

**McCarthy, Donna**

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**From:** Licensing  
**Sent:** 27 June 2022 11:20  
**To:** McCarthy, Donna  
**Subject:** Representation relating to PL(A)042055 Unit 8, Lightburn Industrial Estate, Ulverston

SR094349

**From:** Brian Mcquillin [REDACTED]  
**Sent:** 26 June 2022 13:26  
**To:** Licensing <Licensing@southlakeland.gov.uk>  
**Subject:** Representation relating to PL(A)042055 Unit 8, Lightburn Industrial Estate, Ulverston

I wish to strongly object to the Lakeland Brewhouse Application for a licence for Unit 8, Lightburn Industrial Estate, Ulverston (Ref PL(A) 042055)

I live at [REDACTED] which, as the crow flies, is a hundred metres or so from the location of the proposed site.

A few years ago we had a similar licenced premises in a not dissimilar location, viz Buffers, which caused tremendous stress to local residents. There was noise pollution, anti-social behaviour, infringement of the basic human rights of relaxing in one's home and getting a night's rest, deliberate and regular vandalism, examples of urination and defecation in residents' gardens and general disruption to the whole neighbourhood as patrons walked to and from Buffers and then on to the station.

The proposed location for a licenced premises within earshot of and approached through a residential area, is likely to cause similar disruption and disturbance, especially as it is on the way back from Ulverston town centre to the station, and it will inevitably be a final drinking stop-off point for those travelling by train or walking home. It seems reasonable to assume that as well approaching the Unit along Prince's Street and Lightburn Road, some patrons will approach it via New Church Lane, thereby extending the range of disturbance beyond that suffered even during the Buffers days. In addition, many revellers arriving and leaving the premises will almost certainly take a short-cut to and from the Unit through the Mercedes Benz garage. As well as the noise and disturbance this would cause to residents in Prince's Street, there is also a risk that cars displayed on the forecourt could easily be damaged either accidentally or wilfully.

Ulverston is well catered for as far as licenced premises are concerned. To add to this by granting a further licence in a location on the fringe of town and so near to a residential area and for which access can *only be obtained via* that residential area, would be, it seems to me, an unreasonable decision for councillors to reach, and would not take into account the impact of granting such a licence on the lives, health and basic human rights of the local residents, and it would further expose the area to possible alcohol induced vandalism and petty crime..

As an aside, although it is not technically necessary to do so, no attempt has been made by Lakeland Brewhouse to notify local residents of its intention to open a new drinking venue within 100 metres or so from where we live. The onus was on local residents to read the notice displayed on the Unit itself, which is unlikely given that the Unit is on a small industrial estate located within the residential area. This suggests a dismissive attitude towards its neighbours by Lakeland Brewhouse, and does not bode well for the future if the licence is granted.

Yours faithfully,

[REDACTED]

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**McCarthy, Donna**

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**From:** [REDACTED]  
**Sent:** 23 June 2022 17:19  
**To:** Licensing  
**Cc:** [REDACTED]  
**Subject:** Application PL(A)042055

As one of South Lakeland District Councillors for Ulverston West Ward, I would like to object to the application for licencing hours asked for by application PL(A)042055 Lakeland Brewhouse Ltd – application for a premises licence to sell alcohol between 11.00 to 23.00 hours seven days a week.

Lightburn Trading Estate is a quiet trading estate which is not suited for the retail sale of alcohol, wholesale is a difference issue as I believe it is already used as a brewery in the making of beer. The area just outside the boundary of the estate is residential and is on the edge of the Town Centre to be given this permission in my opinion would cause noise and disruption for the residents concerned. I also believe parking could be an issues with limited parking onsite and offsite the area is used extensively by locals servicing our Town Centre.

I am also very concerned that residents were only made aware of this application through the local newspaper as the Site Notice was placed in the premises window on the Trading Estate which is not often accessed by the public.

I hope the Licencing committee take note of these comments.

Regards,

Cllr. Janette Jenkinson  
SLDC Councillor for Ulverston West Ward.

**McCarthy, Donna**

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**From:** Licensing  
**Sent:** 21 June 2022 13:26  
**To:** McCarthy, Donna  
**Subject:** FW: Objection to Licensing Application re "The Tap Bar", Unit 8 Lightburn Industrial Estate, Ulverston Cumbria

**From:** Helen Penny [REDACTED]  
**Sent:** 21 June 2022 11:47  
**To:** Licensing <Licensing@southlakeland.gov.uk>; Cllr Filmore, Judy [REDACTED]; Cllr Jenkinson, Janette [REDACTED]; Cllr Irving, Helen [REDACTED]  
**Subject:** Objection to Licensing Application re "The Tap Bar", Unit 8 Lightburn Industrial Estate, Ulverston Cumbria

Dear Sir/Madam

We are a family of 4 that live at [REDACTED]. We have lived here for over 20 years and brought up our family in this lovely part of the town.

We have found out that there is a proposed licencing application for the above premises which are currently being used as a micro brewery on the Lightburn Industrial Estate close to our house and other private residences.

**We wish to put in our strong objection to the proposed application on the following grounds.**

Firstly we do not believe that there has ever been a change of use planning application been lodged to convert these premises into a brewery. Can you confirm if this has been approved?

Secondly, this is a residential area and the Lightburn Industrial Estate is only a small development across the road from us that is hidden from view and has little traffic or visitors. We believe that this new business will make it a much more "obvious" - and it will divert people from the train station who come into town at the weekend for a night out in Ulverston. It will also attract people away from the established retail and hospitality businesses that are established in the centre of Ulverston. We believe that this will detract from our quiet residential area which is very safe for families and older residents in the immediate area.

Thirdly, we believe that if people are allowed to drink on the industrial estate then this will cause additional noise and unruly behaviour including cutting through the residential streets into the town and there will be a potential for litter, waste, using of gardens as places to urinate, and possible criminal damage from drunks. It will also have a negative impact on the value of the surrounding properties.

I have copied in some of the local councillors who have actively been involved in speaking out against this application and we have also spoken to a number of our neighbours - I would be happy to attend any public meeting should this be necessary to represent the local residents.

Yours faithfully

[REDACTED]

**McCarthy, Donna**

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**From:** Licensing  
**Sent:** 24 June 2022 13:53  
**To:** McCarthy, Donna  
**Subject:** FW: Lakeland Brewhouse

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**From:** James Howarth [REDACTED]  
**Sent:** 24 June 2022 13:10  
**To:** Licensing <Licensing@southlakeland.gov.uk>  
**Subject:** Lakeland Brewhouse

Dear Sir or Madam,  
James and Judith Howarth [REDACTED]

We would like to object to the planning application for Lakeland Brewery to open a large pub and major event venue.

Our objections are as follows:-

- The noise will be high both for residents and rail users.
- The location is directly opposite what was Buffers which had to close due to safety issues and likely similar situation to this application.
- Rail track use the siding only feet away mainly for the track laying machine with similar risk instances to Buffers possible.
- Station staff have highlighted to the rail police the heightened occurrences on Station property. The planning team possibly should consult Station Manager Patrick for first hand information.
- Damage to property. Within the proposed location is the Mercedes garage where high value cars are stored outside and next door to the proposed location. These would likely be vandalism targets when attendees at the Brewhouse over imbibe.
- Parking. This area is industrial with car parking suitable for industrial use not a large events venue.

We are fully supportive of The Brewhouse whom have established their business in an industrial area. Opening a large public house / events venue is an unsuitable location both industrial, adjacent to the Station and near housing. We understand Ulverston is a tourist town and the weekends are busy. The town has many public houses both within the town and outskirts. A year ago we had to put gates on our drive due to escalating late evening problems at weekends. Similar health problems if this application is granted will likely become a reality for both the industrial and housing area on the opposite side of the railway line.

Yours faithfully

James and Judith Howarth

**McCarthy, Donna**

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**From:** Licensing  
**Sent:** 24 June 2022 15:28  
**To:** McCarthy, Donna  
**Subject:** FW: Proposed Tap Bar at Unit 8, Lightburn Industrial Estate

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**From:** [REDACTED]  
**Sent:** 24 June 2022 14:57  
**To:** Licensing <Licensing@southlakeland.gov.uk>  
**Cc:** [REDACTED]  
**Subject:** Proposed Tap Bar at Unit 8, Lightburn Industrial Estate

**Proposed Tap Bar, Unit 8, Lighburn Trading Estate**

Dear Sirs,

We write to express our concern that the above proposed use of units on the Lightburn Trading Estate is inappropriate to this location:

- Heavy commercial vehicles frequent the site but must use the same single site entrance as customers for the proposed Tap Bar. These vehicles include car transporters serving the Mercedes garage; Large and medium sized fuel tankers associated with the petroleum distribution centre; large and medium sized commercial vehicles associated with the truck garage.
- There is little parking space available at those units for customers of the proposed bar, and what there is, is usually stacked with stainless steel barrels.
- The units concerned face into the quiet residential areas built along New Church Lane since it became a dead end. While New Church Lane serves as public car parking, it is mainly all-day parking which has minimum impact upon the residents. Sadly however, there is already a tendency for noise late on Friday, Saturday and Sunday evenings, (often after we have retired to bed), as revellers walk home via New Church Lane, leaving behind a trail of take-away meals packaging, plastic and glass bottles, broken glass, paper and plastic cups - for local residents to clear up. We would not want to see any increase in this associated with a new tap bar.
- Ulverston is already amply supplied by existing licenced premises: is there really a need for yet more, and that where it could potentially impinging on a quiet residential backwater?

Meg & Martin Riley,  
[REDACTED]  
[REDACTED]

**McCarthy, Donna**

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**From:** Licensing  
**Sent:** 27 June 2022 11:39  
**To:** McCarthy, Donna  
**Subject:** Objection to application for the tap bar, lightburn industrial estate, LA12 7NE

SR094351

**From:** Lee Morris [REDACTED]  
**Sent:** 25 June 2022 11:22  
**To:** Licensing <Licensing@southlakeland.gov.uk>  
**Subject:** Objection to application for the tap bar, lightburn industrial estate, LA12 7NE

Mr & Mrs Morris  
[REDACTED]

We are writing to raise our strong objection to the application for Unit 8 Lightburn industrial estate, to be able to operate as a licensed premises.

These units were built for light industrial use and since their introduction, as a long standing resident of our home on Princes Street these units have never had a detrimental effect on our lives having never been frequented by anyone attracting large numbers of people or selling alcohol to the general public late at night.

We feel the granting of a licence to the 'Tap Bar' will have a detrimental effect on both ourselves and surrounding neighbours and businesses, due to the increase in noise and disruption when the customers are leaving and making their way to and from this premises which will undoubtedly result in the Mercedes garage on Princes Street becoming a thoroughfare. This having a negative effect on both our peace and our health this venture is highly unwelcome. Also given the history of the noise and disruption suffered by residents and businesses nearby from having a licensed premises in our area in years gone by, with the very disgusting behaviours of using the streets and private property as toilets and the added hazard of discarded bottles and broken glass, and damage to vehicles, we are strongly opposing this license application.

I feel very strongly about having another one so close to us affecting our quality of life again.

Regards

Mr & Mrs Morris

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**McCarthy, Donna**

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**From:** Licensing  
**Sent:** 22 June 2022 08:01  
**To:** McCarthy, Donna  
**Subject:** FW: Proposal for 'Tap Bar' on Lightburn Industrial Estate.

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**From:** Peggy Curry [REDACTED]  
**Sent:** 21 June 2022 17:38  
**To:** Licensing <Licensing@southlakeland.gov.uk>  
**Cc:** Cllr Filmore, Judy [REDACTED]  
**Subject:** Proposal for 'Tap Bar' on Lightburn Industrial Estate.

I am absolutely horrified at the thought of this going ahead.

Firstly putting a licensing application in a window that very few persons walk by is hardly making this obvious to those of us who live in the area. I don't read the Evening Mail so that has passed me by too.

This is a quiet residential area which will be seriously impacted by people walking to and from town, making New Church Lane into a thoroughfare. It will be the quickest route!

I am very concerned about damage to property, especially cars, as few of us in Trinity Gardens have garages. It is also likely to lead to more people trying to park in the area, which always gets full whenever there are events on in the town.

There have been incidents in the past of drunks using the banking behind these houses as a toilet facility. I did report one incident to the police as the woman in question was so drunk she had left her handbag behind and the following day had no idea where, until I found it soaked in urine and took it to the Police Station!

I hope this proposal is dealt with by putting the residents first, not someone who hopes to make money by damaging the health of the ensuing drunks.

Do we really need another drinking spot? There is an application for one on Cavendish Street too.

Peggy Curry  
[REDACTED]

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**NOTICE OF RELEVANT REPRESENTATION FOR A PREMISES  
LICENCE/CLUB PREMISES CERTIFICATE  
(Review/Variation/New)  
UNDER THE LICENSING ACT 2003**

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We:

- Cumbria Police  Name: .....
- Fire Authority  Name: .....
- Environmental Health  Name: .....
- Health & Safety  Name: .....
- Planning Authority  Name: .....
- Social Services  Name: .....
- Trading Standards  Name: .....
- Any Other Person  Name: .....

Hereby give notice of objection to the Premises Licence / Club Premises Certificate as listed below:

<b>Postal Address of premises or club premises:</b>	
<b>Unit 8 Lightburn Road Industrial Estate</b>	
<b>Post town Ulverston</b>	<b>Post code (if known) LA12 7NE</b>

This Notice of Objection relates to the following licensing objective:

*(Please tick one or more boxes)*

- |   |                                     |
|---|-------------------------------------|
| 1) the prevention of crime and disorder | <input checked="" type="checkbox"/> |
| 2) public safety                        | <input checked="" type="checkbox"/> |
| 3) prevention of Public Nuisance        | <input checked="" type="checkbox"/> |
| 4) the protection of children from harm | <input checked="" type="checkbox"/> |



## GROUNDS FOR RELEVANT REPRESENTATION

We hereby give notice that we object to the application for a Premises Licence / Club Premises Certificate on the following grounds:

**I wish to object to the application for a premises licence at Unit 8, Lightburn Industrial Estate, Ulverston, LA12 7NE for the following reasons:**

- 1. The prevention of Public Nuisance – The normal business hours of Lightburn Road Industrial Estate are usually between 8am and 5pm. This Premises Licence wants to extend its business hours to 1130pm. This will create noise very late at night from customers leaving the premises, music, cleaning of premises, emptying bottles into bins etc.**
- 2. The prevention of crime and disorder - Customers leaving premises after 1130pm drunk, excessively noisy, damaging nearby properties, vehicles, urinating against residents' homes and vehicles, using private road through via Mercedes Garage to Train Station, potentially damaging cars at this business, being excessively noisy when exiting towards A590 bus stop located at Aldi and via New Church Lane on the way to the town centre.**
- 3. The prevention of public nuisance - Inadequate car parking for staff and customers, currently staff at the Industrial Estate currently park on Lightburn Road, New Church Lane, Trinity Church and Trinity Gardens.**
- 4. Public safety - Inadequate Road markings between the junction of the Industrial Estate and Lightburn Road, there has been a series of reported accidents at this junction.**
- 5. The protection of children from harm - Currently there is a Training School for young Engineers (u18s) on the Industrial Estate, an SLDC building that is used by individuals with disabilities and special needs, there is a potential for disturbances between all parties that may occur ending in ridicule and possible conflict.**
- 6. Public safety - Increase in traffic accessing/ leaving Industrial Estate up to and after 1130pm.**
- 7. Prevention of public nuisance - Nearby property prices decreasing.**
- 8. Prevention of public nuisance - Observing the plans there is potential for 60 customers inside and 60 customers outside both seated and stood till 1130pm creating excessive noise with additional music in the background.**
- 9. Prevention of public nuisance / Public safety - Increase in litter, discarded bottles, glasses and sealed containers.**
- 10. Prevention of public nuisance - Many businesses nearby have closed over the years that had alcohol licences, Buffers, The Railway, The Beehive, Glaxo Club, Red Lion, Bar Six, Braddylls, Virginia House, Lonsdale House, Conservative Club, Four Seasons, Barley Mow and the Welcome, many of which have had significant problems with residents.**
- 12. Public safety - Ongoing seagull infestation, an increase in waste will only increase the problem.**

- 13. Prevention of public nuisance - Local wildlife habit the Industrial Estate on an evening, owls, bats, rabbits etc.**
- 14. Prevention of crime and disorder / Prevention of public nuisance / Public safety / Protection of children from harm - Restricting nearby residents enjoying their outdoor areas due to unsocialable behaviour, fear of drunk customers leaving the premises, there are also 2 schools nearby that use both train and bus services**

**Please provide as much information as possible to support this relevant representation: (e.g. please list any additional information, e.g. dates of problems which are included in the grounds for review)**

**Suggested Conditions that could be attached to the Licence to address these issues:**

**History would suggest that these sorts of licences close to residential areas incite trouble. Buffers had its licence removed due to repeated serious breaches**

Signature: [REDACTED]

Date: 23/06/2022.....

<b>Contact Name and address for correspondence:</b>  Steve Woodburn [REDACTED]	
Post town: [REDACTED]	Post code: [REDACTED]
Email Address – [REDACTED]	
Telephone number (if any) [REDACTED]	
If you would prefer us to correspond with you using an e mail address your e mail address:	

**PLEASE NOTE :**

- 1. THE GROUNDS FOR ANY RELEVANT REPRESENTATIONS MUST BE BASED ON ONE OR MORE OF THE LICENSING OBJECTIVES ONLY.**
- 2. YOUR NAME AND ADDRESS MUST BE SUPPLIED.**
- 3. You may email this form to;**  
[licensing@southlakeland.gov.uk](mailto:licensing@southlakeland.gov.uk)