

APPENDIX 6

Ms Deborah Cornwall
Lark Rise,
Stanley Road,
Stockton Brook,
ST9 9LJ

28th May 2024

Dear Sirs,

I wish to formally object to the Grant of Premises Licence Greenway Hall Golf Club/Lockside at Greenway Hall (May 2024).

Public Nuisance - As per the notice on Greenway Hall Golf Club gates Lockside/Greenway Hall Golf Club are considering building a brick extension and I object to the new licence for **provision of serving alcohol and the provision of regulated entertainment every day from 09:00 until 00:30**. As you are aware at a Hearing in May 2023 local residents stopped a licence application on that area of land due to the public nuisance and crime and disorder. Since then, Lockside stopped applying for TENS for their oversized Marquee, and moved their parties/ live singers/DJ's/music into their current brick building. The music in the **brick building is so loud we can hear and feel music emanating from the brick building**, across the car park, and into our home (even in winter with our doors and windows closed). This disturbance, after all the public nuisance logs last year (from the music booming out of Lockside's Marquee, which is still in situ) has caused my anxiety levels to go through the roof. We have rung and attempted to ring Lockside many times asking them to keep the doors on the front of their building closed to stop the music escaping out. On occasion they have closed the doors, but we find ourselves having to ring the bar time and again. The doors, most of the time, remain open despite our calls and noise logs being submitted to SMDC Environmental Health Department. Lockside at weekends is becoming more like a party venue with their loud music and events.

The disturbance on our quiet, residential, semi-rural street will only get worse if the proposed extension (for even bigger parties/weddings etc) is built and the licence granted. The traffic is a constant stream Fridays, Saturdays and Sundays down our quiet lane and the car park at weekends is full to capacity. With a bigger venue, the increased footfall, the traffic and parking around the street will be intolerable. As weddings can now happen any day of the week, we fear what is currently weekend noise disturbance we are constantly complaining about, if the licence is granted, Greenway/Lockside **have the potential** to have weddings/parties any night of the week in addition to their usual events. Our quiet street will become unbearable.

We also have to contend with:

- groups of men and women smoking and drinking/screaming/singing/swearing on the car park in a very loud manner day and night (on the main entrance of Lockside where the smoking area is still situated).
- Lockside (on warm days) play amplified music on their outside patio area which results in me not being able to sit outside due to hearing their music all day, my windows and doors have to be closed resulting in me not being able to enjoy sitting in my own garden. This is not soft background music, it is amplified Ibiza type tunes, I am aware the current licence does state amplified on the on the patio area, but they have no regard for their neighbours who live close by and play it very loud.

We had many meetings last year with representatives of Lockside management to try to come to some happy medium, where they promised to do many things to ease our concerns including:

- turn their music down.
- manage their patrons on and off the premises as this is a big disturbance to residents, especially in the early hours of the morning. Cars peeping all hours of the day and night, engines revving.
- move the smoking area around the back of their building, away from residents' homes on to their patio at the back (at one of our meetings with Lockside they even showed us where they were thinking of erecting new smoking area and advised us a smoking shelter was being ordered).
- **NONE** of the above materialised. **These are basic requests** from residents that could reduce noise disturbance, but Lockside management have not put what they advised they would, have not been put into place. We fear any promises for their new licence application will be lip service as they have not put into practice what they already promised last year.

Crime and Disorder: Late night patrons regularly leave Lockside bar in a noisy, unruly manner. Urinating on neighbour's premises. I am constantly woken up by shouting, screaming, cars peeping at all hours. Friday nights Lockside's lights are regularly on until 2am and 3am, and these constant disturbances are keeping me awake and leaving me tired which ultimately has a detrimental effect on my working day and day to day living. I am fearful of asking patrons to be quiet for fear of being verbally or physically abused (as this has happened to my neighbour in the past).

In summary, I object to the licence being granted, as another extension building with a licence allowing music and alcohol for more parties / Weddings etc **is same the public nuisance but on double/triple the scale** we are already enduring. The licence will give Lockside/Greenway Hall Golf Club freedom to have parties/weddings any night of the week. The footfall of patrons has significantly increased since Lockside took over the old clubhouse. Many more cars are visiting the site, whizzing up and down the car park and up the narrow lane to and from the venue which is also causing disturbance. This is a narrow lane, with Grade II listed canal bridge which only allows one car over at a time which causes cars to queue down the road, the entrance to the venue coming down the lane is hidden. I have witnessed many near misses outside my house. The proposed plans will be detrimental to the peace and quiet of our surroundings and environment and detrimental to the wellbeing of the local community.

Kind regards

Deb Cornwall

The Annex
Oakland Villa
Houghwood Lane
Stockton Brook
Stoke-on-Trent
ST9 9JN

23rd May 2024

Sandra Bradbury
Licencing Department
Staffordshire Moorland District Council
Moorlands House
Stockwell Street
LEEK
ST13 6HQ



Re – Premises Licence for Greenway Hall Golf Club

Dear Sandra

Our objection to the above proposed licence is the fact that it will allow the licensee to play loud music, 24/7, 365 days of the year until the early hours of the morning.

Having already experienced this at holiday weekends etc; as we live adjacent to Greenway Hall, by granting this licence you will enable Greenway Hall to become an event venue - potentially with loud music regularly disturbing the tranquillity of a rural conservation area day and night.

Anti-social behaviour has already been logged by the immediate residents to Lockside Restaurant after such events with men urinating against fences, taxi's honking horns to announce their arrival to their patrons, people shouting to one another as they disperse, glasses and bottles being thrown over on to peoples gardens - if this was allowed to happen on a regular basis it would have a detrimental effect on the health and mental wellbeing of local residents. Would you like this to happen within yards of your home? It may be allowed in the middle of a town but surely not in a residential area such as Stockton Brook.

It has been noted that Greenway Hall have applied for a brick extension to their premises to replace the marquee, but also it must be noted that when entertainment in recent times has been staged at the restaurant it has been their practice to open the doors at the front of the restaurant with loud music emanating from them and with little or no regard for the local area. There is no supervision of patrons as they depart from the premises as promised by them in the past hence the anti-social behaviour.

Being able to relax and be comfortable in and around your own home is a basic right that should be preserved and we are sure that the people seeking the licence would almost certainly object to a likewise proposal being suggested next door to their homes.

Stockton Brook is a small rural area whose residents are proud and privileged to have in their vicinity a wide range of places to eat and drink within walking distance and this of course includes Greenway Hall and Lockside Restaurant.

Please forward our objections to the relevant parties.

Yours sincerely

Jeffrey & Christine Hancock

PUSH HERE
REC'D 28 MAY 2024

FAO Sandra Bradbury
Licencing
Staffordshire Moorlands District Council
PO Box 136
SK17 1AQ

Oakdene
Stanley Road
Stockton Brook
Stoke-on Trent
ST9 9LJ
22nd May 2024

Dear Madam,

**RE: Application for Alcohol, Music & Entertainment Licence for Greenway Hall
Golf Club ST9 9LJ 2023**

We wish to **strongly object** to the above application. According to the application Music, drink and dance will be allowed to continue until 00:30 and the premises open till 1am. This will inevitably lead to more unacceptable noise and nuisance to the neighbours until 1.30 when drunken revellers will be leaving!

Also, the fact that the marquee/tent is classed as an inside premises which in practice is the same as an outside venue is ridiculous! This will allow music and noise to egress to the surrounding neighbours properties until 1 o'clock in the morning! It is ludicrous that a tent marquee has the same classification as an indoor venue!!!

Whilst we have no objection to the restaurant and bar being open until a reasonable time say 11 pm, the extension of the licence to 00:30 and the use of the Tent/marquee for music and all the associated problems that will come from this **are not acceptable.**

They indicate that matters will be put in place to address these problems, where in practice we know that this will not happen!

Our bedroom is only some 20m from the proposed extension and will impact our lives considerably.

Please could you seriously consider these points of this application and apply the appropriate restrictions to safeguard neighbouring residents.

Yours sincerely,

Colin & Freda Salmon

Sandra Bradbury

From: Neil Sellers
Sent: 03 June 2024 10:11
To: Licensing (SMDC)
Subject: Lockside at Greenway Hall Golf Club, Stanley Road, Stockton Brook, Staffs Moorlands

Categories: Objections

Dear Licensing Department

Re: Lockside at Greenway Hall Golf Club, Stanley Road, Stockton Brook, Staffs Moorlands

This is an objection in reference to the application for a premises licence by Deborah Jane Burton. I would like to raise the following concerns by way of a formal objection: -

18b) The prevention of crime and disorder

The approval of this application will draw unwelcome attention and increased footfall at unsociable hours to a residential and conservation area.

Noise, public nuisance, anti-social behaviour, low-level nuisance including shouting, swearing, urination in public, littering will be increased.

18c) Public Safety

After leaving a late-night event, my concern is that people will be drawn into the residential and conservation area in Stanley Road, Stockton Brook, whilst they await taxis etc. The Cauldon Canal is 5-10 yards from the exit to the Golf Course and increases the risk of customers' injuring themselves and potentially falling into the canal.

18d) The prevention of public nuisance

I feel this is the biggest issue with the application and in particular the excessive noise from live/recorded music from the venue and noise complaint logs have recently been filed with SMDC from myself and other neighbours.

Late-night music in a quiet residential, conservation area will unnecessarily draw people from a wider area at unsociable hours. Over the past 18 months, the noise from the Golf Club has created a disturbance that has interfered significantly with the right to enjoy my home. Examples include, being unable to sleep at night and sitting in my garden due to the noise levels from events at the Golf Club.

Light pollution, traffic and traffic noise (taxis etc) will all have a negative impact. To note again, this is a conservation area.

Please note that despite the residents actively making attempts to work with the licensee and proprietors of Lockside, there appears to be an ignorance from them. Their attitude seems to be 'we will do what we want' and stuff the residents and SMDC. This is unacceptable. Despite residents expressing a number of concerns around excessive noise, and anti-social behaviour over the past 18

months, none of these have been resolved. And you will clearly see from your records, these issues have been logged with you over this period.

Thank you for taking the time to consider my objection.

Neil and Diane Sellers

Glenelg

Stanley Road

Stockton Brook

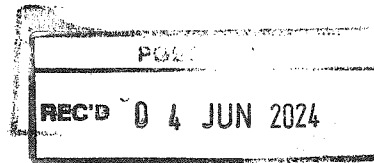
Staffs Moorlands

ST9 9LJ

Oakland Villa
Houghwood Lane
Stockton Brook
Stoke on Trent
ST9 9JN

30th May 2024

Sandra Bradbury
Licencing Department
Staffordshire Moorland District Council
Moorlands House
Stockwell Street
Leek
ST13 6HQ



RE Premises Licence for Greenway Hall Golf Club

Dear Sandra

I am writing with our objection to the above licence for 24/7 365 days of the year music and drinking until early hours of the morning. I hope that you consider these objections because this will impact massively on our standard of living, therefore the choice of living somewhere rural and considered to be in the countryside away from hustle and bustle of town life is now being even more compromised.

Why do people choose to live in the countryside and within more rural areas? Because there is more space, green fields, cleaner air, less traffic, proximity to nature, an increase in safety, less noise which brings less stress to your lives. Granting this licence is going to be causing more unnecessary stress to our lives hence being subjected to more noise from the music, clientele coming and going shouting to their friends, intoxicated behaviours like urinating in the street on the car park up fences to our neighbour's houses, taxi drivers peeping their horns on collecting their fares late at night and early hours of the morning, more traffic, more people commuting, more trucks delivering over the already battered bridge.

After all this drinking loud music and waiting for everyone to disperse at 1am or later we look forward to hearing the grass cutting machinery at 7am sometimes earlier if they have a match on, which roughly gives us around 6 hours sleep. Granting this licence we could get 6 hours of sleep 365 days of the year, which is considered to be really unhealthy if you need to have more sleep and if you are a shift worker like our son who works within critical care at the hospital this could prove really difficult at times. Taking this into account we do realise that the grass cutting is a need for the business because at the end of the day we live and chose to live next door to a GOLF CLUB not a NIGHTCLUB.

We brought our property 20+ years ago when the Golf Club was just a Golf Club with respectful members using the facility for what its intended. Now or should I say since Mrs Debbie Burton became involved with this premises the complaints have increased because of the loud music and anti-social behaviour from the clientele visiting the drinking and music venue so called the Golf Club.

I hope that you can sit in your own garden, enjoying your own space whenever you wish, looking at your achievements and take into account all the sacrifices you have made through your life so that you can have something special, well this is what we try and do until all of the issues mentioned above spoils it.

Not only do we currently have to take time to write objections and fill in noise logs and phone the police at times to try and make our home a safe and lovely place to live, I am currently nursing my husband at home so I do hope that you can appreciate our concerns.

Yours sincerely

Mr Craig Vernon and Mrs Claire Vernon
Lewis Moulton and Tom Moulton.

Sandra Bradbury

From:
Sent: 03 June 2024 21:33
To: Licensing (SMDC)
Subject: Objection to licence application Lockside at greenway hall Stanley road Stockton Brook

Categories: Objections

In reference to the above application we Object to this license due to the increased footfall to the premises at an already congested establishment. The premises was an ageing and existing golf club house, to which the owners, we assume decided required modernisation. A new club house was built with an additional driving range, and extended further with the erection of a marquee has substantially increased the volume of visitors. During the covid pandemic, a change in licence was submitted for the former clubhouse extending the licence to serve alcohol, without any notification delivered to local residents and as such no objection at that time was received. The former clubhouse was then rented out and used as a bar and restaurant with a large marquee erected. Objections by the large majority of local neighbouring properties successfully blocked this marquee from which what appears to be for the same purpose, albeit in a brick building. Replacing from a canvas structure to a permanent brick building will have no material difference to resolving past concerns. The properties that directly back on to the car park area of the venue have submitted numerous complaints about noise, anti social behaviour including homophobia, the grade 2 listed one lane bridge also continues to prove insufficient to the volume of traffic in and out of the venue . I fail to see how a car park attendant and taxi 'program' will resolve such disturbance. The thought of events 7 days a week until 00:30 which can accommodate up t 500 patrons, in addition to the new club house, new driving range and converted bar and restaurant in a residential area in surrounding conservation area with numerous listed building is inappropriate.

The change in venue from golf clubhouse, to bar and restaurant and the addition of marquee has already seen an increase in anti social behaviour any further increase in patrons to the golf club will have a severely detrimental affect to surrounding neighbours.

Martin and Rebecca Willis
The Stables
Stanley Road
Stockton Brook
St9 9lj

Sandra Bradbury

From: ;
Sent: 05 June 2024 15:47
To: Licensing (SMDC)
Subject: Objection to New Licencing Request By Greenway Hall Golf Club

Categories: Objections

Dear Sirs,

Before I lay out my reasons for objecting to the revised licence application by Deborah Burton & Brett Barlow may I remind the Licencing department that Greenway Hall Golf Club was just that a golf course with attached clubhouse with changing facilities ,bar & small restaurant mainly for the benefit of golf members & their playing guests. Since change of ownership of the Golf Club Premises by the previous mentioned applicants they appear to have changed the entire building into an entertainment venue with complete disregard for the many residents living close by & despite the restrictions to the current licence have ignored the many complaints regarding the operation of the venue noise levels erection of of outdoor marquee's ,disregard to antisocial guests at closing time, excessive noise levels due to fire doors being left open, many complaints made by residents & ignored by the owners. I also do not believe it is any concern of the licensing committee that the viability of the current business is dependant on expanding the operation into a 7 day event business.

I maintain that any changes could, given the current owners track record of ignoring the concerns of residents could lead to disorder & levels of criminality public safety from people leaving the venue & causing nuisance by inebriated people leaving the premises & increased late night traffic leaving.

I therefore oppose this application,

Yours Faithfully

Ian Burns ,

Stanley Road Resident Mooredge ,ST99LL

Sandra Bradbury

From:
Sent: 28 May 2024 14:53
To: Licensing (SMDC)
Subject: Objection to license application
Categories: Objections

Dear Sir or Madam
Re: New premises license Grant Application (closing date 6th June 2024)
Greenway Hall Golf Club
Stanley Road
Stockton Brook
ST9 9LG

Regarding the above I would like to object for the following reasons:-

At present there are various problems on the car park when customers leave late at night (which is sometimes well after the official closing time) these include excessive noise, coming and going of taxis sounding horns, urinating, litter and the occasional fight.

Access to the highway is adjacent to a single track canal bridge one way and a blind bend the other way on Stanley Road creating hazardous conditions for traffic.

The new premises license application states music indoors and outdoors till 12.30am 365 days per year and premises open till 1am 7 days a week meaning local residents exposure to noise will be more frequent.

Even if there is an attendant on the car park after 9 pm all the problems stated above cannot be cured but only get worse due to the increase in customer numbers from the new premises, the fears are that there will be midweek wedding receptions as well.

People bought houses in this beautiful area local to the golf club not expecting it to turn into a "Country club" which I'm sure must have a knock on effect on their property values.

Regards

Mr Malcolm D Rushton

Jesmond
Stanley Road
Stockton Brook
Stoke-on-Trent
ST9 9LL

Sandra Bradbury

From:
Sent: 29 May 2024 22:07
To: Licensing (SMDC)
Subject: Lockside and Greenways Golf Club application.

Categories: Objections

To whom it may concern,

I am writing to formally object to premises license for Greenway Hall Golf Club (Lockside).

To give consideration to this proposal after all we neighbours have been through and are still going through beggar's belief.

The tent still remains in place at Lockside blighting the view of neighbours and walkers on the canal tow path. Nothing has been done to remove this, even after the Council refused the application for this tent last May.

Lockside have done nothing to help the situation, in fact they seem to revel in annoying the locals. The noise levels of the music that is played on the patio area at times is completely out of order. Not being able to sit and enjoy our surroundings in our own garden at the weekend is not fair, we pay handsomely to live here and have moved here in the first place to take in our surroundings and enjoy our outdoor space.

To make Lockside bigger and give licence for late night drinking and music any night of the week has got to be a no. It was built to be a golf club in a rural area of green belt in a conservation area. To have music playing out at any time of day on any given day cannot go ahead. The anti-social behaviour of some of their patrons arriving and leaving Lockside is not acceptable. There is often shouting and we have even had someone urinating in our driveway, the throwing of glasses and bottles into the garden too. This is not good enough and has increased since Lockside has been open under the new tenants.

The fact that they have a license to play music outside at all already is something I thoroughly disagree with and should be stopped, they should not be given clearance to make more noise in a larger building, increasing the events and customers too.

To sum up. To increase the noise levels, the number of events, visitors, traffic and the anti-social behaviour would have a terrible effect on mine and my families quality of life and mental health.

I implore you to turn down this proposal of premises license and take a further look at the license that they already have in place too.

Please confirm receipt of this objection.

Kind regards,

Michael Nadin

The Peacocks,
Stanley Road,

Re: Application dated 8th May 2024 by Deborah Jane Burton for a New Premises Licence at Lockside, Greenway Hall Golf Club, Stanley Road, Stockton Brook, Stoke on Trent, ST9 9LJ

I am writing to make representations regarding the above application.

I have read the Staffordshire Moorlands District Council Statement of Licensing Policy 2021-2026 and base my comments on the aim of the policy as expressed in section 2.1 and the four licensing objectives set out in section 2.2.

I refer in particular to the phrase "...to secure the safety and amenity of residential communities..." in section 2.1 and to the "prevention of crime and disorder", "public safety" and "prevention of public nuisance" objectives in section 2.2.

I have no expertise in these matters and write purely as a private individual who resides in the vicinity of the Greenway Hall premises. I have lived at my current address since 1976.

The Greenway Hall premises are situated immediately adjacent to a conservation area linked to the canal with former stables, lock, lock-keeper's cottage, James Brindley bridge and other features. There are mooring facilities on the canal, only a few yards away from the Greenway Hall buildings, for canal boat users to moor overnight. The canal towpath has been restored and promoted as a leisure facility for walkers and particularly for cyclists and is very popular for these activities.

The area is semi-rural and mostly residential other than for a few small, unobtrusive businesses. It is, however, already well-served by public houses and restaurants. I enjoy and value its relatively peaceful character which is why I have been here for so long. My concern is that the licence applied for in the current application would allow the Lockside restaurant business at the Golf Club the potential to exert an effect on the local community which is unreasonable and disproportionate. It would be, in effect, virtually *carte blanche* to do what they like without any restraint or regard for the direct impact on members of the public living, working or engaged in normal activities in the area, but particularly for local residents and especially during hours when many will want to be in bed asleep. This is incompatible with the locality where Greenway Hall is located. I am not concerned here with what the intentions of the business are as these can change at any time. My focus is on what the licence would **permit** it to do. Any special occasions when serving of drinks and playing of music is wanted beyond 23.00 hours should be the subject of a temporary event notice application for the one event and the number of such licences granted should be restricted to what is reasonable for the residential area surrounding Greenway Hall.

The Greenway Hall Golf Club has been a feature of the area since long before my move here. The clubhouse has had various incarnations as a cafe or licensed restaurant over the years, either as a way of supplementing the income of the Golf Club or as a separate, complementary business. Local people are accustomed to that and I feel sure that, like me, they have no objection to an enterprise of such a kind which is in keeping with the area, attracts a desirable customer profile and does not impact adversely upon the quality of life of residents.

However, I am very much opposed to any licence which enables the business to inflict loud music, live or recorded, inside or outside, on the surrounding area any time after the standard hours of up to 23.00 hours. In my view, all music should be played only inside the building with the doors closed and the business should effectively close at 23.00 hours and leave local residents some peace and quiet to sleep. Even then, customers take some time to disperse, creating an ongoing impact on residents who live very close by. If it is open later, it will likely attract people who have had to leave pubs and the customer profile is likely to be substantially different at that time compared with earlier in the evening; not only different but probably less desirable.

I am also very much opposed to any licence which enables music to be played outside the permanent structure of the clubhouse in the daytime because I want to have the pleasure of enjoying my garden in relative peace. Also, people enjoying the area for walking, cycling and

boating on the canal should not have to endure loud outside music. Sound generated at Greenway Hall carries a long way because of the topography of the area; a long valley which transmits the sound for its full length. For one business enterprise or a small number of people at one venue to have the legal right to impose their will on everyone over a huge area for over half the hours in a day is patently unfair and unreasonable and constitutes a huge loss of amenity for the majority. It is at odds with all the other legitimate uses of the area such as tourism, leisure and recreation.

I have been told that there has been a number of public order issues at the Lockside premises and also that customers have been abusive towards local residents. I am not able to comment on these reports as I have no first hand experience of the alleged occurrences. However, such incidents can escalate quickly, especially when alcohol is involved and, if true, raise doubts about the suitability of the business to have the licence applied for and the capability of staff to control such issues in the future. There is nothing in the application which imparts confidence in the applicant's motivation or ability to ensure the safety of customers leaving the premises or to prevent public nuisance (sections 7.2.3 and 7.2.1 of the licensing policy). CCTV does not prevent crime and disorder; it merely may (or may fail to) record it as it takes place. The application is entirely unconvincing in this respect.

For the foregoing reasons, I submit that the application should be refused.

Stephen B. Davies
"Dalbeattie"
Houghwood Lane,
Stockton Brook,
ST9 9JN

Mr Wesley Machin
Lark Rise,
Stanley Road,
Stockton Brook,
Staffs,
ST9 9LJ.

30 May 2024

Dear Sirs,

I am writing to your department in reference to the current licence application made by Deborah Jane Burton, owner and licensee of Lockside Bar Restaurant at Greenway Hall Golf Club, Stanley Road, Stockton Brook.

I wish to make a formal objection to the proposed request to amend the current licence which currently operates at Lockside, that if granted would permit the sale of liquor from 09:00 to 00:30, 365 days of the year and I base my objections on Public Nuisance and Crime and Disorder.

It has been over a year since residents of households affected by Lockside represented themselves at a Licence Application Hearing, challenged and although were successful in getting the application rejected it has by no means resolved the problems and concerns still experienced by the neighbours of Lockside of which I am one.

Public Nuisance

In 2023 when the licence application was challenged, a proportion of the issues stemmed from the largely unregulated use of the Marquee, moreover the excessive noise from amplified music and DJ announcements that emanated from it. In the intervening months and currently there continues significant noise issues and antisocial behaviour of which Lockside Bar and Restaurant's brick building is the source. My own household has submitted numerous noise logs to the Environmental Health Officer at Staffordshire Moorlands District Council detailing extensive and repeated incidents of excessively loud music and tannoy announcements that continue to emanate from Lockside through the walls and windows of our home. I have personally made repeated telephone calls to the bar asking that they close the entrance doors to the premises only to have to make further calls to the bar sometimes days and weeks later repeating my request that they close the doors. Despite assurances from the management twelve months ago that they would relocate the smoking area from the front of the premises which faces my property, they have failed to do this and consequently remains a constant source of stress and anxiety for me and my family. We are regularly forced to endure groups of loud, intoxicated smokers that gather on the steps of the entrance late into the night and early hours of the morning. Extending the size of the building as well as the granting of proposed extensions to the licencing hours will naturally generate greater footfall and thereby increase the scale of what is already a significant problem. The increase in footfall will naturally generate increased noise, more unsociable behaviour from patrons but will also vastly increase the traffic in and out of the property and we are already forced to endure cars and taxis slamming doors, screeching their horns, and revving their engines at all hours of the day and night. The road that serves the Lockside car park is not designed to cope with the demand that is being placed upon it and this is evident from the damage to the Grade II Listed bridge that the entrance and exit to the Lockside car park leads to and from. Again, extending the licence hours of the premises will only increase this problem.

Crime and Disorder

As immediate neighbours overlooking the Lockside car park we often see patrons leaving the premises in drunken, unruly, and verbally intimidating manner. We are also regularly exposed to obscene, disgusting behaviour from male patrons exiting the premises who stop to urinate in clear view against neighbours' fences and hedges. In the past six months there have been two repeated incidents of damage caused to a neighbour's fence by vehicles using Lockside's car park. Again, when neighbouring residents made these very same observations and concerns known to the Lockside's management twelve months ago, assurances were given they would take the necessary steps to address these, however they have not upheld their assurances. They have reneged in their promise to employ door staff to supervise their patrons' comings and goings and police their behaviour. In summary I have no confidence that Lockside's management will take the necessary and advised steps to address these long-standing issues and that these issues will only escalate if the proposed licence is granted.

Yours sincerely,

Wesley Machin

Sandra Bradbury

From:
Sent: 05 June 2024 18:24
To: Licensing (SMDC)
Cc: Sandra Bradbury; Colgan, Denis
Subject: Objection to Plans for Greenway Hall and Lockside

Importance: High

Categories: Objections

To whom it may concern,

I am shocked and saddened that we as the residents near to Lockside and Greenway Hall golf club find ourselves in again. After all the stress and worry we have been going through since the owners of have rented to the new tenants.

I wish to raise an objection formally regarding a new License application made by Deborah Burton at Lockside Greenway Hall, Stockton Brook. I Live on Stanley Road at 'The Peacocks' ST9 9LJ and have done for 18 years.

This particular area is a Conservation area.....with an historical listed bridge right by the entrance to the golf club and Lockside. I am not sure why even more traffic would be welcomed...as granting this licence would lead to weddings, funerals and parties been held every day or night of every week. There is often loud music and loud Patrons until after 1am in the morning at weekends currently. We still often have glasses/bottle thrown over our hedge and very loud people walking past at all hours.

We have complained to Environmental health over the years due to the noise caused by the very loud music and also by the Patrons onsite and leaving the premises. I am very surprised when the hours that were granted for the music and drinking to go on until were passed during lockdown at all after all the residents complaining over the years to the Burtons and to the Environmental Officer. How can the owners be considered to apply for a license for a building to be erected now, serving drink and having events until 1am every day? I find this unbelievable....after all of the issues that have been reported to you over the last 12 months from the residents nearby.

We live in a what is considered to be a lovely rural area and we pay heavily for the privilege, both in terms of house prices and Council Tax. When we moved into our house with a young family Lockside was a golf club.....soon after the Burtons took over, I couldn't get my children to sleep over the Christmas period due to the Marquee and entertainment there. This was just at Christmas time then and it was a nightmare for that period, now they have events any day and carry on until late whenever they like. This is so awful for us as residents and our quality of life is very disturbed and just not the same as it was. This business was a golf club and this totally suited the area and road, it is very different now with very different cliental too. The new tenants have total disregard for us as neighbours and in fact are disrespectful to the close neighbours. Often leaving the doors open when loud music is playing inside the building....not moving the smoking area to a better position...after promising us that this would be done.

We have really tried to work with the tenants at Lockside and have wasted our time on several occasions meeting the tenants to discuss how they wished to work with us as a group of residents....nothing at all that we discussed with them and has been done and I truly believe that they never intended to be genuinely addressing any of our concerns at all. The tenants told us

that they wish to be a high end establishment, this is completely not the case. They play loud thumping tunes during warm days on the patio which encourages a lot of all-day drinking as you can imagine. We have even reached out and asked the owner to meet with us and discuss the issues as we are so desperate to make things better, Deborah has not responded to us. This clearly shows lack of respect for us as her neighbours and an unwillingness listen to our views and to work with us as a group of residents.

We want to be able to sit in our own gardens and not to have loud music, shouting and bad behaviour forcing us back inside. On numerous occasions over the years even with the windows and curtains closed and the TV on you can still hear every word of every song been played by the DJ at Lockside. We shouldn't have to put up with this and moreover...the owners of the establishment shouldn't want or be able to do this to their/our community. We have to close our windows in the hot weather too as we cannot sleep with the music and drinkers are loud on the patio area, this is just not right.

If this new building is built and this Licence is granted, events will be allowed to happen any night of the week and drink is served until 1am...then we and a lot of the other residents will be destroyed. We are so upset already with the issues stated above that it is unthinkable that we must be subjected to even more of the same.

We are strongly object against this new application from Lockside for the above reasons and wish to have acknowledgement of receipt of this email please as soon as possible.

Kind Regards

Paula Nadin

The Peacocks
Stanley Road
Stockton Brook
ST4 2LW

Sandra Bradbury

From:
Sent: 05 June 2024 23:32
To: Licensing (SMDC)
Subject: Letter of objection to Greenway Golf Club New Premises Licence 8th May 2024
Attachments:

Categories: Objections

Please find attached my letter of objection to the New Premises Licence for Greenway Hall Golf Club

Kind Regards

Mrs Ruth Cartlidge

Re: New Premises Licensing Application dated 8th May, 2024 by Deborah Jane Burton for a Premises Licence for Lockside at Greenway Hall Golf Club, Stanley Road, Stockton Brook, Stoke-on-Trent St9 9LJ

I write to object to the application for a New Premises Licence for Lockside at Greenway Hall Golf Club.

I have read and, in my comments, refer to the Staffordshire Moorlands District Council Statement of Licensing Policy 2021-2026, the aim of the Policy set out in section 2.1 and the four licensing objectives in 2.2. In reference to section 2.1, “to secure the safety and amenity of residential communities”, and in section 2.2, the “prevention of crime and disorder”, “public safety” and “prevention of public nuisance”, I offer the following comments.

This area of Stockton Brook is a semi-rural residential area. The Greenway Hall Golf Club entrance opens onto a conservation area incorporating the lock cottage, the lock, the former stable block and the James Brindley Bridge. Narrowboats regularly use the moorings for overnight stays on both sides of the bridge and along the perimeter hedge of the golf club, whilst the towpath is popular with cyclists, people fishing, families and walkers, including me, out to enjoy the beauty and tranquility of the area.

I object to any licence that has the potential to destroy the tranquility of the area for residents and tourists through the public nuisance of noise from music, amplified or not, played at Lockside from 11.00 to 00.30.

The proposed extension to the premises would increase the amount of traffic, including heavy goods vehicles coming into and out of the car park, and using the James Brindley bridge. The Brindley Bridge has sustained serious damage caused by repeatedly careless driving by large delivery vehicles, including some I have seen going into Greenway Hall Golf Club, to a scale I have not seen in the 48 years that I have known, spent time living in and retain an interest in property in the immediate vicinity of the golf club. Although recently repaired, the new stone is already scarred and scraped from thoughtless driving. As the entrance to the golf club is adjacent to the bridge, I have had many experiences in daylight and at night of having to stop suddenly because of drivers, including taxi drivers, pulling out of the golf club and failing to stop at the entrance onto Stanley Road.

I object to a licence that could contribute to a risk to public safety through increased patronage of the premises, drinking hours and increased use of the car park.

The written application includes two drawings of the requested extension of the premises. The proposed extension doubles the size of the venue's area for food, drink and the playing of music, whether recorded, amplified or live bands. In addition, there remains a significant outside area of decking used for the same purpose.

There is a statement in the application, Section 10 of 21; Provision of Live Music, that seriously concerns me. In Days and Timings, the request is for amplified live music to be permitted inside and outside from 11.00 to 00.30. Would the approval of a licence allow amplified live bands to perform outside in the open air on the decking, car park or even the green? Noise generated here at these premises can already be heard along the valley towards Endon and up Moss Hill and Heather Hills, creating disturbance to residents not only in the immediate area, but much further afield.

I object to a licence that would permit the playing of amplified loud music outdoors from 11.00 to 00.30 disturbing and destroying the amenity of the area.

I understand that the unprecedented situation during the early days of Covid19 prompted the government to permit the use of marques to enable the hospitality business to continue. However, when the application for the current licence was made in 2020, like others in the area, I was unaware of it. It was also largely understood that this was a temporary measure. Whilst a temporary permit might have been understood, I would most certainly have opposed a permanent one.

Now, the Golf Club is proposing an extension to the premises, known as Lockside, that has the potential to exacerbate the noise and nuisance. In addition, it requests a licence for the provision of Late Night Refreshment.

I feel it is grossly unjust, unreasonable, unfair and damaging to personal emotional well-being to local residents and the community surrounding Lockside, that they should be expected to accept that this one venue should be able, legally, to impose its will upon them for over thirteen hours every day, thus diminishing their quality of life.

I understand that local residents experience noise from patrons and vehicles leaving Lockside but continuing their night out in the car park. Residents have been subjected to verbal aggression and abuse when they have requested those patrons to reduce the noise and leave quietly. I consider that longer hours for the consumption of alcohol could inflame these situations. CCTV does little to address this issue. It records events but does not prevent them or assist in immediate management of public safety and public nuisance. (Licensing Policy sections 7.2.3 and 7.2.1) The suggestion that there would be a single car park attendant does little to inspire confidence in the management of these premises.

Residents in the area should have their right to a peaceful night of rest and sleep respected by the managers and owners of the golf club and Lockside and their patrons.

I oppose the request for provision of Late Night Refreshment.

In the Application form, Section 18, Promoting the Licensing objectives, 18 d, Prevention of Public Nuisance, it is stated by the licence applicant that "No noise shall emanate from the premises nor vibration be transmitted through the structure of the premises that gives rise to public nuisance to the nearest residential properties."

I struggle to understand how that can be achieved if the current licence continues and if the new one is approved for an extended premises.

In conclusion, the main point is not what the golf club has done in the past, for that is history, nor what its intentions are, for they are open to change, but what will the owners and managers of Greenway Hall Golf Club and Lockside be legally permitted to do should this application be approved and the current one allowed to continue.

Sandra Bradbury

From:
Sent: 28 May 2024 08:13
To: Licensing (SMDC)
Subject: Objection to License Application for New Premises at Greenway Hall Golf Club/Lockside Restaurant

Categories: Objections

To whom it may concern.

I wish to register my objection to the above application.

The reasons I object are based on what is currently encountered on a regular basis by many residents living within close proximity of the venue. Despite previous promises by the owners to manage the antisocial behaviour demonstrated by some of their clients, this has been allowed to continue.

Lives are being made a misery by having to tolerate, on far too many occasions, disrespectful and anti social behavioural.

What should be a quiet semi rural village, for many, they feel like they live in the centre of Stoke.

This is really unfair and makes me feel so angry and SAD.

Why should this be allowed?

Why should our village community have to endure the noise of screeching cars and intoxicated 'clients' who seem to think it's acceptable to use our homes and gardens as place to urinate and shout offensive language at us as they stagger out from their party in the early hours of the morning?

Why, as soon as spring arrives and we want to sit and enjoy the fruits of our hard labour in our homes and gardens do we feel so angered that we have to go out for the day and night to avoid this misery?

Why do we have to worry about what and when the next invasion of our privacy and safety will be?

Why should we have to keep our windows closed to shut out the noise?

Why should we have to shout to hold a conversation in our own garden?

Why should we be awoken from our sleep, knowing a full hard days work lies ahead where we need to be alert and refreshed so we don't make costly mistakes?

Why should permission be granted to enable the owners to not only continue to do this to us but to make the problem worse by attracting bigger parties, more noise and more sadness to our community?

I hope the people with the power to make this decision put themselves in our shoes and do the right thing by our community and give us back faith and hope.

Thank you.

Golf Cottage,
Stanley Rd,
Stockton Brook,
ST99LJ
2nd June 2024

Dear Sir/Madam,

I wish to formally object to the Grant of a Premises Licence (May 2024 application) – Lockside at Greenway Hall, Stanley Rd, Stockton Brook, ST99LJ.

I live at Golf Cottage, Stanley Rd, ST99LJ, and within a few yards of Lockside. My telephone number is [REDACTED]

My objection is based on the following:

Public Nuisance:

The application for the licence is to incorporate a new area – in a brick built extension to the current building.

As you will be aware, I objected last year to the granting of a licence for the marquee (which still stands where the proposed new structure will be built). The licence on that occasion was not granted. Unfortunately, I am still experiencing the same issues as I was last year in terms of anti social behaviour emanating from the site, despite having had many meetings with the owners of the business.

The noise from music night events held within the existing brick structure can be heard in my house and garden – particularly as Lockside frequently leaves the doors open. I have on many occasions tried to call the establishment, but they have not picked up the phone. I can only deduce that they cannot hear it ringing.

When these events take place I can hear the music above my television, and can feel the vibration in my house. The noise and behaviour of patrons coming and going is intolerable on many occasions. This includes shouting and screaming, large crowds congregating in the car park smoking and drinking, car horns in what at times seems to be a game/competition between them, glasses and rubbish thrown in the car park which sit there for days on end, urinating up neighbours walls and the bridge, and in the last 9 months my fence had been severely damaged twice by vehicles on the car park – once on 21st October 2023 where the manager of Lockside said he could not identify who had damaged it, so it was repaired at my own expense. Second was on 10th/11th May 2024 – on this occasion I have contacted Debbie Burton (owner of Greenway) who

has said they will repair it. As of today (2nd June), I am still waiting for this repair to be completed. As such, my dog cannot currently go on the garden as it is not secure.

The stress and anxiety I feel when experiencing the above issues is severely affecting my mental wellbeing. This application would result in a huge intensification of use for parties and events, and the resulting noise would effectively render my patio and garden area unusable for much of the spring, summer and autumn, and would result in me having to keep all of my windows and doors closed in an attempt to try to dull the noise. When I bought my cottage in 2006, I bought it knowing that it was next to a golf club, NOT an events and party establishment.

Crime and Disorder:

Late night patrons of Lockside regularly leave the bar in a noisy, unruly manner. I have witnessed men coming out of the establishment proceed to urinate publicly up neighbours' walls and the canal bridge. This is a criminal offence under the 1986 public order act. Late night events in the extended area will only exacerbate the issues I am currently having to endure as a resident in the locality.

As residents of the locality, many of us set up a residents group last year, where we met with Adam Gregory, Brett Barlow, Terry, and a representative for Debbie Burton (Glynn) to try to resolve these issues. Unfortunately despite them saying they would keep doors closed, move the smoking area, employ a host/attendant to ensure patrons arrived and left quietly, inform us when events are taking place, they have done none of this. In terms of the most recent license application, the immediate neighbours to the establishment have received a letter explaining what they wish to do. At the end of the letter they asked if we have any concerns then to contact them. On behalf of the residents group, I approached the site owner (Debbie Burton) on 15th May 2024 asking to meet with her personally. As of yet, I have not had a reply to this request.

In summary, whilst I am not against (and in fact support) the premises being used for food, drink, and entertainment, I feel these proposed plans are far too favourable for the premises, and detrimental to the peace and well being of the local community.

Regards,

Kate Rose

Meadow Brook
Stanley Road
Stockton Brook
Stoke on Trent
Staffs
ST9 9LL

29.05.2024

Dear Sir/Madam

Re: New Premises Licence Grant Application – Greenway Hall Golf Club, Stanley Road, ST9 9LG

I wish to object to the application from the above for a Premises Licence for Regulated Entertainment, and the sale and supply of alcohol every day.

My objection is based on the following concerns:

Public Nuisance

As in the previous licence objections, it is clear that the location is inappropriate to operate after 23.00 hours so as not to disamenity local residents and others in the surrounding area, especially as noise travels further across open space and is considered even more inappropriate in quiet areas, such as this semi-rural location. Moving entertainment to outside is likely to affect a larger number of residents in the area than at present.

Disturbances will no doubt continue well after the licensing hours as it will take some considerable time for users to disperse and therefore prolonging any disturbances and any anti-social behaviour.

There is a worry of increased anti-social behaviour as already witnessed at this venue with rowdiness, drunkenness, fighting and the residue of drug usage.

Due to the proposed increase in numbers attending the venue there is a risk that staff could be overwhelmed by serious anti-social behaviour which could be compounded by lack of local police resources.

Obviously, the reporting of any problems, along with paying for policing and the regulating body will fall upon residents who have already been substantially disenfranchised from the licensing application.

Public Safety

Due to the potential large numbers attending the site, vehicle usage and parking will be a continual issue in the area. The narrow country lane and even narrower single file bridge, which is regularly

damaged by traffic, no pavement, and a blind bend on the approach to the venue's entrance all contribute to making a dangerous location.

Functioning hours 7.00am – 1.00am will mean that the venue is open for 216 hours per week. In the interest of public safety, what percentage of time do the Licensee and Premises Supervisor expect to be on site to ensure all the proposals are managed and adhered to?

Previously, the current operators have shown themselves to be irresponsible and untrustworthy and have reneged on previous assurances given to residents.

I appreciate you taking this information into consideration to make the right choice for the local community.

Yours faithfully

Stephen Cooper