

From: Michael rudd [REDACTED]  
Sent: 14 March 2021 12:06  
To: Licensing <[Licensing@wyre.gov.uk](mailto:Licensing@wyre.gov.uk)>  
Subject: Licensing application for Wyreside Hall, Dolphinholme

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As a local resident, there are two points which I would like to have taken into account before a license is considered.

The original application to convert wyreside Hall into a Hotel/ events veincluded an undertaking to improve the access roads.adding passing places and signage. This has not ye been done. This work aught be done before before a license is considered.

My second objection is the lack of restriction on the permitted hours. Unlimited hours would be a major intrusion of light and sound into the lives of local residents and wildlife. While people must be the main concern I would like you to note that Barn Owls have recently become established at the property adjacent to the Hall and I am sure you will be aware that these comparatively rare nocturnal hunters can be adversely affected by light and sound.

Sincerely, M.N.Rudd, Lower Dolphinholme.

**From:** Troughton, Gary [REDACTED]  
**Sent:** 14 March 2021 19:13  
**To:** Licensing <Licensing@wyre.gov.uk>  
**Subject:** Wyreside Leisure Ltd, Wyreside Hall, Wagon Road, Dolphinholme

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Dear Sir/Madam

I write with regard to the application for a licence for a number of activities at Wyreside Hall, Wagon Road, Dolphinholme.

Whilst in principle I can understand why a hotel that hopes to host weddings and other functions will need a license to sell alcohol, I am concerned by the broad reaching nature of this application.

Although by road the hall seems secluded, as the crow flies (and more importantly as noise travels) it is very close to the heart of Dolphinholme village. Indeed the valley through which the river flows is exceptionally good at funnelling sounds into the village especially on warm summer evenings. For example functions happening down at Wyreside Lakes caravan park can easily be heard in the village.

I am concerned that the licence application wishes to extend to 1:30 am on Bank Holidays. This would suggest that every Bank Holiday weekend could have loud noise and traffic moving through the village.

I see also that the application also requests a 1:30am finish for "Functions, Special Events". Who decides what is a function or what constitutes a 'Special Event'? Couldn't every night there is a customer in the bar be decided to be a 'special event'?

As you are well aware, there is another venue in the village that caters for entertainment and weddings – namely the Gorst's farm (Dolphinholme House), no distance from the hall. I would suggest in the name of fairness, the same restrictions should be placed on this application that were placed on the Gorst's application especially with regards to minimising any noise pollution that may be suffered by the village.

Yours faithfully,

Gary Troughton

[REDACTED]  
Dolphinholme  
[REDACTED]

**From:** Clare Klotz [REDACTED]  
**Sent:** 15 March 2021 02:01  
**To:** Licensing <[Licensing@wyre.gov.uk](mailto:Licensing@wyre.gov.uk)>  
**Subject:** Wyreside Leisure Limited application for Premises Licence for Wyreside Hall, LA2 9DH

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## **I wish to object to the Licence application for Wyresdale Hall Dolphinholme.**

Dolphinholme is a small rural village that does not provide adequate roads for excessive numbers of cars, taxis mini buses and coaches. It does not have a train station nor is there one within a 7/8 mile radius. It is not on a bus route therefore this village does not have any public transport provided for the residents or anyone visiting.

The roads in and around Dolphinholme are winding, often single tracked without passing places for these vehicles to manoeuvre should they meet each other whilst travelling to and from Wyreside Hall.

The roads serving Wyreside Hall are without footpaths or lighting therefore having increased danger to pedestrians.

The licensing hours that have been asked for are unacceptable for residents as the public house just outside the village has a licence until 11pm. The village hall can obtain a licence which I believe may be granted until midnight. A licence application until 01.30 hours in this residential area is far far too late and would apply for every night of the week including bank holidays for live music.

The request is completely out of character for the position of the Hall on Wagon Road which is in close proximity to the village therefore I am objecting on the grounds of it being a public nuisance and a safety risk to visitors to the Hall as well as local residents.

Regards  
Clare Klotz  
Dolphinholme village resident



**From:** johnrklotz [REDACTED]  
**Sent:** 15 March 2021 02:03  
**To:** Licensing <[Licensing@wyre.gov.uk](mailto:Licensing@wyre.gov.uk)>  
**Subject:** Wyreside Leisure Limited application for Premises Licence for Wyreside Hall, Wagon Road, Dolphinholme, Lancaster, LA2 9DH

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I wish to object to the licence application for Wyreside Hall on the grounds of public nuisance and public safety.

Wyreside Hall is located in a rural setting, off Wagon Road to the south of the village of Dolphinholme.

Dolphinholme is a quiet village of just over 100 properties. The local pub, The Fleece Inn, is located outside the village itself and is licensed to sell alcohol to 2300hrs. Within the village is a village hall which can be booked for functions. These can be licensed to no later than 2300hrs.

The licence application for Wyreside Hall covering the selling of alcohol and playing of live music extends to 0130hrs which is out with the two other licensed premises in the vicinity of Dolphinholme village.

The noise from a venue licensed for the sale alcohol and playing of live music until 0130hrs will likely be a public nuisance to the residents of Dolphinholme, with the venue being so close to the village and the rural nature of the setting.

Wyreside Hall is accessed via Wagon Road. There is no assurance that traffic (private vehicles, taxis, minibuses or coaches) going to and from Wyreside Hall will not access the venue through the village of Dolphinholme. The suggested licensing hours would mean traffic leaving the venue at unsociable hours when residents in the village are asleep. If this traffic was to travel through the village of Dolphinholme it would be a public nuisance.

Wagon Road is regularly used by walkers, cyclists and horse riders. It is a narrow, winding lane with several blind corners. There is no footpath alongside. An increase in traffic travelling to or from Wyreside Hall has the potential to impact the safety of members of the public using the road and it is not clear how this will be mitigated.

Regards  
John Klotz  
Dolphinholme village resident

**From:** Anne Chapman [REDACTED]  
**Sent:** 17 March 2021 12:05  
**To:** Licensing <[Licensing@wyre.gov.uk](mailto:Licensing@wyre.gov.uk)>  
**Subject:** Wyreside Hall (010321) Licence Application

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Only by chance did I see the posted application for music and alcohol licence to be granted, as I had to "trespass" in order to inspect it.

It will come of no surprise to you, I am sure, I must object to the scale of the proposed licence. I totally object to music outdoors. I object to late night functions during the working week, and would like to see the amount of weekend late night functions restricted. This is an otherwise quiet rural setting with both people and much wildlife depending on it staying that way. (There are several barn owls nesting very close to the Hall)

I believe the Licensing application is extremely premature. Most of the grounds are still a building site, and it is difficult to imagine how a large group of people under the influence of alcohol can be kept safe. Furthermore, the conditions for granting planning permission stated that quite extensive work to roads and signposting had to be undertaken by the owners of Wyreside Hall, before any business could commence. None of this has yet taken place. You will be aware the roads around the hall are very narrow and windy. They are used by multitudes of walkers, cyclists and horse riders for leisure as well as by farmers and local traffic.

Yours sincerely  
A G Chapman



Lower Dolphinholme  
Lancaster

The Licensing Section,  
Wyre Council,  
Civic Centre,  
Breck Road,  
Poulton-le-Fylde, FY6 7PU or by email to [licensing@wyre.gov.uk](mailto:licensing@wyre.gov.uk)  
16th March 2021

**Re: Application for a Premises Licence under s17 of the licensing Act 2003 for Wyreside Hall, Wagon Road, Dolphinholme, LA2 9DH**

We object to this application which appears to be defective because of ambiguity and discrepancy and it should not proceed. The public notice displayed outside the Hall states:

'Sale of alcohol on the premises/provision of regulated entertainment/ provision of facilities for regulated entertainment/ provision of late night refreshment.

Sunday to Friday 08.00- 23.00

Saturday 08.00 – 24'00

Functions, special events, Bank Holidays, 23.00-1.30

The version online and appearing in the newspaper states:

Sale of alcohol and live music Monday to Sunday 08.00 to 01.30 and late night refreshment Monday to Sunday 23.00 to 01.30

These notices do not tally, nor does the application form. Accordingly, it is not possible for the public to make representations not knowing which notice is correct and the application should therefore be dismissed. Inspection of the original notice is precluded due to Covid closure of the licensing office.

Should the matter erroneously proceed then, as required by the Licensing Act 2003, the applicant must show that public safety is ensured. If the application were to be granted, the volume of traffic both private and commercial will escalate. The main entrance to the Hall will be on Wagon Road, which is at present is best described as a quiet country lane frequented by walkers, cyclists, horse riders and local traffic.

The Planning Committee clearly had this in mind when stringent and comprehensive conditions were laid down to ensure public safety when consent was given to develop the Hall in 2012. No highway works whatever have been carried out in compliance. It is also apparent that the construction works on the Hall are far from over and the whole area at the rear of the Hall resembles a building site. The more than substantial extension is but a steel frame and the overall environment is far from conducive to public safety.

The application for any liquor, entertainment or any such licence is premature and in the public interest it should not be given.

Yours sincerely,

Donald Hantom

Wendy Lawrence

And on behalf of Dolphinholme Residents Association Committee

**From:** Suzette Heald [REDACTED] >  
**Sent:** 18 March 2021 09:00  
**To:** Licensing <[Licensing@wyre.gov.uk](mailto:Licensing@wyre.gov.uk)>  
**Subject:** Application for a Premises Licence for Wyreside Hall

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Dear Licensing,

I attach comments on the application for a Premises License at Wyreside Hall. A hard copy is also in the post.

Regards,

Suzette Heald

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Dolphinholme Residents Association  
[REDACTED]

The Licensing Section,  
Wyre Council,  
Civic Centre,  
Breck Road,  
Poulton-le-Fylde, FY6 7PU and by email to [licensing@wyre.gov.uk](mailto:licensing@wyre.gov.uk)

16 March 2021

Re: Application for a Premises Licence under s17 of the licensing Act 2003 for Wyreside Hall, Wagon Road, Dolphinholme, LA2 9DH

Residents are concerned and amazed by this application. Some years ago, the business was intending to open the Hall as a hotel and were granted planning permission subject to conditions. It is clear that not all these have been met as the back of the building still gives the impression of being a building site and the necessary work specified at the time of approval in 2012 to make the public highways safer remains undone. Yet, it now appears that they intend to open as a hotel, with alcohol on sale all day and night for hotel guests and until 1.30 am for non-residents. They also request permission for live and piped music - indoors and outdoors - from 7.0 am to 1.30 am, again on a daily basis.

It has taken us some time to understand what in fact is being requested since the notices posted were firstly hard to spot and differed in details. We have only just been able to read a copy of the actual application which again differs in details. Since this arrived following an email request, we can probably assume that most members of the public will not have been able to read it as Wyre offices are closed



due to Covid. Yet Wyreside Leisure Ltd are applying to open for trading – and apparently as a hotel - on 1 April 2021.

The idea of unlimited numbers of people arriving and departing at the hotel for the purposes of drinking, accommodation or unspecified events raises serious issues regarding public safety and public nuisance. This was a major issue for the initial planning permission. It is therefore relevant to ask what restrictions are now in force and what the amelioration strategy is to control traffic movements as well as to control noise and light pollution from outdoor events?

The application to open as a hotel was granted with the requirement for many improvements to the highways and an authorised transport policy. None of the highways improvements have been done and the idea of possibly hundreds of cars using the surrounding lanes, at all times of the day and night, possibly under the influence of alcohol raises horrific images. The area was placed by the County Council in Low Accessible category 5. It should be noted that there is no public transport serving the area and the nearest railway stations are Lancaster around 8 miles and Preston over 20 miles away.

The original highway improvements as detailed by the County Council's principal engineer in 2012 for the hotel to open were extensive and included:

1. Details of their Full Travel Plan and a commitment to reviewing it annually.
2. Off-site highway works.

The latter included (1) improvements to the 3 way junction Delph Lane/Wagon Road/Trough Road, (2) Passing places on Wagon Road and Delph Lane (3) Footway provision on Hampson Lane and a suitable signing scheme. This was a required route for access/egress for the Hall, by-passing the village of Dolphinholme. None of these have happened.

Currently, all the narrow country lanes leading to the Hall are used by farm machinery, by Dolphinholme residents and visitors (on foot, bike or horse and by car for access and exercise) and by tradesmen and delivery vans and lorries. They are in very poor condition, with the verges regularly ploughed up by heavy farm machinery and by passing cars manoeuvring on narrow lanes. There are no footways on the approach roads to Wyreside Hall (except a very small section of bridleway which becomes overgrown in summer along a section of Trough Road). All these roads are in need of repair and very narrow and winding, especially along the section of Trough Road from the Wyreside Gatehouse to the junction with Delph Lane and Wagon Road. A section which incidentally floods regularly in heavy rainfall due to drain blockages. At the difficult 3 way junction there is no warning of a junction on the access roads and the road marking indicating priority on what are blind points of entry are almost indiscernible. There have been many accidents on this stretch and unfortunately some fatalities.


The Hall to our knowledge has hosted a couple of weddings and other events in the last few years and the single track road from the Gatehouse has apparently been used for access by those in the holiday cottages. But clearly this would be insufficient for a fully opened hotel and we must ask what measures have been imposed by the Planning Authority to control traffic flows and protect other road users. In an era where public health and the protection of the environment have



come to the fore, jeopardising the use of country lanes for exercise would appear a retrograde step.

An analogous application to this one is the one from Dolphinholme House Farm of a few years ago, which requested permission to hold events such as music festivals and weddings. As we remember, this was approved for only a limited number of such events per annum, with strict hours for the arrival and departure of guests, taking a predetermined route manned by stewards to limit traffic movements and disruption, especially at night to nearby residents. A limit was also imposed on the volume of sound extending to the boundaries of the property. Something of the kind should surely be considered in the case of Wyreside Leisure as the sound from outdoor parties has been heard as far away as Dolphinholme village. An environmental audit would also be relevant, with an eye to protecting wildlife from noise and light pollution.

Yours,  
Suzette Heald

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On behalf of the Committee of Dolphinholme Residents Association

Dolphinholme Residents Association  


The Licensing Section,  
Wyre Council,  
Civic Centre,  
Breck Road,  
Poulton-le-Fylde, FY6 7PU or by email to [licensing@wyre.gov.uk](mailto:licensing@wyre.gov.uk)

17 March 2021

Re: Wyreside Hall, Wagon Road, Dolphinholme

Further to our letter 16th March we wish to add a point of clarification on our concerns raised with respect to access to this site and the issue of the risks posed to residents and visitors unless suitable limitations are applied by the licensing authority. We contend that without suitable controls the issue becomes one of public nuisance outside of the venue and as such becomes a matter for the licensing authority rather than the planning authority.

This is of course self-evident in the context of noise and light pollution.

The Residents Association will raise the wider matter of compliance with planning conditions with the appropriate planning authority.

Yours,

Suzette Heald of   
Allen Norris of 

On behalf of the Committee of Dolphinholme Residents Association

**From:** andrew [REDACTED]  
**Sent:** 19 March 2021 10:04  
**To:** Licensing <[Licensing@wyre.gov.uk](mailto:Licensing@wyre.gov.uk)>  
**Subject:** Application for a Premises Licence Wyreside Hall, Wagon Road, Dolphinholme, LA2 9DH

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Dear sirs,

I strongly object to the granting of a licence for Wyreside Hall. Please see the attached letter detailing my objections.

Regards

Andrew Birchall [REDACTED]  
[REDACTED]

**ANDREW BIRCHALL**

[REDACTED]  
**Dolphinholme**  
**Lancaster** [REDACTED]

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The Licensing Section,  
Wyre Council,  
Civic Centre,  
Breck Road,  
Poulton-le-Fylde  
FY6 7PU

18th March 2021

**Re: Application for a Premises Licence under s17 of the licensing Act 2003 for Wyreside Hall, Wagon Road, Dolphinholme, LA2 9DH**

Dear sirs,

I live on the farm across the River Wyre from Wyreside Hall and can see it clearly from my yard. I'm deeply dismayed by the application for a licence which has been submitted by Wyreside Leisure.



I am also a member of the Dolphinholme Residents Association and fully support the letter of opposition which they have submitted to you, but would like to add to it.

Wyreside Leisure is controlled by Rosemary Hudson (who is sole director) and by her husband Stephen Hinde (who is listed at Companies House as a former director and shareholder). Mr Hinde is the person who is in day-to-day control of the building and development work at the Hall and is frequently to be seen on site.

The Hindes have a long history of disregarding the law around planning permissions and protection of the environment. Some of the ways in which they have ignored the planning restrictions imposed on the development of the Hall by Wyre Borough are listed in the Dolphinholme Residents letter, but there have been others. These include altering the course of the River Wyre in a substantial way without permission (which resulted in a visit from the Environment Agency), digging a 'pond' on the hillside below the Hall (which resulted in a visit from the Council which stopped the work) and the erection of buildings on the site of the Hall which were not included in the planning permission. The Hindes also erected a building at their home at Rivendell, Trough Road, Street in 2007 claiming it was for agricultural purposes – in the 14 years since then it has never seen an animal.

There are also problems with the access to the Hall. Use of the old drive across the field which exits near Bantons Farm was expressly forbidden when planning permission to convert the Hall into a hotel was granted, but it is used continuously by people attending events at there and by guests in the apartments listed on Airbnb. This should stop as it is a dangerous exit onto Chipping Road.

In short, the management of Wyreside Leisure cannot be trusted to abide by any rules which you may try to impose on them.

Further to this I am astonished that you would even consider a licence running from 07:00 to 01:30 seven days a week with no restrictions! This is a beautiful, dark, quiet part of the countryside, not a place for noisy round the clock events. The noise and bright lights, coupled with all the comings and goings of visitors would be a major disruption to my life and others living close by.

Worse than this would be the effect on the already dwindling wildlife in the valley. I have lived here for 25 years and have seen the substantial reduction in the numbers of ground nesting birds since work started on the Hall. We no longer have curlews and oystercatchers nesting in the valley and it is now getting rare to see hares in the fields across the river. Turning the Hall into a 24-hour party venue could only accelerate this trend and would be unconscionable.

I hope that you reject this application and any others which may be proposed by Wyreside Leisure as being a completely inappropriate use of the Hall which will cause substantial damage to the neighbourhood and environment.

Yours sincerely,

Andrew Birchall



[REDACTED], Wagon Road

Dolphinholme, [REDACTED]

The Licensing Department,  
Wyre Council, Civic Centre,  
Breck Road, Poulton-Le-Fylde,  
FY6 7PU



16<sup>th</sup> March 2021

Re: Application for a Premises Licence under s17 of the licensing Act 2003 for Wyreside Hall,  
Wagon Road, Dolphinholme, LA2 9DH

Dear sir or madam,

I am writing to you regarding the application for a license by WYRESIDE Leisure Limited, which was brought to my attention by a friendly walker. I live opposite the, what should be the main entrance, and have not spotted the notice as it is 10m back from the road, and with lockdown I have not been out, like many who are sticking to the Governments directives.

I have no idea from this notice, what wyreside leisure limited intend to do on their land. I imagine that it is common practice for a Hotel to have a license for people who are staying at the Hotel and I guess Hotels have standard hours. I did not know that Hotels serve alcohol from 8am in the morning. These long opening hours seem excessive. Are these times for the use of the people staying at the hotel only? Are these hours for a leisure center? Whatever it is, the local people in Lower Dolphinholme will be having the noise and traffic issues throughout every day from 8am and I would oppose such long licensing hours for the general public..

It is the functions, special events and bank holidays hours which I am more concerned about as these will be for people who will not be staying at the Hotel. Having thought more about this, if the company is intending it to be a leisure centre then the to-ing and fro-ing of noise and traffic could be all day everyday from 8am till 1;30am !

There is no limit to the number of functions, special events, bank holidays on this application and so the Hotel could have these types of entertainment every day and night of the week, i.e. 24/7. This is completely unacceptable not only because of the noise pollution and light pollution but also because of the visiting traffic. The roads on the way to the back entrance to the Hall; which Planning assigned the main entrance, due to the other entranced being too dangerous and only to be used for wedding carriages; are very narrow and in bad condition. Indeed the planning permission for Wyreside Hall stated that substantial work on the roads had to be completed at the expense of the owner, before the Hall and grounds could be opened These works have not been done and yet the Hall has been used for events. It has even had marquees up which planning said was not allowed.

The wyreside Leisure Ltd property is in the middle of the countryside, bordering the conservation area. This countryside is rich with flora and fauna and with that brings walkers, horse riders, cyclists,



dog walkers, families with prams and wheelchairs who regularly use these quiet roads as their exercise route.

I would like the number of daily hours and functions/special events/bank holiday events to be restricted so that only a few of these events are allowed each year. Dolphinholme House Farm, on the same road applied for a similar license in recent years and their days allowed were very restricted to under 10 per year. Please check on this number , but I know it was about this, and I only think it fair for these venues to be allowed the same number of events. They were also limited to the license ending at 11pm which again ought to be the same for the Wyreside Leisure license. The noise level was also imposed on them so that the rest of the village could not hear them.

I trust that you will look into the planning restrictions imposed as I couldn't find them and it has been 9 years of living opposite a building site with all its noise. The health and safety ought to also be checked as it is still a building site.

Yours faithfully

Ms.E.Collinson

