

[REDACTED]  
Dean Lane.  
Lumb in Rossendale.  
Lancs.  
BB4 9RA.

## Objection to Licensing of Rossendale Holiday Cottages.

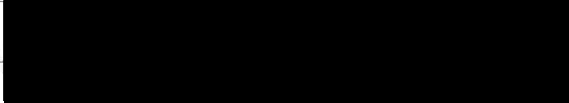
I strongly oppose the selling  
of alcohol or pop up bars at  
the Holiday Cottages.

My Main Concerns are :-

1) The protection of the children  
in the area. I don't think it  
is really appropriate that the  
children who use the lane either  
to walk to school or other things  
to have to walk past the  
cottages when people are outside  
under the influence of alcohol.  
Also there is a public footpath  
going through the cottages, I

feel this would be very off putting to the local residents who walk over there with their children & grandchildren.

Secondly it could cause potential antisocial disruption & behaviour. The movement of people up and around the cottages and up and down the lane, making more noise for residents. Also more traffic would be coming & going, Delivery wagons coming up the small lane which has no pavements is also a danger to children & people walking up and down the lane. Although the owners say there will be a 10.00 pm curfew, we all know that people under the influence of alcohol can not be easily controlled. Vandalism & violence also worry me.



LICENSING  
APPLICATION

[REDACTED]  
[REDACTED] DEAN LANE  
WATER  
ROSSENDALE BB49RA

To, ROSSENDALE BOROUGH COUNCIL  
I WISH TO OBJECT TO THE  
DEVELOPMENTS AT DEAN LANE  
HOLIDAY COTTAGES.

APPARENTLY THERE WILL BE AN  
INCREASE IN THE LICENSING  
AND POP UP BARS WHERE  
NECESSARY. THIS WILL MEAN AN  
INCREASE IN THE FLOW OF  
CUSTOMERS AND NOISE LEVEL, LIGHT  
POLLUTION. THERE WILL ALSO BE  
AN INCREASE IN TRAFFIC ON A  
DANGEROUS BEND WITH NO FOOTPATH  
SCHOOLCHILDREN WILL BE IN PERIL  
PEOPLE WALKING THEIR DOGS WILL  
ALSO BE IN DANGER IF NOT ALREADY.

YOURS  
[REDACTED]

To whom it may concern

#### ROSSENDALE HOLIDAY COTTAGE LICENSING APPLICATION

I would like to object to the above application and point out that very limited information has been available on the internet and the relevant dates have not been declared on the internet as at 22/02/2019.

#### Public Nuisance

There will be an increase in litter, the bins for the site are outside of the electric gates which are closed the majority of the time.

The pop bars will result in the congregation of large groups of people especially when they have events thus increasing noise levels in a rural location and affecting local residents. Any music that may come with the license will impact upon neighbour amenity and the surrounding wildlife. The site is surrounded by agricultural land therefore any increase in noise will impact upon animal welfare and affect the agricultural community.

The noise curfew is 10.00 but there are no members of staff on site after this time to enforce the curfew. Will neighbours be left to pick up the pieces as with the last police incident on site as no members of staff were present.

#### Protection of Children.

The application is for the sale of alcohol to guests of the business - who is a guest - the latest planning application was granted for resident guests only. Therefore should the site, hold for example, a bonfire and invite guests this would increase traffic on Dean Lane, a narrow single track road with limited pavements putting our children and grandchildren at risk who walk up and down the lane to the local village school. There has been a car accident in the last month on the stretch of road from the end of farmers grove to the entrance of the holiday cottages where there is no footpath. Would this not be a breach of planning to invite guests. Residents on

farmers Grove will also have to endure Delivery wagon on the narrow road - these will also put our children + grandchildren who walk up the lane at risk.

Crime and Disorder.

The sale of alcohol will increase drunk and disorderly behaviour and due to the location of the site especially when events are being held this will impact upon neighbour amenity. As stated above our children and grandchildren walk passed the site and there is a public footpath through the middle of the site and we do not want our families to be subjected to such behaviour.

The latest planning application that was granted on the site described itself as a "low impact rural retreat" – it is unclear how the selling of alcohol, pop up bars and events is low impact in such a rural location nor is it environmentally friendly. The selling of alcohol will change the clientele that it will attract from those who enjoy the outdoors walking/cycling to hen/stag parties.



Dean Lane

To whom it may concern,

(1)

I would like to object to the Rosserdale Holiday Cottages - Licensing Application.

There is very limited information online with regards to this application, which is a great concern. Whether this is intentional, or not it appears that a great deal of information has been withheld from local residents with regards to this application. There are no details at all with regards to where the sale of alcohol will take place or even any time scales as to when any objection can be made.

I would like to object on the following grounds:-

- Public nuisance.

⇒ The serving of alcohol on this premises is likely to add to the litter already created by this establishment, as what was a very clean one. Employees have been seen smoking on Dean Lane and then throwing these cigarettes on the floor.

what sort of an example does this set to guests? (2/5)

⇒ This proposal will result in the congregation of large groups of people, which will increase noise in the area and be intimidating to local residents.

- Any lighting associated with this sale of alcohol e.g. from the use of a pop up bar will impact on local residents + the environment, and goes against the original planning application.

- Protection of Children.

⇒ I have [redacted] who walk down Dean Lane to [redacted]

[redacted] (days with many other children from up the lane). ~~Any guests~~ which I don't think it is appropriate that children who use the lane have to walk past the cottages when people are outside under the influence of alcohol.

⇒ The noise created by such pop up bars may / will prevent my children getting to sleep at night.

The curfew of 10pm is of no use when my children go to sleep at 7. We have already experienced this on such events



held at the cottages, and this was  
without the sale of alcohol. It 3/5  
concerns me that the education of  
my children and their mental well-  
being is likely to be impacted by  
such noise nuisances.

⇒ I would also like to point out  
that currently there is no one on  
site after 10pm and so this curfew  
is unlikely to be enforced. We  
all know that people under the  
influence of alcohol are not likely  
to abide by such curfews.

- Crime and Disorder

⇒ The police have already been  
involved with an incident at the  
cottages prior to the consumption  
of alcohol. This incident affected  
all residents (this is how bad it  
was) in the cottages or former's Grove.  
The sale of alcohol on the premises  
is likely to fuel this further.

⇒ Another concern of mine is the  
use of recreational drugs which often  
accompanies the consumption of  
alcohol. Residents of the cottages  
have been seen in the local pub  
asking for drugs. Not only will this

impact the noise, disorder and potentially increase crime, but again this is something I do not wish for my children to be exposed to. (4/5)

- Public safety.

⇒ The application clearly states that the sale of alcohol will be to 'guests of the business'. Who exactly does this include? The original planning application stated that the facilities were to be used by residential guests only. This is a great concern as potentially this sale of alcohol could be made to any individual "invited" to the cottages (to an event; etc). This would therefore increase the traffic on Dean Lane. Again this concerns me as to the safety of my children, who walk up and down Dean Lane.

I would also like to add that this establishment was ~~described~~ described in their latest planning application as a 'low impact environmental retreat'. I can assure you that this is most certainly

not considered low impact by local  
residents and neither is it considered  
environmental. I ask you what <sup>(S)</sup>  
animals are likely to benefit  
from such facilities. The consumption  
of alcohol and all associated  
effects is more than likely to  
do more harm to the local  
environment than any good.

Yours Sincerely

[REDACTED]

[REDACTED] Dear Lane,

Water,

Rasserdale,

BB4 9RA.

## Marcus Asquith

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**From:** [REDACTED]  
**Sent:** 22 February 2019 18:33  
**To:** Licensing Department  
**Subject:** Objection of licensing application at Roosendale Holiday Cottages

[REDACTED]  
[REDACTED] Dean Lane  
Water  
BB4 9RA

Objection re: Rossendale holiday cottages Dean Lane

To whom it may concern,

I am writing to oppose the above licensing application for Rossendale Holiday Cottages on the grounds outlined below.

First of all I would like object on the ground of public nuisance. The Holiday Cottages are situated in close proximity of residential housing. With the proposed application to sell alcohol on the premises with no clear areas indoors to consume the alcohol it is likely that residents staying at the Holiday Cottages could consume the alcohol outdoors which could ultimately lead to increased noise and public nuisance. As can be seen on the application the stationary areas proposed to sell alcohol are within the reception areas. With the proposed 'pop up bars' in particular those one outdoors shown on the map has no clear areas to consume the alcohol which could lead to further public nuisance as this is outdoors. Furthermore Dean Lane is a quiet residential street and the home to young children. With the application stating it will be open to sell alcohol throughout the week up until 22:00 it could cause increased noise nuisance for the residents in particular small children throughout the week and working residents. In Summer and when large groups are at the Holiday Cottages the noise is already heard in the surrounding properties with alcohol added to the situation this has the likely potential to increase public nuisance. it is acknowledged that a noise curfew is proposed however in practice there is no evidence as to how this will be implemented.

Secondly, I would like to object on the grounds of crime and disorder. It is a well known fact that alcohol increases crime rate. The application states there will be a 'challenge 25' strategy for the selling of alcohol and that it will not be sold to residents already intoxicated, however, there is no mention of any strategies that will be implemented to ensure that residents aren't buying alcohol for each other which could increase crime rate and nuisance if people staying at the property become intoxicated. As there is no security at the Holiday Cottages the deterrent for crime and disorder is limited.

Finally I would like to object on the grounds of public safety. Dean lane is single track lane with no footpath. People staying at the Holiday Cottages can walk up and down the lane and if intoxicated could lead to public safety not only for residents on Dean Lane but also on people driving up and down the lane. Furthermore the application states it is for both an on and off license. With the application being for an off-license the staff at the Holiday Cottages will have

limited power to control any of the licensing standards to those not staying at the Holiday Cottages or consuming the alcohol off the premises which heightens the possibilities of reduced public safety.

Thank you for consideration of this objection.

[REDACTED]

[REDACTED] Dean Lane

Sent from my iPhone

[REDACTED]  
[REDACTED] Dean Lane

## ROSSENDALE HOLIDAY COTTAGE – LICENSING APPLICATION

I would like to object to the above application

### Transport

The application states alcohol sales shall be made only to “guests of the business” and will not be made available to the general public. Therefore if an event is being held at the site this will increase the amount traffic travelling on Dean Lane.

### Noise Pollution

Pop up bars will increase the noise and movement of people as groups of people will congregate especially when events are taking place.

### Light Pollution

Any additional lighting would cause light pollution and affect visual and neighbour amenity.

[REDACTED]

I would like to object to the licensing application submitted by Rossendale Holiday Cottages.

I also wish to point out that I am disappointed with RBC and its lack of information and dates regarding this application on the internet especially after being assured by the licensing department that further information must be made available.

#### Transport

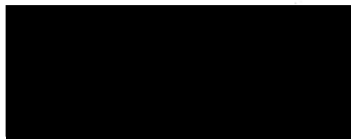
The application states alcohol sales shall be made only to "guests of the business" and will not be made available to the general public. Therefore if an event is being held at the site this will increase the amount traffic travelling on Dean Lane which is a single track road with over 200 meters where there is no foot path.

#### Noise Pollution

Pop up bars will increase the noise and movement of people as groups of people will congregate especially when events are taking place.

#### Light Pollution

The licensed premises and pop up bars cannot be well lit due to its rural location - any additional lighting would cause light pollution and affect visual and neighbour amenity.



Bornley Rd East

  
 Dean Lane

## ROSSENDALE HOLIDAY COTTAGE – LICENSING APPLICATION

I would like to object to the above application

### Transport

The application states alcohol sales shall be made only to “guests of the business” and will not be made available to the general public. Therefore if an event is being held at the site this will increase the amount traffic travelling on Dean Lane. *INCLUDING DELIVERY WAGONS.*

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Pop up bars will increase the noise and movement of people as groups of people will congregate especially when events are taking place.

### Light Pollution

Any additional lighting would cause light pollution and affect visual and neighbour amenity.



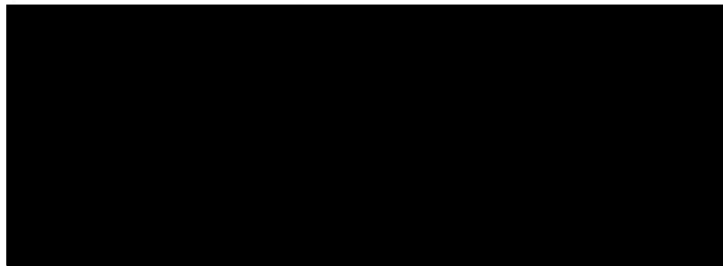


  
 Bridge Street

*I would like to object to the licensing application submitted by Rossendale Holiday Cottages and the lack of information available on the internet.*

*Firstly Traffic – There will be an increase in traffic when they hold events as alcohol is to be sold to guests of the business.*

*Secondly – Noise – the pop up bars and events will create more noise as guests will come together in groups. Due to the proximity of the site to Dean Lane this will become a public nuisance as it is a quiet rural location and the sound of large groups of people could intimidate children who walk up and lane from and to school in addition to intimidating ramblers who walk through the site on the public footpath.*



[REDACTED]

[REDACTED] Dean Fold

*I would like to object to the licensing application submitted by Rossendale Holiday Cottages and the lack of information available on the internet.*

*Firstly Traffic – There will be an increase in traffic when they hold events as alcohol is to be sold to guests of the business.*

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[REDACTED]

20/2/19

[REDACTED]  
[REDACTED]  
DEAN LANE  
WATER  
BB4 9RB

TO WHOM IT MAY CONCERN

RE ROSSENDALE HOLIDAY COTTAGES - LICENSING

I STRONGLY OBJECT TO THE LICENSING APPLICATION ON THE GROUNDS OF  
1/ PUBLIC NUISANCE.

I AM CONCERNED ABOUT ANTI-SOCIAL BEHAVIOR ARISING AS A RESULT OF THE SELLING OF ALCOHOL ON THE PREMISES. THIS COULD RESULT TO DAMAGE OF PROPERTY & VEHICLES ON THE LANE ALSO THERE COULD BE LARGE GROUPS OF PEOPLE GATHERING THERE WHICH WILL ADD TO THE NOISE THIS IS A QUIET RESIDENTIAL AREA WITH A LOT OF OLDER PEOPLE WHO HAVE LIVED HERE A LONG TIME.

LITTER IS AN ON GOING PROBLEM AS WELL.

2/ PROTECTION OF CHILDREN.

LOTS OF CHILDREN WALK DOWN THE LANE PAST THESE COTTAGES.

IT CONCERNS ME THAT

[REDACTED] OR OTHER CHILDREN WILL HAVE TO BE SUBJECT TO PEOPLE UNDER THE INFLUENCE OF ALCOHOL. THERE ARE NO PAVEMENTS THERE

AND THE MOVEMENT OF MORE TRAFFIC  
AROUND THAT AREA IS VERY  
DANGEROUS

THE SAFETY OF THE PUBLIC  
CONCERNS ME HOWEVER MUCH THEY  
THINK THEY CAN CONTROL PEOPLES  
BEHAVIOR & NOISE LEVELS WE ALL  
KNOW ITS NOT THAT EASY WHERE  
ALCOHOL IS CONCERNED

I ALSO FIND IT VERY STRANGE  
THAT WE HAVE <sup>NOT</sup> RECEIVED ANY LETTER  
TO TELL US ABOUT THIS REQUEST  
ALSO THERE HAS ONLY BEEN 3 BLUE  
POSTERS PUT UP AROUND THERE  
I THOUGHT THEY WERE ~~OUT~~  
IN WHITE USUALLY.

I THINK THESE SHOULD HAVE  
BEEN PUT UP ALL THE WAY UP  
DEAN LANE.

Yours

