

APPENDIX D

Councillor Neil Connolly
Daresbury, Moore and Sandymoor Ward
c/o Halton Borough Council
Municipal Building
Kingsway
Widnes
WA8 7QF

Sunday, 27th April, 2025

FAO Kim Hesketh, nee Fisher
Licensing Section
Halton Borough Council

Councillor's Objection to Application to Vary the Licensing Conditions for the Red Lion Pub at Moore, under the Licensing Act 2003.

Dear Sirs,

In response to the Application to Vary the Licensing Conditions for The Red Lion at Moore, I will detail some background to recent developments at this licensed premises, my objections to the Application, and also some suggestions for how HBC could "condition" the licence in a way which is supportive of The Red Lion at Moore's business development plans, but which also respects the amenity of nearby residents, the amenity of the wider Moore community, the listed status of The Red Lion buildings and the heritage status of the village centre.

I will be guided by:-

Statutory guidance, **Revised guidance issued under section 182 of the Licensing Act 2003 (February 2025)**, in particular, **Section 16** ([link](#)).

Background

- Since taking over The Red Lion at Moore, the "new" landlords are to be commended for the way they have reinvigorated a "country pub", both as an eatery, and as a community hub. The pub is now a vibrant destination for residents and visitors, and organises frequent "themed" events, such as their Open Mic Nights.
- In December 2024, it became apparent that there was construction work taking place in the beer garden of the pub. A concrete base was installed and a "twin teepee" structure was built onto the base. Since then, a covered, connecting corridor has been installed, from the disused barn in the pub grounds, to the teepees.
- The first large "open" event held in the teepees was the Christmas Fair in December 2024 which caused some traffic disruption in the village and some parking issues. The pub only

has 29 parking spaces in the car park, but the event attracted a few hundred visitors and exhibitors.

- Since then there have been more events held in the teepees, including a New Year's Eve Party which was extremely disruptive to near neighbours, including keeping young children awake into the early hours and strobe/rotating lighting continually crossing neighbour's windows.
- At a Moore Parish Council Meeting the landlords indicated that whilst they believed the structures were temporary structures, they would remain in place for at least five years and would be used for weddings, parties and "open" events.
- The structures appear to be covered in a fabric reinforced, vinyl material, in a mustard/yellow colour, which can be clearly seen from [satellite imagery](#). The structures are approximately 5-7m tall and are clearly visible from Runcorn Road, Moore.
- Licensed premises are allowed temporary structures to facilitate their business activities, introduced in 2022, after their initial introduction as part of the drive to help the hospitality industry, post Covid. The teepee structures at The Red Lion at Moore significantly exceed these regulations, they are 2-3 times the permitted height. The structures have already been in place for more than the 100 days (in a one year period) stipulated in the regulations, and the landlords have also indicated that they intend to keep the structures in place permanently (five years).
- HBC Planning Enforcement Officers have indicated that the structures need Planning Permission and a retrospective Planning Application should be invited.
- The HBC Heritage Officer and the Planning Enforcement Officer have indicated that the structures are not "in keeping" with the listed status of The Red Lion at Moore buildings and surroundings, or the heritage status of the village centre.
- The "temporary hospitality" regulations are exceeded in both the time limit (100 days) and by the height of the structure. The structure currently has no planning permission, the licensing status in relation to these structures needs to be clarified, and the insurance cover in relation to patrons using the premises is concerning. Cheshire Fire Brigade had no immediate safety or fire concerns on a recent visit.
- HBC Environmental Health Officers have visited the premises in relation to noise nuisance for neighbours and the lighting disturbance. Neighbouring properties have been issued with noise monitoring apps and logs.

Before making clear my own objections to the Application to Vary the Licensing Conditions for this premises, I would like to reiterate my own preference for a well-run, successful public house operating in the village of Moore. Much of what the new landlords have done is to be admired and applauded. However, HBC provide pre-planning advice for a very good reason - to help residents and businesses avoid potentially costly mistakes and stay on the right side of Planning Regulations. The Red Lion at Moore has not used this service. However, this service is still available to help The Red Lion at Moore adjust their business plans and make amendments to the venue to meet Planning Regulations and still be able to host parties and open events.

Objections

My specific objections to this application are as follows:-

- This Application for Variance specifically relates to the addition of the teepee structure and a proposed new bar area in close proximity to the structure. However the structure itself does not have the required planning permission. It has demonstrably exceeded the time limit for a temporary hospitality venue, it sits on a permanent base which forms part of its structural integrity and it exceeds the height limits for such structures. The proposed new "red line" is entirely specific to the teepee structure, which will likely be subject to planning enforcement, with a request for a retrospective Planning Application, and which is already raising concerns about its appropriateness in this setting. This calls in to question other regulatory requirements for this business, such as insurance and safety, and this current Application should be refused for now, so that all aspects of this Application, plus the nature of the structures, can be examined in some detail.
- Development of this facility continues at pace, including further work to the connecting barn "corridor" and the construction of the temporary bar next to the teepee, all this without engagement with the Planning Department about what planning requirements apply, or what might be permissible or appropriate for a listed building in the heritage area. This disregard for the regulatory requirements around the building is mirrored in the disregard for neighbours in relation to noise and lighting effects, leading to the involvement of HBC Environmental Health. There are also the parking issues caused by the "open" Christmas Fair event in December 2024 to be considered, and the very loud music at the New Year's Eve and other events, which extended past the permitted hours. This disregard for the regulatory frameworks in which this business operates should indicate that caution should be applied to this Application and some of the wider issues examined in more detail.
- The parking facilities at The Red Lion at Moore provide only 29 parking bays, but with regular patrons, plus an "event" such as a wedding at the premises, this is not nearly enough parking and there would be considerable numbers of vehicles parking on the public highway in an already narrow section of Runcorn Road. The landlords have previously indicated that they have an *ad hoc* arrangement with the nearby Milner Institute, but further investigation shows that this "overflow" parking is not always available. I suggest that HBC Highways should provide a report on the likely impacts of larger events at the venue without additional parking being available. This raises some serious public safety concerns. The Red Lion at Moore should provide evidence of more formalised parking arrangements with The Milner Institute for any larger events.
- At this stage, the nature and construction methods of the new bar for the teepee structure are unknown. The Red Lion at Moore should provide detailed information around this structure and written details of its compliance with fire and safety regulations. Until such details are available and until The Licensing Authority are satisfied with full compliance, the Application for Variation should not be granted. Stating that the structure is "temporary" should not be enough, as the intentions for permanency seem all too clear.
- The continued ambiguous nature of "temporary but permanent" structures at The Red Lion at Moore cannot continue: if the new bar structure is temporary, then it can be granted a 100 day licence only, because after this it would need to be removed; if it is permanent, as this Application seems to imply by including it in the red line, then it must meet building regulations, have planning consent, and must be inspected for safety and fire regulation compliance. HBC Legal Department should be asked for advice on the legal position of the Council in relation to the ambiguous status of the structures included in this Application. Legal advice should include the Council's responsibilities to patrons using the structures, and the licensing regulations that could apply in a building of this nature.

- The impact on residents of the teepees and events held there cannot be underestimated. I fear that noise impacts and lighting effects from the teepees are having a very grave impact on the mental health of some residents and causing them serious concerns about the wellbeing of their children, who are unable to sleep when there is an event. Their "amenity" is being seriously impacted by unrestrained development of the premises as a "party venue" and a failure to adhere to regulations.
- There are parts of the Application for Variation that appear positive for local residents impacted by the teepee structures and the pub's operations. The removal of the requirements for licensing for dancing and making music in the premises is considered helpful as this would restrict these activities to those hours indicated in the Revised Guidance noted above (0800 to 2300 hours). It should also be noted that The Red Lion at Moore has made some alterations to the open entrance to the structure that may limit lighting effects on neighbouring properties, and the addition of a bar structure in front of the entrance may further limit this effect and may slightly dampen some noise impacts. The lighting effects could be further mitigated by the landlords ensuring that any event lights were installed facing away from the entrance to the structure and this could be a condition.
- The effects of noise from the premises, specifically the teepee structures, is more difficult to address. Had the business chosen to install a marquee, instead of the teepees, then noise dampening solutions are available "off the shelf" and could have been installed. The teepee structures are more bespoke in nature and my own searches failed to find noise dampening solutions, except through bespoke providers. Unfortunately, not only is the teepee structure not appropriate in this setting, but it has inherent problems of transmitting noise too readily due to the taut, drum-like nature of its surfaces. The more vertical surface alignments exacerbate the problem by directing the noise towards neighbouring properties. It should be noted that activities like the Open Mic Nights inside the pub cannot be heard outside of the main buildings, or in neighbouring properties.

Unfortunately, in my view, the teepee structures are not an appropriate "party venue" for The Red Lion at Moore to have installed to develop their business; a retrospective Planning Application will be required and there are already serious concerns about many aspects of such an application. If the Red Lion at Moore had engaged with HBC Planning, then a more appropriate development might have been considered.

However, I am mindful that the pub has a limited floorspace, and to be a successful hospitality business it needs to expand the size of the available licensed premises and extend the scope of its offering to the public. Planning Enforcement have indicated a willingness to work with The Red Lion at Moore to find ways of doing this and I am prepared to offer consultation with local residents and HBC Business Development, and together we can find ways to make this work. Detailed below are some suggestions going forward.

Suggestions

Planning Enforcement have indicated that they are prepared to apply a "light touch" in the short term whilst solutions are sought. Residents have indicated that as long as their amenity is respected, then they have few problems with The Red Lion at Moore expanding its available floorspace or its hospitality offering. Therefore, in the short term, conditionality of licensing could be an appropriate tool to allow all to co-exist whilst alternatives are investigated.

I have some real concerns about the safety of the venue and the "temporary but permanent" status of structures. It seeks to leverage the lesser restrictions of temporary status, but potentially fails to respect the other regulatory frameworks that the business must abide by. HBC has a well developed Public Safety Team and strong links to blue light services and can use these to assure us all that the venue is safe in a relatively short space of time, before the Licensing Variation is granted. This will rely on The Red Lion at Moore and its management taking a very different approach to engaging with the local authority and the Licensing Authority.

"Open" events like fairs and festivals present a particular problem, with issues like frequency, numbers of attendees and parking being specific concerns. Licensing conditions will be required to limit these activities, and again engagement is important, because we need to understand what the business wants to do, so licence conditions can be applied appropriately. The regulations in the 2003 Act, and associated guidelines, speak of 500 attendees, but given the size of the venue, its location and near proximity of neighbours, this would be impractical and potentially dangerous. Again engagement (including engagement with neighbours) and prior understanding of intentions will be key to setting the right conditions.

The noise issues need to be addressed. The teepee structures are presenting particular problems that could easily be overcome by, say, a marquee, with readily available sound dampening. A marquee would have the added advantage of being far more appropriate in the heritage setting. However, given that the teepee structure exists for now, it is important to find an acceptable solution to the noise disturbance. HBC Environmental Health and the evidence from the "noise app" can help with this.

The public liability insurance provided for patrons using the premises needs to be **explicitly** clarified.

I think it might be difficult to set the right licensing conditions within the 28 days of a review period. However, I am conscious of the need for the business to be "ready" for the summer season and any prior bookings that they might have in place.

It is my intention to contact The Red Lion at Moore this week, to try to begin dialogue around my objections, with a view to trying to address some of the concerns as quickly as possible. I have remained in close contact with Planning Enforcement about the teepee structures and it is my intention to do the same with the Licensing Authority about Licensing Conditions that might be applied to this application.

I would wish to speak at any hearing.

Yours faithfully

Councillor Nell Connolly
Daresbury Moore and Sandymoor Ward
Halton Borough Council



[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

20th April 2025

Halton Borough Council Licensing Authority
Municipal Building
Kingsway
Widnes
WA8 7QF

Subject: Objection to Variation of Premises Licence for Red Lion Inn, Runcorn Road, Moore, Warrington, WA4 6UD

Dear Licensing Authority,

I am writing to formally object to the application for a variation of the premises licence for the Red Lion Inn, Runcorn Road, Moore, Warrington (WA4 6UD), submitted by Star Pubs & Bars Limited, as published on 1 April 2025.

As a resident living in close proximity to the premises, I have serious concerns that the proposed variation will negatively impact the local community and residential area. My objections are based on the following licensing objectives:

1. Prevention of Public Nuisance

The installation of large teepee tents in the garden area has already resulted in significant noise disturbance, particularly due to loud music and increased patron activity outdoors. Granting a license to permit alcohol sales from an external bar servery is likely to exacerbate these issues, leading to:

- Extended hours of noise, especially during evenings and weekends.
- Increased congregation of patrons outside, contributing to further disturbances.

2. Public Safety

The large teepee tents lack appropriate planning permissions and may not meet safety standards. Allowing alcohol sales and outdoor gatherings in these structures increases the risk of accidents, crowding, and other safety concerns.

3. Protection of Children from Harm

The increased outdoor activities, noise, and potential for late-night disturbances are particularly concerning for families in the area, including mine. As a parent of young children, the noise levels and associated behaviors can negatively impact the well-being of local children.

Additional Concerns

The proposed changes to the licensing plan have not adequately addressed how noise levels, safety issues, or other disruptions to the community will be mitigated. The pub's previous activities under the current license have already caused issues which are under investigation by Halton Borough Council Environment Health department, and these variations may worsen the situation.

I respectfully request that Halton Borough Council carefully consider the impact on the residential community and reject the application for variation of the premises licence. I am happy to provide further information or attend any hearings to discuss these concerns.

Thank you for considering my representation.

Yours sincerely,

[REDACTED]

[REDACTED]