

Mon 07/09/2026 23:41

Dear Ms Loftus,

Unfortunately, the response received from Northern Roots is unsatisfactory as far as I am concerned. I shall address each statement in turn in the order presented and comment accordingly:

Northern Roots Statement 01: *"We understand why the wording of the application may have caused concern. The application form records live and recorded music as taking place "indoors and outdoors" between 08:00 and midnight. Read in isolation, we appreciate that this could give the impression that Northern Roots intends to play amplified outdoor music throughout those hours, potentially seven days a week. However, this is not our intention."*

SB Comment 01: Whether it is your intention or not, the fact remains that it is a possibility. Once the licence is approved (as currently written – even with the proposed amendment detailed in statement 05 below), all assurances given here will be moot.

Northern Roots Statement 02: *"The Welcome Building will primarily operate as a daytime café, visitor destination and community facility. It is not intended to operate as a late-night bar, nightclub or music venue."*

SB Comment 02: If it is not intended to be a late night bar, nightclub or music venue, then why is there a provision in the licence to serve alcohol from 11am until midnight, seven days a week? Your above statement is incongruous with the licence application particulars.

Northern Roots Statement 03: *"The purpose of applying for wider licensed hours was to provide sufficient flexibility for occasional events such as community, cultural, educational, arts, food and drink, seasonal and private events, without Northern Roots having to seek a separate authorisation every time such an event takes place. The hours applied for therefore represent the maximum permitted envelope within which activities could take place, rather than the intended day-to-day operating hours. Our regular hours of operation will predominantly be during café and visitor-centre hours."*

SB Comment 03: Again, whether it is your intention or not, the fact remains that it is a possibility. Once the licence is approved (as currently written – even with the proposed amendment detailed in statement 05 below), all assurances given here will be moot. The apparent inconvenience for Northern Roots having to seek separate authorisations every time an "event" takes place is immaterial.

Northern Roots Statement 04: *"We particularly want to reassure residents about the outdoor music element of the application. Northern Roots does not intend to provide loud outdoor music from 08:00 until midnight every day, or anything approaching this frequency. However, on the licensing application, the only options given are 'indoors', 'outdoors' or 'both', as per the attached screen shots."*

SB Comment 04: With all due respect, such reassurances are meaningless. The only salient facts are the licence particulars. In addition, if you truly wanted to "reassure the residents" then this application would be promoted much more prominently in the area. Currently, the only locations where Notices about the application have been displayed are next to the playing fields themselves. No Notices have been displayed on any of the immediately adjacent residential streets. A cynical man may suggest

that the Notices have been displayed in locations where there are least likely to be seen by local residents and hence, minimise potential objections (representations) from those living nearby.

Northern Roots Statement 05: *“Outdoor music would only be associated with occasional appropriate events. We recognise that the impact of music outdoors is different from music taking place within the Welcome Building, and that particular consideration needs to be given to neighbouring residents during the evening. We are therefore willing to agree to an appropriate condition on the premises licence to make this distinction clear, and propose the following condition: ‘No amplified live or recorded music shall be provided outdoors after 21:00’. Music and entertainment taking place later than this would therefore be indoors.”*

SB Comment 05: The restriction of no outdoor music after 9:00pm is a welcome change to the proposed licence. However, it still allows for the possibility of loud, outdoor music being played every day of the week for a total of 13 hours (ie. 8:00am until 9:00pm) every day. To reiterate, any assurances given at this juncture will be moot once the licence has been approved in its current form (even with the proposed amendment).

Northern Roots Statement 06: *“Northern Roots takes its responsibilities towards neighbouring residents very seriously. As set out in our operating schedule, music and entertainment will be managed to minimise noise breakout, staff will monitor external areas, litter associated with the premises will be cleared, and management will respond promptly to any complaints relating to noise or nuisance. Outdoor events will also be planned proportionately according to their nature and scale. Where appropriate, this will include event-specific plans and risk assessments covering matters such as staffing, security, access and dispersal, noise management, safeguarding and the management of alcohol. We are also conscious of the concerns raised about existing anti-social behaviour in the wider area. Northern Roots certainly does not wish its activities to exacerbate those problems. The intention is to create a well-managed, family-friendly community and visitor destination, with licensed activities taking place under appropriate management and supervision. Northern Roots is being created as a community asset and we very much want to have a positive relationship with the people who live around the site.”*

SB Comment 06: If Northern Roots truly take their responsibilities towards neighbouring properties very seriously, please request that they actively bring this licence application to the attention of those neighbouring residents by carrying out a leaflet drop, fully explaining their intentions for this site. The fact that they have not done this already, suggests to me that they are hoping to get the application rubber-stamped before most people in the area become aware of it. By that time, it will be too late for those people living nearby to object.

Northern Roots Statement 07: *“In addition, the Northern Roots site extends across approximately 160 acres, but the premises licence application does not relate to the whole Northern Roots site. The licence actually only relates to a much smaller defined area around the new Welcome Building and its associated external areas. We have attached a location plan showing this area outlined in red, together with its position in relation to the surrounding residential areas. We hope this helps to clarify the location, as both representations understandably refer to uncertainty about precisely where the licensed premises is situated.”*

SB Comment 07: The inclusion of a plan was helpful. However, it does nothing to reduce my concerns about the application particulars.

Northern Roots Statement 08: *"We hope the clarification about the relatively small licensed area, the occasional nature of outdoor events and, particularly, our willingness to accept a restriction on the hours of outdoor amplified music helps to address the principal concerns raised in the representations."*

SB Comment 08: Unfortunately, it does not. Again, and I cannot emphasise this enough, your assurances and stated intentions are entirely platitudinous once the licence (as currently written – even with the proposed amendment detailed in statement 05 above) is approved.

That is the end of my comments in relation to the statements given by Northern Roots.

I confirm that I wish to maintain my representation. As a compromise, may I suggest the following: the licencing hours and the playing of music (both indoor and outdoors) are entirely restricted to the weekend only. That would be from Saturday to Sunday (inclusive) with the restriction of outdoor music from 9:00pm on both days.

Yours sincerely,

Mr Bird