by fellow residents. In addition to this, a gentleman working at the application premises on the 13th July 2023 informed a local resident that a target market for the business would be the sale of take away pizza slices to children on their way home from Mossley Hollins High School. It would appear more feasible that a take away and delivery service in this location would be a much more viable business.

Should the application be approved by the local authority my family and I will be directly and constantly affected by the licenced premises. Our peaceful enjoyment of home and garden will be severely affected as it will become impossible for us to relax in our garden whilst unavoidably listening to clients of the development socialising while drinking alcohol with their family and friends.



This page is intentionally left blank

Licensing Team Leader
TMBC
Tame Street,
Stalybridge
SK15 1ST



RE: Vale Lodge Mill Mossley Licensed Premises Objection Letter

My concerns are I am a care support worker for the elderly community visiting two elderly and sick residents on Tudor Close and when the Vale Mill Lodge opens it is going to effect their health. It will be opening only 5 metres away from their bedrooms once operating as a licensed premises.

The outdoor seating area will be particularly bad, resulting in loud shouting and drunken crowds late into the night, residents will be intimidated and will not be able to enjoy their gardens anymore and will have to keep their windows closed all year round, this is not acceptable in an area which has always been quiet and peaceful. Then it will be wedding parties, birthday parties and children will be coming around from Mossley Hollins School causing a public nuisance.

Rubbish will be left everywhere when we keep it clean and I have seen lots of rats in the area and more will come when the rubbish mounts up.

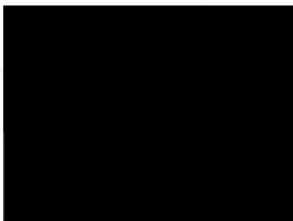
It is bad enough now with the Jiu Jitsu centre open six days a week including 5 till 9.30. It is not right when I get up at 5 am for work and don't get home till 9pm and have to deal with cars parked on the pavement around Buckley Buildings and Huddersfield Road.

No respect for people using the pavement I have had to walk in the road to get to my home. Cars speeding on the road and I have been knocked down twice coming home from work.

I also saw a lady with a pram walking in the road due to the street parking on a bad corner. I have seen too many accidents on this bend and without any speed cameras there will a bad crash one day.

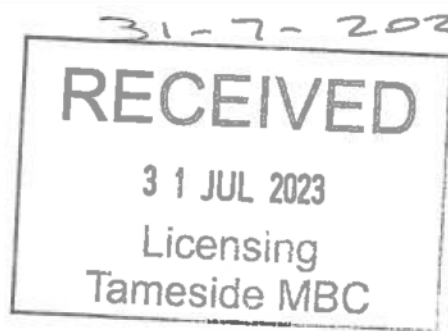
Due to the cars at the Jiu Jitsu there is already noise, car doors banging and loud music on my days off I can't sit in my back garden any more due to the noise, it is like your a prisoner and is affecting my health and I'm on medication for my heart, this will be made a lot worse by a licensed premises so close to residents when there's been nothing of the kind there ever before.

Yours faithfully



This page is intentionally left blank

LICENSING TEAM LEADER
LICENSING SECTION
TAMESIDE METROPOLITAN POLICE
TAME STREET DEPT
TAME STREET
STANLEY BRIDGE SIC 15 1ST.



Dear Sir or Madam,

REF:- LICENSES APPLICATION FOR VANS MILL LODGE, AS
MR A. SMALEY.

I WISH TO RAISE AN OBJECTION TO THIS APPLICATION
ON THE GROUNDS THAT THE WHOLE ENTERPRISE APPEARS TO BE
ILL CONSIDERED,

MR SMALEY SEEMS TO BELIEVE HE HAS AROUND 9/10
CAR PARKING SPACES AVAILABLE TO HIS BUSINESS, BUT IS
NOT GIVING CONSIDERATION TO THE JUDO CLUB THAT MEETS
2/3 NIGHTS + SAT. MORNINGS EVERY WEEK, AND THEY TAKE
UP ALL THE CAR PARK + ON ROAD PARKING.

IS HE THINKING THAT OUR TIME JUDO CLUB MEMBERS
ARRIVING AND FINDING NOWHERE TO PARK WILL EVENTUALLY
LEAD TO THE CLUB CLOSING AND THEN HE CAN CLAIM
IT ALL. THIS WOULD SEEM TO BE GROSSLY UNFAIR.

ALSO OF CONCERN WOULD BE THE DELIVERY OF
GOODS TO THE BUSINESS, I.E. TRAYS, FOOD SUPPLIERS,
REFUSE TRUCKS, REFRIGERATION ENGINEERS ETC,

AS LOCAL RESIDENTS, WE WILL BE SUBJECTED TO CONSTANT
NOISES FROM VEHICLES COMING AND GOING, THE FRESH AIR
WE CURRENTLY ENJOY WILL BE POLLUTED BY COOKING
SMELLS,

P.T.O.

IN CLOSING, IT WOULD APPEAR THAT THE ONLY
LOSERS HERE WOULD BE US. MR JMAULEY'S NEIGHBOUR

Yours faithfully



Licensing Team Leader
 TMBC
 Tame Street,
 Stalybridge
 SK15 1ST

Email licensing@Tameside.gov.uk



RE: Vale Lodge Mill Mossley Licensed Premises Objection Letter

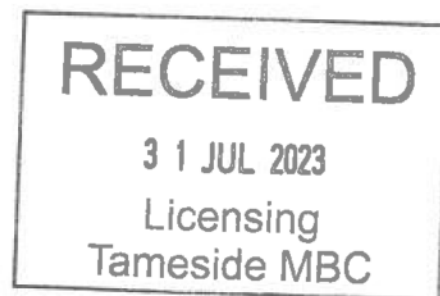
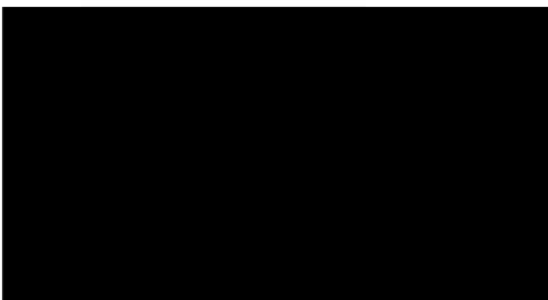
I object to the premises license proposed at Vale Mill Lodge for the following reasons:-

- Lose of privacy with the business being just a few metres away from my property. I have lived at my property for over 30 years and this building has never ever operated as anything like what is being proposed now, this is a complete change from its past use as 9 to 5 office based businesses.
- This business should not be waived through simply because the use class has remained at class E, this would be blinkered and just a quirk of the planning changes in 2020 when all light industrial class B1 and office uses were thrown in with restaurants and cafes and rebranded as Class E.
- This building has never been anything of the kind even remotely comparable to a restaurant cum takeaway cum licensed bar, i can confirm this as i have lived here for over 30 years, this is a radical change of use that needs very careful consideration of the serious implications beyond it just being 'class E'.
- There is no parking for this business. Parking from another business already fills the carpark and spills on to the footpath all along Huddersfield road and outside my home. This frequently causes people to walk into the road putting their safety at risk.
- The entrance to the business on Huddersfield road is on a dangerous bend where I have witnessed many accidents and have come to their aid. Someone could be seriously hurt when the huge increases in traffic associated with a licensed premises take hold.
- The proposed outdoor eating area is on a public right of way and backs onto residents properties the walls of which are only 5m away, taking away their privacy and wrecking the quiet community.
- Rubbish left causing a greater vermin problem as rats are already in the area.
- Business owner has provided no information about what is going on with the property and has carried on with no regard or consideration for the residents in the surrounding area.
- Application also includes plans for a takeaway, restaurant, outdoor eating area and possible functions including parties and weddings in the future this will cause extreme noise, disturbance and congestion and a catastrophic loss of amenity with detrimental effects to the immediate residents with effects of noise, smell, fumes from wood burning

pizza oven, and public nuisance caused by large gatherings of drunken customers late at night both inside and outside the building.

- Gangs of teenagers from the local high school and community are likely to gather outside for takeaway pizza during the day and evening causing further noise and distress for close by residents every single day of the week with no respite, not even on Sundays.
- This whole change of atmosphere makes me extremely angry as I have lived here all my life and at Buckley Buildings for over 35 years.

Yours Sincerely





Licencing Dept, Tameside MBC (licencing @tameside.gov.uk)

Representation regarding a premises licence at Vale Mill Lodge, Mossley

I am writing today in order to present my concerns regarding the granting of an alcohol license to the Vale Mill Lodge property. I have lived with my family at [redacted] Tudor Close for 16 years and the area around our home has always been a quiet, peaceful neighbourhood. However, the proposal to grant an alcohol license to the prospective pizza restaurant situated at the Vale Mill Lodge has been a cause for concern for me and many other members of our close community.

Firstly, my main worry about the granting of a license is how close the outside sitting and smoking area will be to our back fence and garden. Me and my daughter, who is fifteen, often enjoy sunbathing and spending lots of time outdoors in the summer. The idea that individuals, can drink and smoke only metres away from where we are lying and relaxing, is hugely troubling and in my opinion raises serious concerns over the protection of children as our garden is visible from the seating area. To add to this, smoke passing over our garden will be breathable of us and our daughter, again raises serious concerns of public safety and public nuisance.

Notwithstanding my apprehension about how this could affect my daughter, I am also concerned about the noise pollution cause by having a licenced premises that close to my residential property. The proposed license will allow the prospective business to operate until 11pm, which myself and all of our community would understand and respect, if said business was located in an area already accustomed to having late-closing licensed premises nearby. However our community is simply not one of these areas. This would be a new experience for us all and would be a severe public nuisance, especially in an evening.

Finally, I am concerned about the car parking situation, as I believe it will cause a problem for public safety. This is because, the car parking areas stated on the plan are not suitable either in size or proximity to the business. The nearest car park to the premises, located near the junction with Huddersfield Road, is already full in the evenings due to the needs of our other business with car parking already spilling onto the bad bend in Huddersfield Road. A parking assessment should have been made to take account of the potential occupancy of the pizza restaurant. With added strain on this car park, I firmly believe this has the potential to increase the risk to public safety on Huddersfield Road.

Kindest Regards,



This page is intentionally left blank

Re: Application for the granting of a Premises License for Vale Mill Lodge, Huddersfield Road, Mossley.

I am writing to object to the above.

1. We were not properly consulted beforehand of their true intentions.
2. Public nuisance caused by noise and smells (cooking and smoking). The building is far too close to the bungalows. The enjoyment of sitting in our gardens will be ruined.
3. People congregating.
4. Cars at all times of day and night collecting from what will be a takeaway.
5. Parking problems. This would be a public safety issue on the main road.
6. Why should the quality of our lives be spoilt by somebody opening a business in a totally inappropriate residential area.

Thank you in anticipation.

[REDACTED]
[REDACTED]

This page is intentionally left blank



2 August 2023

Licensing Team Leader
Tameside Metropolitan Borough Council
Tame Street Depot
Tame Street
Stalybridge
SK15 1ST

Dear Sir/madam

Ref: Licence for Vale Mill Lodge, Huddersfield Road, Mossley OL5 9LL

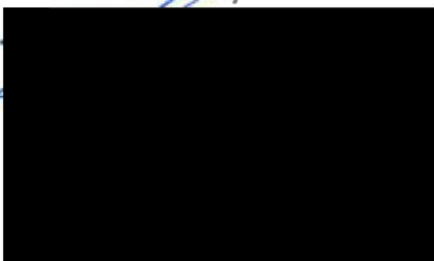
I have seen that a licence has been requested for sale on and off the premises of alcohol from Monday to Sunday from 10am to 11pm. I believe that Alexander Smalley is converting Vale Mill Lodge into a Pizza Restaurant.

I have the following concerns around this application:

- This is a residential area.
- Houses are close by which would be greatly impacted by noise and loss of privacy.
- The area in front of the Mill Lodge is used for access by foot and car as it is a right of way.
- Security lighting already impacts on the houses on Huddersfield Road and on Tudor Close.
- The car parking is minimal.
- Existing concerns – the jujitsu club use the parking in the evenings and this is insufficient for their needs leading to cars parked on the main road. This limits footpath usage, narrows the bends on the main road – Huddersfield Road – which is a major thoroughfare and reduces visibility for other road users. In addition cars leaving the side road which leads to Vale Mill Lodge have reduced visibility. A restaurant on this same site would exacerbate the situation and extend the problem throughout the day. The bends on this section of Huddersfield Road make this a road accident hotspot too.

I do hope that you are able to take my concerns into consideration.

Yours faithfully



This page is intentionally left blank



= VALE MILL LODGE
= LOCATION OF REPRESENTATIONS

This page is intentionally left blank