

46, Blackhurst Ave,  
Hutton,  
Preston PR4 4BG.  
8th July 2008,

Dear Mr. Clark,

I am writing to object to the license to sell liquor & live entertainment made by Penwortham Tennis Club at Blackhurst Ave, Hutton, Preston.

I realize car parking is not a ground for objection but my thoughts are that lack of space to park larger than normal club tennis games, would force cars to park on Blackhurst Ave which is not allowed. This would cause a blockage which would prevent access for an ambulance or fire engine to the development. So on a health & safety angle this is not acceptable. The drive itself is private & also a public foot path, with out a pavement & only wide enough to let two cars pass so safety is a big issue for walkers with children.

The license would cause a public nuisance to residents, due to outside drinking music & late night drinking inside. Cars, taxis & late night noise was not envisaged when

Wimpey sold our leisure area facility to Penwortham Tennis Club. This could cause a security problem to residents, as people walking home to Newington via the footpath tend to drink far more than if they were driving, therefore noise, littering & vandalism could become a real problem in an area, that is, as the local police will tell you relatively crime free at the moment. How long may it stay this way! I really don't see why the Tennis Club should spoil a quiet neighbourhood when they do not reside amongst us.

Yours sincerely

(Mrs) Ineia Orrett

South Ribble Council  
Bivic Centre  
West Paddock  
LEYLAND  
PR25 1DH.

9, LINDLE LANE.  
HUTTON.  
PRESTON.  
LANCS. PR4 4AQ  
7<sup>th</sup> JULY 2008  
01772 617876.



Dear Sir/Madam

Re: PENWORTHAM LAWN TENNIS CLUB  
LICENCING AND ENTERTAINMENT APPLICATION.

I am surprised that this application has been made. I went to the original planning application for the construction and building of the club. I went purely to see how many people from the estate would turn up and what they had to say, no one attended. I wonder how they will react to this! The estate is an expressive residential area, granted they can join and use the facility, but people from afar will come and stay later than they would normally. People will drink and get into cars. Those people who live near to the facility do not want noise. I am not affected but I feel for others.

Thank you

Yours Sincerely,

A handwritten signature in black ink, appearing to read "Tony Turner".

TONY TURNER.

4/7/2008

To  
Licensing Officer  
South Ribble Borough Council  
Leyland PR25 1DH

From

Dr S Ahmed & Dr S Reddy  
Owners of 3 keen close  
Thornton Grange  
Hutton PR4 4BP



Re- Objection to Licensing and Entertainment application by Penwortham Lawn & Tennis Club

Dear Sir/Madam,


We strongly oppose any move by the Tennis Club to obtain license to sell alcohol or its use for entertainment purposes other than tennis.

We will seek legal action if needed.

Thanking you

Yours sincerely

  
Dr S Ahmed

  
Dr S Reddy

From David & Anna White

5 Edgley Court  
Hutton  
Preston  
Lancs  
PR4 4BJ  
Tel 01772 619077  
E-mail davidawhite@doctors.org.uk

5 July, 2008

Licensing Officer

Civic Centre

West Paddock

Leyland Lancs PR25 1DH



Dear Sir/Madam:

Please find can we appeal against the licensing and entertainment application from Penwortham Lawn Tennis Club.

We do not think it is necessary as there are numerous other pubs and social centres in the location and the nature of the residential area will be negatively affected by traffic and noise and possibly antisocial behaviour.

We already have concerns about the dangers around road traffic driving on to the Thornton Grange estate and our 4 young children's wellbeing. This will increase the risks further to an unacceptable level.

Our children are members of the Tennis Club and we see this as a positive resource but would see the license as not warranted.

Respectfully yours,

A handwritten signature in black ink, appearing to read "David &amp; Anna White".

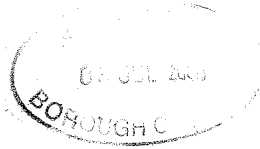
David & Anna White

CC Hutton Parish Council

42 Blackhurst Avenue  
Hutton  
Preston  
Lancashire PR4 4BG

1st July 2008

The Licencing Officer  
South Ribble Council  
Civic Centre  
West Paddock  
Leyland  
Lancashire PR25 1DH



Dear Sir

**Re: Licencing & Entertainment Application for Penwortham Lawn Tennis Club**

It has recently come to my attention that the Penwortham Lawn Tennis Club has filed an application to licence their premises for the purposes of entertainment and the serving of alcoholic beverages.

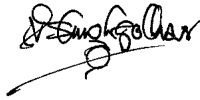
As a resident of Blackhurst Avenue, I would like to register my wholehearted objection to this application on the grounds that:

- (1) This will result in a significant increase in traffic on Blackhurst Avenue. Since this road is a 'private' road, the road maintenance is funded through Service charges paid by all the residents of the Thornton Grange estate. Although the lawn tennis club contribute to this fund, their percentage contribution is no larger than a single dwelling, and an increase in traffic will place an unfair maintenance burden on the Thornton Grange residents.
- (2) Having moved to the development one year ago, I purchased this property based on the peace and serenity that it offered. Vehicular traffic is minimal and as a parent of two young children, this is welcome news. The danger to small children from fast moving vehicles is very low due in main to the fact that Thornton Grange residents respect the speed warning signals in operation on the estate and appreciate the need for caution due to the large number of small children resident on the development. Non-residents will not appreciate the need for such caution.
- (3) Parking for residents' cars on the development is already limited. Parking at the Lawn Tennis club is extremely limited. The potential for overspill of vehicles of people frequenting the lawn tennis club and parking in residents' places and the resulting nuisance is significant.
- (4) During the early and late evening, due to the serenity of the development, any noises (e.g. radio's being played in a garden or a powered lawn mower being used) tend to carry and cause disturbance. If the club is granted a licence as requested, the noise from people 'making merry' after drinking and/or music being played loudly will result in disturbance to residents who have invested in this development to enjoy the peacefulness that it offers and I object on the basis that inflicting such disturbance is unjust.
- (5) There are several drinking establishments in the nearby area which can be enjoyed by members of the Tennis club. The need for a licence to drink on the premises, especially with all the problems that this will result in cannot be justified.

I am sure that you will have received other such objections to this application. I would be grateful if you would give my objections careful consideration and implore you to reject this application outright on the basis of the disturbance and potential for increased crime and property damage that granting of such a licence will lead to.

I trust that this is satisfactory and look forward to hearing from you soon.

Yours faithfully

A handwritten signature in black ink, appearing to read 'V. S. Golhar', with a long horizontal stroke extending to the left.

V. S. Golhar  
c.c. Directors of CPM Asset management Ltd.

**Representation Form.**

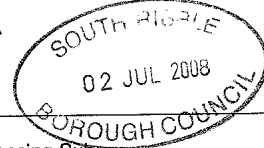
**Interested Person/Body in the vicinity of the premises detailed below**

Your Name/Company Name/Name of Body you represent.	ALAN PAUL MERCER
Postal and email address	3 SCARLETT DRIVE HUTTON PR4 4BH ALAN_MERCER@DSL.PIPEX.COM
Contact telephone number	01772 610605 / 07775 617715

Name of the premises you are making a representation about.	PENWORTHAM LAWN TENNIS CLUB
Address of the premises you are making a representation about.	BLACKHURST AVENUE HUTTON PR4 4BG

Your representation must relate to one of the four Licensing Objectives. Please state yes or no.	Yes Or No	Please detail the evidence supporting your representation. Or the reason for your representation. Please use separate sheets if necessary
The Prevention of Harm to Children	NO	
To prevent Public Nuisance	YES	see attached
To prevent Crime and Disorder	NO	
Public Safety	YES	see attached

Suggested conditions that could be added to the licence to remedy your representation or other suggestions you would like the Licensing Sub Committee to take into account.	see attached
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N.B If you do make a representation you will be expected to attend the Licensing Sub Committee and any subsequent appeal proceeding.

Signed: *AP Mercer* Date: 30<sup>th</sup> JUNE 2008

Please return this form along with any additional sheets to: Licensing Unit, South Ribble Borough Council, Civic Centre, West Paddock, Leyland, Lancashire PR25 1DH or email to: [licensing@southribble.gov.uk](mailto:licensing@southribble.gov.uk)

**This form must be returned within the Statutory Period. Generally 28 days from the day the notice was displayed on the premises or the date specified in the Public Notice in the newspaper.**



Attachment to representation form – ALAN PAUL MERCER – in respect of application 04562 – PENWORTHAM LAWN TENNIS CLUB

Representation is made against the application on the grounds of Public Safety due to the inevitable increase in late night traffic on Blackhurst Avenue which has no pedestrian pavement.

Representation is made against the application on the grounds of preventing Public Nuisance. The premises are situated immediately adjacent to a small wholly residential estate with no through traffic and in a largely rural setting. The increased traffic approaching and leaving the premises – particularly late at night – would cause unacceptable nuisance to residents. The application for late night entertainment facilities and both live and recorded music is felt to be entirely inappropriate for the location.

Due to the very nature of the location, the core activities of the club i.e. tennis matches and training, can be clearly heard every day and into the evenings. From our house we hear every ball struck. Whilst this is by no means objectionable, and not a subject of the licencing application, it is clear evidence of how intrusive any noise can be here. Late night music or noise from people leaving the premises would be an unacceptable public nuisance.

The Licencing Committee may wish to consider remedying the representation by rejecting the entertainment sections of the application and limiting the Premises Opening Hours.

*Alan Mercer*

30/6/2008

**McDonald, Sue**

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**From:** david p muir [davidpmuir@btopenworld.com]  
**Sent:** 06 July 2008 13:16  
**To:** Licensing  
**Subject:** Licensing & entertainment application Penwortham Lawn Tennis Club.

I wish to object to the above application on the following grounds.

1. The traffic in both Blackhurst Avenue and Lindle Lane would increase with the likely result being more accidents especially when alcohol is involved.
  2. The Tennis Club has inadequate parking for such additional usage.
  3. There would be more noise and attendant nuisance created by the provision of alcohol.
- Surely the objective to play the sport of tennis does not have to be accompanied by the consumption of alcohol on the premises. There are plenty of near-by licensed premises suitable to hold functions with appropriate parking.

David P Muir Oakwood 35 Lindle Hutton PR44AR

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Notification - South Ribble Borough Council

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This email has been scanned for all known viruses (Sophos 7.1.1)

07/07/2008

**McDonald, Sue**

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**From:** Martin Peckitt [martinpeckitt@btinternet.com]  
**Sent:** 06 July 2008 11:31  
**To:** Licensing  
**Subject:** Penwortham Tennis Club Licensing Application Objection.

It has to come to my attention that Penwortham Lawn Tennis Club has made an application for a Alcohol and Entertainment License for its club facility on Blackhurst Avenue. I wish to raise my objections to this application for the following reasons.

1. With the exception of the tennis club this is an entirely residential and privately owned area.
2. The vast majority of users of this club travel from outside the immediate vicinity of the club and travel to the club by car. This will therefore encourage drink driving
3. The club car park is inadequate to hold for the number of cars who already drive to this area and as a consequence cars impede other users on Blackhurst Avenue. Entertainment at these premises would exacerbate this problem.
4. The local area is rural and open so and as this will allow sound to travel and enable all residents to suffer from the increased noise caused by alcohol and entertainment at the club.
5. Storage of alcohol on the premises may lead to attempts at theft from the premises.

Thank you and please do not hesitate to contact me if you require any additional information

Martin Peckitt

7 Hewitt Close  
Hutton  
PR4 4BQ

[martinpeckitt@btinternet.com](mailto:martinpeckitt@btinternet.com)  
Tel 07948 385329

07/07/2008

**McDonald, Sue**

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**From:** Clark, Tim (Preston) [tims.clark@virginmedia.co.uk]  
**Sent:** 02 July 2008 14:23  
**To:** Licensing  
**Subject:** Penwortham Lawn Tennis Club- Licensing & Entertainment Application

Hello

As a resident of the Thornton Grange development I would like to take this opportunity to object to the application for the Licensing & Entertainment at the Penwortham Lawn Tennis Club.

I believe that this is a quiet residential area that would suffer as a result of the proposals. It would cause more traffic late at night along Blackhurst Avenue and Lindle Lane from people that do not live in this area. There are also no footpaths along Blackhurst Avenue, which is a private road, and also the majority of Lindle Lane which would endanger pedestrians.

There is inadequate parking at the Tennis Club and would cause an overspill of parked cars onto Blackhurst Avenue during both the daytime, evenings and night causing a danger to the residents and visitors of Thornton Grange if they were walking in the vicinity or attempting to pass parked vehicles in their own cars due to the roads width and adjacent blind junction with Scarlett Drive.

If time was spent observing the development it would be noticeable how quiet the area was especially at night time and if the premises were licensed it would cause a nuisance and substantially change the community environment around it and the green belt that it is situated in. As stated previously this club is frequented by people that do not live on this residential development and it would pose no benefit to the development.

I am not a N.I.M.B.Y. however I believe that the approval of this application would be detrimental to an existing quiet neighbourhood both through noise pollution and cause a danger to residents and visitors for the aforementioned reasons. I would like this to be taken into account when considering the application.

Yours sincerely

Tim Clark  
16 Halliwell Crescent  
Thornton Grange  
Hutton  
Preston  
L4 4BL

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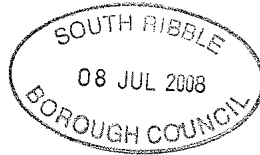
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Registered office: 160 Great Portland Street, London W1W 5QA. Registered in England and Wales with number 2591237

1 Scarlett Drive  
Hutton  
Preston  
PR4 4BH

7<sup>th</sup> July 2008

Licensing Authority  
South Ribble Borough council  
Licensing section  
Civic Centre  
West Paddock  
Leyland



Re: Application for premises license for Penwortham Tennis Club, Blackhurst Ave,  
Hutton Preston.

Dear Sir/Madam

I wish to object to the application for a premises license for the above named tennis club  
for the following reasons.

1. Inappropriate location.

The tennis club is surrounded by greenbelt agricultural land which is currently being  
used for crops and sheep grazing in the fields adjacent to the building. It would be  
inappropriate and regretful to see any impact to these areas because of inappropriate  
behaviour and littering due to the sale of alcohol.

2. Inappropriate size of building.

This is only a small building for the requirement of bar sales and entertainment thus  
envisaging that there is to be an intended overspill onto the lawned area next to the  
building thus not containing the area of entertainment.

3. Inadequate car parking.

Currently there are only 18 regular car parking spaces and 2 disabled car parking spaces.  
There is no provision for additional parking both within and outside of the grounds.  
Blackhurst ave is maintained by a management company paid for by the residence of the  
Thornton Grange development including the tennis club, therefore any damage due to  
parking on the grass verges is to be paid for by ourselves. There are no pavements on the  
development so this could be of some concern for safety of other car users and  
pedestrians.

4. Negative affect on children.

The tennis club has a high volume of junior members, including my own daughter, which  
is positive for a healthy upbringing and education of children. I find it quite appalling  
that the sale of alcohol should be considered at such a venue when in current times we

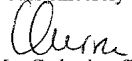
should be educating our children to be healthy and enjoy sport and not associate sport with alcohol.

5. Noise and disturbance to the surrounding residences

As we live in close proximity to the tennis club I am concerned that we would have effects from the noise generated by the sale of alcohol and the associated entertainment. Currently I can hear from my property every tennis ball hit. As a parent of small children I am concerned as to the impact this will have.

Finally, If local people are in need of an alcoholic drink there is opportunity for them to do so at New Longton sports and social club, which is less than 1 mile away / a 5 min walk. Thus highlighting that we already have this facility in our local area and raises the question do we really need another licensed premises ?

Yours sincerely



Mrs Catherine Curran

White House Lindle Lane  
Hutton Preston  
PR4 4AQ

Tel: 01772 611047  
05 July 2008

For the attention of Alex Clark  
The Licensing Officer  
South Ribble Borough Council  
West Paddock  
Leyland  
PR25 1DH



**BY E-MAIL AND POST**

Dear Sir,

**re: Licensing and Entertainment Application by Penwortham Lawn Tennis Club**

I feel that I must write to protest most vehemently with regard to the above application. Consequent upon this, I list below the many reasons why I consider that the application must be refused.

1. First and, most importantly, consideration must be given to the extra generation of traffic that would be involved in the granting of this Licence. Blackhurst Avenue already has significant traffic generated by the Thornton Grange Estate. There is a 10 mph speed limit on the Avenue which, I must say is not adhered to by most of the drivers using this Avenue, not least the members of the Tennis Club. Also, the Avenue is very narrow and there is no pavement so consequently it becomes dangerous to all pedestrians, particularly with passing traffic. Any extra traffic, particularly on dark winter evenings, would be an added danger to pedestrians, also there are children on bikes going to and from school from the Estate and New Longton who would become more vulnerable with extra traffic. Also, Ashbridge Nursery regularly walk babies down that Lane with two or three 'Double size Prams'. Blackhurst Avenue as it is now called, is a designated Right of Way for Walkers/Ramblers and has been for many many years, pre-Tennis Club and the Thornton Grange Development. This is a fact that Planners tend to forget.
2. At present the Tennis Club does not have adequate parking spaces for it's present members. There have been occasions when cars have spilled out onto the road, thus making life even more treacherous than at present. Also, Should the Licence be granted there would be noise nuisance to the surrounding residents

White House Lindle Lane  
Hutton Preston  
PR4 4AQ

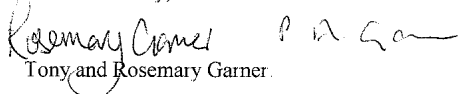
Tel: 01772 611047  
05 July 2008

I really cannot understand how consideration could be given by the Council for this application. All the above points mentioned are quite obvious. The granting of a Licence would be detrimental to this area and would be pandering to a few people with profit in mind and not the many who have the environment in mind.

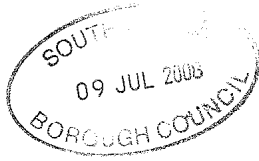
And finally, Lindle Lane Neighbourhood Watch, residents and P.A.C.I. group members have been campaigning for the past 15 years for better speed control on this recognised Rat Run we have only been successful in reducing the speed limit from 60mph to 40 mph unfortunately this did not help the three fatalities that occurred despite our efforts. I find it hard to believe that adding further traffic with drivers, who have consumed alcohol, onto the roads can be sensible if not downright irresponsible.

At the end of the day, permission was granted, initially, to the Club for recreational tennis only and this is how it should remain. This is not a Night Club for music, singing and dancing. If people want this sort of entertainment they should look elsewhere. Please remember, that this is a rural area and long may it remain so.

Yours faithfully,

  
Tony and Rosemary Garner





6 Rawstone Crescent,  
Hutton,  
Preston,  
PR4 4BN

5<sup>th</sup> July, 2008

Licencing Officer,  
South Ribble Borough Council,  
Civic Centre, West Paddock,  
Leyland.

Reference: Penwortham Lawn Tennis Club Licencing & Entertainment Application

Dear Sir / Madam,

We are writing to express our concern and ask that the application is rejected

Penwortham Lawn Tennis Club is situated within a private residential area off Blackburst Avenue in Hutton. I fully support the tennis club with its activities to encourage new tennis players within the community. However, I feel the club's facilities being made available with licencing and entertainment will introduce increased traffic, more noise and nuisance. I would also suggest that the tennis club has inadequate parking to accommodate any further usage as we already have obstructions along Blackhurst Avenue on occasions through the summer with tennis events at the club.

The parish is already serviced by two social and entertainment facilities, namely New Longton Sports and Social Club and Hutton Village Hall. In addition, there is also two public houses, the Anchor Inn on Liverpool Road and the Farmer's Arms, Whitestake. All of these facilities are more accessible by public transport and have adequate parking.

As the road to the club is a private road, I am also seeking advice with the Management Company on the ground rent and service charges related to the tennis club as I believe this would constitute a change in use, which for other residents is not allowed under the terms of the lease.

We hope our opinion is taken into consideration when the application is discussed.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'David &amp; Sarah Harrison'.

David & Sarah Harrison