

Appendix 7

Objections from residents

Dear Licensing Team,

Re: Premises Licence Variation Application – Rockliffe Hall Limited, Hurworth Road, Hurworth on Tees, DL2 2DU

We are writing to submit a formal representation against the application by Rockliffe Hall Limited to extend its licensable hours and activities until 02:00, seven days a week.

As local residents living in immediate proximity to the premises, we strongly object to this application on the grounds that it directly undermines two core licensing objectives: **The Prevention of Public Nuisance** and **The Protection of Children from Harm**.

Our specific grounds for objection are outlined below:

1. The Prevention of Public Nuisance (Existing and Escalating Noise Issues)

- **Terrace Noise:** We have suffered from noise nuisance originating from Rockliffe Hall over a number of years. This issue is particularly severe when noise filters outside because doors leading to the terrace area are routinely left open during events. Extending hours to 02:00 every night will drastically worsen this impact during hours when ambient background noise is lowest.
- **Marquee / Temporary Structures:** Most recently, festive events hosted at the front of Rockliffe Hall in large "tents" gave rise to significant and protracted low-frequency bass noise. The noise penetration was so severe that we were forced to turn up our television inside our own home to drown it out.
- **Inadequate Management Controls:** We have previously liaised directly with Rockliffe Hall management regarding these issues. However, the noise remained a consistent problem. Management has shown an over-reliance on residents to actively monitor and report noise levels rather than implementing their own proactive acoustic controls. We hold email correspondence and notes confirming inadequacy to effectively self-regulate, which can be provided to the committee if required.
- **History of Disturbance:** We have previously registered formal objections and provided evidence at a past licensing hearing regarding Rockliffe's application for open-air concerts. While that specific application was determined at the time, the historic and ongoing reality of noise escape continues to impact our property. A daily extension to 02:00 will institutionalise a permanent cumulative nuisance.
- **Environmental & Conservation Status:** Rockliffe Hall is situated within the designated **Hurworth Conservation Area** and directly borders the River Tees, which

serves as a vital, protected **local wildlife corridor**. Granting outdoor entertainment and alcohol sales until 02:00, Monday to Sunday, is entirely incompatible with the tranquil nature of this protected environment, local biodiversity, and the surrounding residential community.

2. The Protection of Children from Harm (Disruption to Sleep and Wellbeing)

- **Impact on Children:** The existing late-night noise levels have already caused severe disruption to our children's sleep. Extending licensable activities and the sale of alcohol until 02:00 every night of the week will cause protracted, ongoing sleep deprivation, which directly harms their health, development, and daily wellbeing.

Conclusion and Requested Conditions

Allowing alcohol sales, live/recorded music, and late-night refreshments until 02:00 every single night will cause an intolerable public nuisance. If the committee is minded to grant any part of this application, we request that strict conditions are attached, including:

- No outdoor events, marquee usage, or alcohol consumption in external areas past 22:00.
- A mandatory condition requiring all external doors and windows leading to the terrace to remain closed during any regulated entertainment.
- The installation of a permanent, council-approved noise-limiting device on all amplification systems.

We request that the Licensing Authority rejects this application in its current form to protect local residents, children, and the conservation environment.

Yours faithfully,

Stephen Garrett and Heidi Garrett

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

Dear Licensing Team,

We write to strongly object to the application submitted by Rockliffe Hall for an extension of its premises licence to permit licensable activities from 8:00am until 2:00am, seven days a week.

Whilst we are given to understand from the applicant that specifically there will be no large outdoor music concerts, we are seriously concerned that the application does include the provision of "outdoor music" at various locations within the complex until 2am. We would like to point out that this particular information was not clarified on the recent public notices displayed outside Rockliffe Hall.

Our objection to the application is based on potential breaches relating to the following objectives of the Licensing Act of 2003:

1. The prevention of public nuisance
2. The protection of children from harm

We live in very close proximity to the Rockliffe Hall complex and have a school-aged child.

We feel it is importance to note that we are already subjected to long hours of noise disturbance from various quarters of the Rockliffe establishment on a daily basis. This can include up to twelve hours of football activity on the multiple pitches until 10pm each weekday night and various weekend sporting activities that can last for nine hours a day. The noise includes shouting, screaming, whistle blowing and balls being kicked.

In addition to activities relating to the football, we are also able to hear sound arising from the hotel's cinema screen and on past occasions loud, thumping dance music and fireworks during events. The music could be loudly heard throughout our property with the doors and windows closed and other music on. The noise emanating from the complex can be heard some distance away in neighbouring villages.

We can see from the license application form (conditions schedule) that the majority of the information fields have been left completely blank and offer no supplementary information as to the nature and amplification level of the outdoor music or how Rockliffe intends to control/mitigate any potential noise nuisance that might arise. We are concerned about

what thought has been put into this and by the fact that in the past residents have had to monitor the noise of events themselves and submit complaints.

Hurworth Village and the surrounding area are rural communities comprised of residents of all ages and there is an elderly assisted living facility within the Rockliffe Court complex next to the GP surgery.

The countryside surrounding Rockliffe Hall and Hurworth Village also provides protected habitat for a range of wildlife species, as recognised by the Environmental Agency.

Ultimately we believe that the proposal represents a substantial increase in the potential for noise disturbance and would significantly alter the balance between Rockliffe's rights to commercial activities and the rights of local residents to enjoy their homes and gardens without unreasonable noise disturbance.

Furthermore, we believe that granting such an extension risks setting an undesirable precedent for other venues in the surrounding area to seek similar late-night permissions.

For these reasons, we respectfully request that the Licensing Authority refuse the application as submitted.

Should the Authority nevertheless be minded to grant any part of the application, we strongly urge that robust and enforceable conditions be imposed, including strict controls on late-night activity, fireworks, noise monitoring, and event frequency, duration, and finishing times.

Thank you for considering this representation. We ask that this objection be taken fully into account when determining the application.

Yours faithfully,

Khalid Zaman

Rachel Pickles

[REDACTED]

[REDACTED]

I wish to lodge objection against a licence to allow Rockliffe Hall to hold functions and sell alcohol until 2am each day.

The grounds for objection are as below:

1. An increase in vehicular traffic to and from Rockliffe hall, at various times of the day and night, will cause further nuisance and disruption to housing directly opposite and adjacent to the entrance of Rockliffe Hall.
2. An increase in disruptive behaviour of Rockliffe guests, at various times of the day and night, causing disruption, nuisance and concern to house owners directly opposite and adjacent to Rockliffe Hall entrance.
3. An increase to crime and anti social behaviour, alcohol related disturbance, noise and disruption.
4. An increase in noise from music, films and media, which will affect local population of Hurworth Place.

Please consider the statements as a formal objection to the licensing of Rockliffe Hall, Hurworth.

Kind regards

Peter Cheadle

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Dear Licensing Team

Re : Premises Licence Variation Application - Rockliffe Hall Limited, Hurworth Road,
Hurworth on Tees DL2 2DU

We are writing to submit a formal representation against the application by Rockliffe Hall Limited to extend its licensing hours and activities until 02.00 seven days a week.

As local residents living in the immediate proximity to the premises we strongly object to this application on the grounds that noise levels from events would impact the enjoyment of our property and also severely disrupt our sleep. We already encounter noise disruption from football games / practice sessions through the day and evening. Referee's using whistles and players / spectators shouting and swearing is already a regular, annoying occurrence. We regularly hear music from this venue and also bottle bins being emptied late at night. Increased traffic travelling to and from Rockliffe Hall would also make the main road even busier than it is now which due to people parking on the main road, in some cases illegally on double yellow lines would cause significant issues.

In conclusion, we would like to strongly object to extending the opening hours at Rockliffe Hall to include the sale of alcohol, provision of films, live and recorded music and sporting events as this would cause considerable disruption to our peace and quiet and enjoyment of our own home.

Julia Steel

Shaun Steel

Dear Sir/Madam,

I am writing to formally object to the premises licence application for Rockcliffe (formerly Rockcliffe Hall Hotel), Hurworth Road, Hurworth on Tees.

I live on the Grange Estate and already experience noise from music played during events at Rockcliffe, particularly when the prevailing wind direction carries the sound towards the village. I am concerned that the extended licensing hours and additional entertainment permissions requested in this application will significantly increase noise disturbance and negatively affect residents' quality of life, especially during late evening and nighttime hours when people are trying to sleep.

One of the valued aspects of village life in Hurworth is its peaceful and quiet environment. I believe the proposed licence changes risk undermining this character.

I am also concerned about the wider impact on the surrounding natural environment and wildlife, as well as the likelihood of increased traffic and congestion in the area resulting from more frequent or larger events.

For these reasons, I respectfully ask that my objection be taken into consideration when reviewing this application.

Yours faithfully,

Daniel Arkle

[Redacted signature]

Dear Licensing Team,

Re: Premises Licence Variation Application – Rockliffe Hall Limited, Hurworth Road,
Hurworth on Tees, DL2 2DU

We are writing to submit a formal representation against the application by Rockliffe Hall Limited to extend Rockliffe's licensable hours and activities until 02:00, seven days a week.

As long-term local residents living close to the premises (backing onto Hurworth Road between the Oxford Garage and the mainline railway bridge), we strongly object to this application on the grounds that we have previous direct experience of events taking place at the Hotel which have caused unacceptable levels of noise late at night and into the early morning. This includes live music performances, fireworks, and parties/discos etc.

At some specific times of the year this is regrettable but maybe acceptable by local residents - for example on New Years' Eve or Bonfire Night, and we accept that at such times there may be general celebrations throughout the country giving rise to noise levels above what might be expected at other times.

Approval of this blanket application will result in the risk of this kind of upset to the peace and quiet of the village at any time up to 2am, on any night of the week throughout the whole year with no reasonable ability for residents to plan around it. Working families and those with young children cannot avoid being affected by the resultant noise pollution and will have no practical way to anticipate it given that the Hotel is a private venue. Whilst we ourselves fall into neither category, we still place a high value on the quiet enjoyment of our village home and object to the possibility that this might be interrupted on any night of the year without any notice.

We are grateful for this opportunity to make our voices heard and look forward to acknowledgement and the outcome of the License Application review in due course.

Regards

Nigel and Ann Bainbridge

[REDACTED]

[REDACTED]

[REDACTED]

Dear Licensing Team,

Re: Premises Licence Variation Application – Rockliffe Hall Limited, Hurworth Road,
Hurworth-on-Tees, DL2 2DU

I am writing to submit a formal representation against the application by Rockliffe Hall Limited to extend its licensable hours and activities until 02:00, seven days a week.

As a local resident living in close proximity to the premises, I am concerned that the proposed extension of hours has the potential to undermine the licensing objective of preventing public nuisance. We can hear music and guests leaving the venue from my property during existing events.

Whilst I appreciate the importance of Rockliffe Hall as a local employer and visitor destination, extending licensable activities until 02:00 every day of the week represents a significant change from the current position and raises concerns regarding the impact on neighbouring residents.

My concerns include:

- Increased noise from amplified music and entertainment continuing later into the night.
- Noise generated by guests leaving the venue in the early hours, including conversations, vehicle movements, taxi arrivals and departures, and car doors closing.
- Increased disturbance to the sleep and wellbeing of local residents.
- The cumulative impact of regular late-night events on what is currently a relatively quiet residential village environment.
- The potential for increased traffic and activity on local roads during unsociable hours.

Residents choose to live in Hurworth in part because of its peaceful character. Allowing licensable activities until 02:00 on any night of the week risks materially changing the balance between the operation of the venue and the reasonable expectation of residents to enjoy their homes without late-night disturbance.

I respectfully ask that the Licensing Committee carefully considers the impact this variation could have on nearby residents and either refuse the application or impose appropriate conditions that adequately protect local amenity.

Thank you for considering my representation.

Yours faithfully,

Ellen Timson & Andrew Hales

[REDACTED]

[REDACTED]

[REDACTED]

Dear Licensing Team,

Re: Premises Licence Variation Application – Rockcliffe Hall Limited, Hurworth Road, Hurworth on Tees, DL2 2DU

We are writing to submit a formal representation against the application by Rockcliffe Hall Limited to extend its licensable hours and activities until 02:00, seven days a week.

As local residents living in immediate proximity to the premises, we strongly object to this application on the grounds that having heard the volume of music from previous events which travels due to the lack of noise blocking buildings surrounding Rockcliffe it would cause great disturbance (as it did in these events) with having two young children sleeping at the time, just to increase revenues for a venue that few people in the surrounding area can afford to utilise, one of the reasons that my family moved from a town to the village was the peaceful nature of the village and villages of this type which would be destroyed should this application be approved, you may think this is being overly dramatic but this license would allow them to play loud music potentially every night of the week and weekend (this is a revenue increasing proposal and they would be seeking to maximise this opportunity as every business would), especially weekends and ruin the tranquility this end of the village is afforded

Kr

Stephen Leonard

Dear Licensing Team,

Im writing to submit a formal representation regarding the application by Rockliffe Hall Limited to extend licensable activities until 02:00, seven days per week.

I wish to make clear that I am not opposed to Rockliffe Hall as a business. My family and I regularly use and enjoy its facilities, and we recognise the positive contribution it makes to the local area. However, I have concerns regarding the potential impact of this variation on nearby residents.

The proposed extension of music, entertainment and alcohol-related activities until 02:00 every night of the week represents a significant change from the current position. Residents living in close proximity could be affected by increased late-night noise, music, guests leaving events, vehicle movements, taxi collections, and general disturbance during hours when people would reasonably expect peace and quiet.

My concern is not based on current operations, but on the longer-term implications of granting such a broad licence. Once granted, these permissions could be used for events throughout the year and may be difficult to reverse should problems arise. While individual events may be managed responsibly, the cumulative effect of regular late-night activity has the potential to adversely affect residential amenity.

I therefore ask that the Licensing Authority carefully consider whether the application is consistent with the licensing objective of preventing public nuisance. If the variation is to be granted, I would request that consideration be given to appropriate conditions and restrictions to protect neighbouring residents from excessive late-night disturbance.

Thank you for considering this representation.

Yours faithfully,

Stephanie Leonard

[REDACTED]

[REDACTED]

[REDACTED]

Dear Sir/Madam,

I would like to lodge my objection to Rockliffe Hall Hotel's application to host events from 8am to 2am from Monday to Saturday.

I live on the Grange Estate opposite the entrance to Rockliffe and the disturbance from increased traffic and noise, especially late at night will impact me. Some events also have fireworks which cause extreme distress to pets in the local area. Any licence granted should not allow noise disturbances from music, fireworks etc late at night, especially during the week. Hurworth is a quiet, pleasant village with many families and old people whose lives would be detrimentally affected by allowing this peaceful environment to be disturbed.

Kind regards,

Sandria Thomas

Dear Licensing Team,

Re: Premises Licence Variation Application – Rockliffe Hall Limited, Hurworth Road,
Hurworth on Tees, DL2 2DU

We are writing to submit a formal representation against the application by Rockliffe Hall Limited to extend its licensable hours and activities until 02:00, seven days a week.

As local residents living in immediate proximity to the premises, we strongly object to this application. We believe it will inevitably cause noise problems and increased traffic in our area during the early morning hours, detracting from quality of sleep and life.

Best regards

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]