

Haslingden Old Road
Rawtenstall
Rossendale
Lancashire

ROSSENDALE
LICENSING UNIT
RECEIVED

22 JUL 2019

Public Protection Unit
The Business Centre
Futures Park
Bacup
Lancashire
OL13 0BB

17th July 2019

Re: Licensing Application for Ski Rossendale

Dear Sir or Madam

We write to express our concern about the licensing application you have received from Ski Rossendale. In particular, we are concerned about the noise disruption that will inevitably be caused by the playing of live and recorded music outdoors at the new "Hill" building. The new building named within the application is very close to the clutch of three houses that are just in front of the ski slope and any music played outside can clearly be heard both within and outside these houses (as past events held on the slope has made clear).

We must begin by noting that Ski Rossendale has tried in the past to gain a very similar licence and local residents objected very strongly to it. At the time, residents argued that if the music was genuinely only for special events, a special licence could be sought for these unusual occasions. A "blanket" licence, on the other hand, would enable Ski Rossendale to use live or recorded music on as many days as they wish. It is disappointing that another attempt to apply for a "blanket" licence has been made without any consultation with local residents, even though we made our feelings very plain the first time around.

Having looked at the application, we are alarmed to note that the hours being suggested as "standard hours" mean that local residents could be faced with this menace **all day and until midnight on any day of the week** and at any time of year. There is no provision for the music only to be played outside during reasonable hours and only inside during later hours – Ski Rossendale has clearly stated in the application that the music will be **both inside and outside** throughout – potentially for many hours at a time. In addition to the music, if Ski Rossendale is running events (even inside) until midnight, there will inevitably be noise from participants leaving the site. Is this acceptable during the working week?

We note that Ski Rossendale claims that this will only be the case for special events, but in that case, as before, they could apply for individual special events licences. Why do they need a "blanket" licence, when special events licences would cover the "special events" being suggested in the application? The danger is that this could,

quite legally, snowball into something far more regular if this “blanket” licence is approved without significant restrictions.

In addition, whilst we understand the desire for an even later finish on New Year’s Eve, to add Valentine’s Day Eve is ridiculous – this is, in most years, a working day and, more importantly, so is the day after. To disrupt the sleep of local residents on a working night until 2.00 am is surely not acceptable and this has not been properly “thought through” in the application. In addition to the music, a 2.00 am departure from the slope by participants is extremely likely to disrupt sleep for those residents closest to the venue.

Our concern is strengthened by previous experience of “special events” at the ski slope. The interpretation of noise at “an acceptable level” is entirely subjective and the ski slope definition is certainly not one that we share. We should be able to sit in our lounge without having loud music forced upon us and this is even more true when that music goes on for a long time and/or is at happening after a reasonable time at night.

To give an example: On one occasion, *extremely* loud fireworks (set off so close to our house as to cause vibration) late on a Sunday night, together with disruptively loud music, resulted in our sending a letter of complaint. This was not, in our opinion, dealt with professionally – all we received was a dismissal of what was, in fact, a heartfelt complaint from concerned local residents who had to wake early for a working day after the event. We are sorry to say that our experience suggests that the management of Ski Rossendale have a tendency to ‘ride rough-shod’ over the residents when it suits and this licence application, if granted, would enable it to do so on a regular basis.

As residents who have [REDACTED] we of course accept that there will be noise, at reasonable times of day, in connection with the normal activity on the slope. I understand that some local residents have objected to tannoy announcements; please do not think that we fall into this category. We accept extra traffic, parking disruption on occasion and some noise from cheering, from announcements and from music when a big event is on at the slope, in the knowledge that these do not go on well into the night; however, this application would literally give Ski Rossendale licence to create significant noise and disruption at unreasonable times of the day and night.

Yours faithfully

[REDACTED]

Susan Chadwick

From: [REDACTED]
Sent: 25 July 2019 19:19
To: Licensing Department; General Enquiries
Cc: [REDACTED]
Subject: Urgent Objection against the application for a licence at ski Rossendale

Categories: Susan Chadwick

Dear Licensing at Rossendale Council

Re: Application for a new premises licence at The Hill (Ski Rossendale) BB4 8RR.

[REDACTED]
[REDACTED] We were very surprised to be informed by a third party that Ski Rossendale had applied for a license to serve alcohol play recorded music or live music and film between the hours of 11 AM and midnight Monday to Sunday and until 2 am on new Year's Eve or Valentine's Day. We believe that granting the licence will cause undue offence, annoyance, disturbance and inconvenience to our family and those who live within the area

We have read the application in full and feel that Ski Rossendale has not put forward any compelling evidence on lessening the impact of granting the licence on its neighbours.

We would like to object to the granting of the aforementioned licence on the following grounds:

[REDACTED]

[REDACTED] We understand that "...a notice must be displayed prominently from the premises on pale blue paper which is easily noticeable by the passing public. This advert must be displayed the day after the day the application is served on the responsible authorities."

We had not had sight of any notice it is therefore not displayed prominently and is not easily noticeable by the passing public. Our neighbours were not aware of any such notice, nor were we.

(iii) Our children would be directly affected by the playing of music, people consuming alcohol on the terrace and/or the screening of sporting events outside. Even though Ski Rossendale say playing films outdoors would be an infrequent event. This is not acceptable to say that things are "infrequent" as it is not something that can be controlled, monitored or defined. The noise carries from ski Rossendale to our house and we are frequently disturbed when they have competitions and outdoor events. We have had to keep our windows and doors closed, even in very hot weather. We could not let our children play outdoors as it was upsetting for them. **Our children have a right to be in their own home and garden and not be disturbed by excessive loud noised.** [REDACTED] We have not said anything to ski Rossendale as these events were just once or twice a year and we wanted to support our neighbours.

(iv) We believe that granting the licence is against the conditions of 'licensing objectives'. Granting the application, at least in the terms requested, is not 'appropriate' for the promotion of the licensing objectives,

a) Prevention of Public Nuisance. The licence will cause our family a public nuisance. When Ski Rossendale currently has outdoor events or competitions there is already a noise nuisance from the premises while it is open, and if the premises were allowed to stay open any longer, this would go on until an unacceptably late time. Noise at and after closing time is also a public nuisance problem, as is litter. If the license is granted for seven days a week this is not acceptable as this will have a severe and sustained detrimental impact on the health and well-being of [REDACTED] The 'Hill' is visible from [REDACTED]

[REDACTED] The Hill have shown minimal consideration for their neighbours in their application with only minimal reference to the impacts on neighbours, such as we will dispose off bottles only between 9 am and 6 pm to avoid disturbing neighbours! This shows a complete lack of regard on the impacts that their license will have on its immediate neighbours

It is simply too much to allow such a licence seven days a week until midnight (or 2pm on new Year's Eve or Valentine's Day - which may be a school night.)

It would be against our children's human rights and our rights for a private family life.

The extended alcohol licence will draw unwelcome attention and increased footfall at unsociable hours to a residential and almost conservation area. Noise, public nuisance, anti-social behaviour, low-level nuisance (non reportable crime inc. shouting, swearing, urination in public, littering) will be increased.

b) Prevention of Crime and Disorder –if the licenses granted there would inevitably be an increase in crime and disorder as people would be consuming alcohol for very long period of time, often outdoors. The exit [REDACTED] and we believe that the measures that ski Rossendale have/will put in place on their application do not provide sufficient assurance that they can prevent crime and disorder e.g. fighting, drug problems, disorder etc. Traffic attending events at the Hill would cause horrendous congestion and problems for residents on Haslingden Old Road.

c) Protection of Children from harm – granting the license will cause child protection issues for our children [REDACTED]

d) Public Safety – we believe that the hill will continue to be over-crowded, for example, the hill claim they have sufficient car parking - they do not. Already on events days there are significant numbers of parked cars outside on the main road, many block our driveway to our house. This forces us to walk in the road [REDACTED] when going to the park or supermarkets. This is a risk to public safety. In the past cars are parked across our drive and blocked all entry and exit from our house. This has caused our children and us significant distress and inconvenience we believe by granting the license, this situation will only be exacerbated. **There are no safe crossing points on this part of the road so we have to cross between parked cars and avoid the cars as they accelerate down Haslingden Old Road towards Newchurch Road. This will only get worse if the licence is granted. There should be traffic calming measures place - e.g. 20 mph, speed bumps, road crossing points for children and those with disabilities.**

(v) **Sale of alcohol** – We believe that the sale of alcohol at the times specified would cause problems with anti social behaviour. Excessive consumption is already a problem when they have events or competitions.

(vi) **Opening and closing times** – this is a very important issue for us as neighbours as this is when the premises' customers will be passing through our neighbourhood, [REDACTED]

the premises. This disturbance could go on over a period of hours and we note on new Year's Eve and

Valentine's Day the license has been requested until 2 AM. This is totally unacceptable as the hill is surrounded by houses [REDACTED]

There is a likelihood of nuisance being caused by reason of the relevant locality of the hill - it is an outdoor space of tranquility which will be shattered if the licence is granted.

The extended opening times in a quiet, residential, almost a conservation area will unnecessarily draw people from a wider area at unsociable hours.

Noise from live music and films would adversely affect residents living in the vicinity of the Hill and would also carry across the whole area especially as the licence application covers events out of doors and until the early hours of the morning.

Noise, light pollution, traffic and traffic noise will all have a negative impact. To note again, this should be considered almost as a conservation area. The increased noise, light pollution and traffic noise [REDACTED]

Please could you take into account the opening hours not just the actual 'licensable activities' when assessing the overall impact of the proposed licence on the licensing objectives.

We are also very disappointed that ski Rossendale did not inform us that they were intending to submit such an application [REDACTED] and I am sure they did not want to inform us because they knew that we would object on the grounds that this would be an unreasonable request on their part. Ski Rosendale [REDACTED]

The granting of the applied licence will directly affect our family life the peace and tranquillity [REDACTED] [REDACTED] We are quite prepared to ask for a judicial review of any decision if this license is granted given the impact it will have on the quality of our children's lives and our right to a family life. Granting this license it will have a significant sustained and detrimental impact on wellbeing of ourselves [REDACTED]

We are writing this in haste, [REDACTED] as we have only been informed about the application. We are more than happy to discuss our objections with the Council and Ski Rossendale.

Your sincerely

[REDACTED]

[REDACTED]

Owner occupiers of [REDACTED] Haslingden Old Road, [REDACTED]

From: [redacted] [mailto:[redacted]]
Sent: 24 July 2019 13:34
To: General Enquiries
Subject: Licensing Rossendale Ski Slope

Dear Sir / Madam

Regards the new licensing application at Ski Rossendale, I would like my objections placed on record. Living [redacted] to the ski-slope this application could & probably would detrimentally affect the quality of life for myself & other close neighbours of the ski-slope. On occasion there have been previous occurrences of rowdyism & noise from the ski-slope, usually during events or when the slope is closed to the public & other party's have an exclusive booking. The sale of alcohol in combination with recorded or live music played over the tannoy or via a separate sound system is very annoying in what should be a quiet & tranquil setting. All the more so because of it's peaceful location. Oakenheadwood Old Rd & it's environs is a very popular spot for walkers & people in general looking to get away from it all & sit quietly taking in the views & general tranquillity & I really don't see how present day attitudes towards alcohol & rowdyism will be seen to make a positive contribution towards that quite rare public amenity.

We already have to bear the sight & sound of people using the adjacent woodland as a public toilet during events when there is little evidence of proper marshalling to control the behaviour of competitors & spectators. Alcohol sales will only add to the problem & probably exacerbate the issues.

A similar application to this has been made previously & was thrown out after many objections from residents & close neighbours, I hope the planning committee will bear this in mind, for much the same reasons & reject the application.

Peace is a rare commodity nowadays & should be regarded as a prized asset. Rossendale is one of the few places where it is still available & continues to bring in visitors from far & wide. Far better to preserve this irreplaceable resource than destroy it forever. As with much else in life, once it's gone, we wont get it back again.

Kind regards,

[redacted]
Oakenheadwood Old Rd,
Rawtenstall

Sent from Mail for Windows 10

Sent from my iPhone

Susan Chadwick

From: Licensing Department
Sent: 24 July 2019 09:59
To: Susan Chadwick
Subject: FW: New Premises Licensing at Ski Rossendale

Hi Susan,

Please see the below email regarding an objection to the New Premises Licence application for The Hill, Ski Rossendale.

Thank you,

Marcus

From: [REDACTED]
Sent: 24 July 2019 09:50
To: General Enquiries
Subject: New Premises Licensing at Ski Rossendale

Dear Sir / Madam

Regards the new licensing application at Ski Rossendale, I would like our objections placed on record.

Living [REDACTED] to the ski-slope this application could & probably would detrimentally affect the quality of life for ourselves & other close neighbours of the ski-slope. On occasion there have been previous occurrences of rowdyism & noise from the ski-slope, usually during events or when the slope is closed to the public & other party's have an exclusive booking. The sale of alcohol in combination with recorded or live music played over the tannoy or via a separate sound system is very annoying in what should be a quiet & tranquil setting. All the more so because of it's peaceful location. Oakenheadwood Old Rd & it's environs is a very popular spot for walkers & people in general looking to get away from it all & sit quietly taking in the views & general tranquillity & I really don't see how present day attitudes towards alcohol & rowdyism will be seen to make a positive contribution towards that quite rare public amenity.

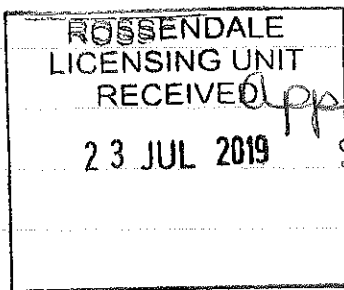
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[REDACTED]
Oakenheadwood Old Rd,
Rawtenstall

Sent from Mail for Windows 10



Application for "The Hill",

5ki Rossendale Haslingden Old Road,
Rawtenstall, Rossendale, BB4 8RQ.

Dear Sir/Madam,

We have just been notified by one of the residents of Haslingden Old Road, that an application has been put in for an alcohol licence and also for a licence to play live and recorded music and films at the above venue.

1) Haslingden Old Road is a residential area and not suitable for this. There are houses in very close proximity to "The Hill" and although it is a cafe at present noise is minimal. However if a licence is granted for drinking of alcohol and the playing of live and recorded music this would be a different matter.

The proposed hours of 11am - midnight Monday to Sunday are not good for those living in the area.

2) There will be extra cars going to and from the venue, and if car park becomes full, people will be parking on Haslingden Old Road, which is already an extremely busy road, with cars already parking on both sides of the road.

This would cause problems for traffic going to Rawtenstall or Haslingden, and the turning to go into Whitaker park is not the easiest to exit at the present time as it is on a blind corner coming from Rawtenstall.

- 3) The consuming of alcohol, which can cause problems especially if too much is consumed by customers.
- 4) It will affect the value of people's homes which are very near the venue, as who would want to live near where live music etc is being played and also the sound carries around the valley, as music has been played at site before, and can be heard from Holland Avenue and beyond.
- 5) There is already a venue at 'Whitaker Park' which already has live music events, is there need for another.

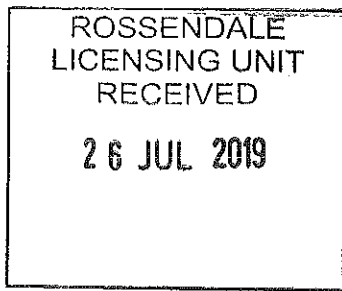
I hope you will give the points I have made, consideration.

Thanking you,



Haslingden Old Road,
Rawtenstall,
Rossendale.





[REDACTED]
Haslingden Old Rd
Rawtenstall
[REDACTED]

25/July/2019

Re: - Licensing for Ski Rosendale

I have rec'd notice of a planned licence for Ski Rosendale which i would like to appeal / submit a letter to oppose such an application.

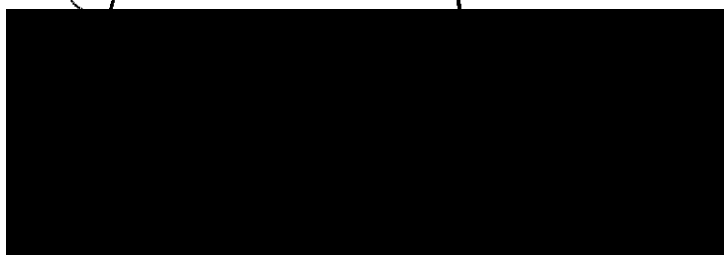
We live [REDACTED] and

believe the increase in noise & general public behaviour will have an impact on our home / lifestyle.

We should restrict the noise & serving of alcohol to reasonable hours in relation to the opening of the slope. A maximum of 10pm should be the limit. We have pubs & clubs in the town that provide music & beer after this time already.

Please could i formally log my complaint & reason for not supporting this application.

Yours Sincerely



ROSSENDALE
LICENSING UNIT
RECEIVED

23 JUL 2019

Haslingden Old Road,
Rawtenstall,

21 July 2019.

Dear Sir/ madam,

I refer to the Licensing application for The Hill, at Ski Rossendale, Haslingden Old Road, Rawtenstall, as shown in the Rossendale Free Press dated 5th July 2019.

I wish to object to the application for the reasons shown below;

A similar application was rejected several years ago on the grounds of noise etc.

For several decades we had to tolerate loud music from Crestmoor Childrens Home. Since its demolition and construction of a smaller premises, and considerate members of staff, this problem has now gone.

The Ski slope however , has for many years had competitions where loud speakers have been used for the commentaries . The noise from these speakers reduced a lot due to a change of ownership a few years ago. According to some residents, during the last few months, it has become loud again. (I have not witnessed this myself due to being away from the area during these dates). The volume of the speakers is so loud that it can be heard in the Holland Avenue area and on the Constablelee estate which is about ¾ mile away. I am sure anyone would find this unacceptable and inconsiderate to people who work shifts, or indeed to anyone who wants some peace and quiet .

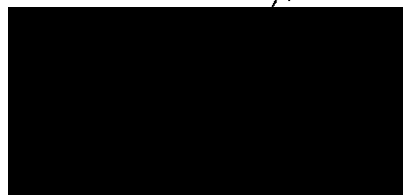
The Whitaker museum has a music/alcohol licence and is only a few hundred yards away from The Hill, at the Ski slope. I therefore consider that the application is unnecessary, even more so when the application is from a private limited company that has no connection to Ski Rossendale.

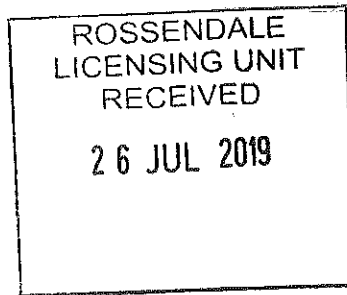
There could well be drunken persons making their way home from the venue after midnight, 6/7 days a week. and as this is a residential area consisting of young families, I find it difficult to accept this application.

I would like to point out the fact that no one in the vicinity of the Ski – slope has been informed of the application by way of letter, or by the information being attached to lampposts etc. The only visable notice was attached to a tree part way up the drive to the Ski-slope.

If, as I believe is the case, that the Ski-slope is not as popular as it used to be, and that this application is to turn the venue , in the future, into a Pub or club.

yours sincerely,





██████████ Haslingden Old Road
Rawtenstall, Rossendale,
Lancashire.

██████████
26 July 2019

Licensing Unit,
Rossendale Borough Council

RE: Licensing Application in respect of Ski Rossendale, Haslingden Old Road.

Dear Sirs,

In response to the public notice regarding the above licensing application I wish to oppose the application in its current terms. The rationale for my objections is as below.

Substantial Change of Use of the Site/Premises

Since the site first opened in 1973 Ski Rossendale has been a dry ski slope facility offering access to three different slopes. The provision of food and drink from a café at the site being ancillary to its main purpose as a much valued sporting venue.

This has been reflected in planning applications for the site which have all relate to the improvement of the sporting facilities. Planning application 2014/0296 was for extension of the existing main facilities to form a café and club room, installation of ski tows to the slopes, and extension of nursery slope.

Planning application 2017/0254 was for a terrace atop the eastern portion of the roof to act as an additional seating area for the café with a kiosk on the roof of the building for serving food to customers seated on the terrace, and a lift providing access for disabled persons onto the roof, who could then access the slopes directly via a ramp to the rear of the building.

If granted in the terms proposed, the current licensing application would effectively serve to change the main use of the venue to that of a late night refreshment house/nightclub with the provision of ski facilities being reduced to the ancillary role. I believe that such a substantial change of use should be the subject of a full planning application and not just a licensing application. In support of this viewpoint I would draw your attention to the current opening times of the facility for skiing:

Monday	Closed
Tuesday to Friday	Open 1pm - 9pm
Saturday	Open 1pm - 4pm
Sunday	Open 10am - 4pm

Additionally a children's club is open on Saturdays from 9.30am - 1pm

The above times do not correlate with the proposed licensing hours. It is not clear why an alcohol and music license is required to cover Mondays when the ski slope itself is closed. Similarly, if skiing stops at 9pm during the week and at 4pm at weekends, why is a licence required until midnight?

Neighbour Amenity and Unacceptable Levels of Noise

Various special events held at the ski slope over many years have involved the use of loudspeakers for announcements and the playing of music outside. The resulting noise carries across the valley and has been heard from as far away as Constable Lee. However, these events have been infrequent and the external broadcasts have always stopped when the skiing event came to a conclusion. As such they were accepted (and supported) by the majority of residents in the neighbourhood who recognise that such events are an essential extension of the routine ski activity at the site. The overriding relevant factor being the frequency and timing of those events.

In contrast, the current licensing application is for the external broadcast of both live and recorded music until midnight, seven days a week, all year round with extensions until 2am at New Year and Valentine's Day. This is completely inappropriate in a quiet residential area. I doubt that the council would not consider granting such a licence to any of the town centre pubs seeking to play music outside the venue until midnight and beyond.

The potential disturbance to neighbours of the ski slope was recognised by the council planning officers when granting planning application 2018/0105. They did so with the following condition:

"No system of sound amplification shall be used in conjunction with the development hereby permitted unless full details of the system and of its proposed use have first been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved system shall be operated in accordance with the approved details. Reason: In the interests of neighbour amenity and to ensure that the development does not result in an unacceptable level of noise to the detriment of the neighbours' amenities"

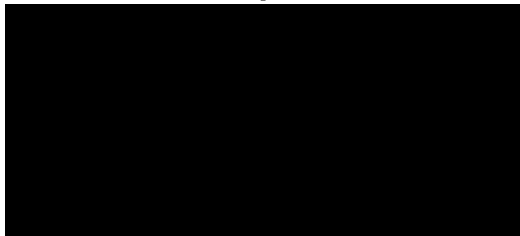
I am not aware of any such planning approval for the installation and use of sound amplification systems at the site and yet a licence is now being sought to use them until midnight.

Given that there is no public transport to the venue which is located in a residential area, and no hotel accommodation in the area, the majority of customers would have to travel by car or on foot. Experience at other venues in the valley has shown that those leaving the site after drinking until midnight would undoubtedly cause some disturbance.

I have no objections to the granting of a licence to serve alcohol and play music (to acceptable sound levels) **indoors** at the premises in support of the primary function as a ski slope. On that basis, given that skiing stops shortly before 9pm (to facilitate closure by 9pm) I would expect any licence granted to allow for a period of après ski enjoyment to extend by no more than 1-2 hours at most after that, i.e. finishing by 10pm or 11pm at the latest. Due to the potential for noise disturbance in the residential locality, especially from a raised rooftop terrace, I would oppose the granting of a licence to serve alcohol **externally** beyond 9pm.

Similarly I oppose the licensing of the playing of music **externally** other than at infrequent special events for which individual licences can be applied for and to which specific conditions can be attached.

Yours Faithfully,



DELIVERED BY HAND 26/07/2019.