

Licensing Authority  
 Boston Borough Council  
 Municipal Buildings  
 West Street  
 Boston  
 PE21 8QR

**Ref : Application for the grant of a premises licence by Neil Wright in respect of premises known as Pool Shed which are situated at rear of Marsh Farm Cottage, Frampton Roads, Boston PE20 1AY**

Dear Sirs.

I write, on behalf of [REDACTED], to object in the strongest possible terms to the grant of the premises licence referenced above.

The application is to allow the following licensable activities on the premises :

- sale by retail of alcohol for consumption on and off the premises
- exhibition of a film indoors and outdoors
- playing of indoor and outdoor recorded music
- provision of late night refreshments

The application would enable any/all of the above activities seven days a week, three hundred and sixty five days a year, at times up until three am

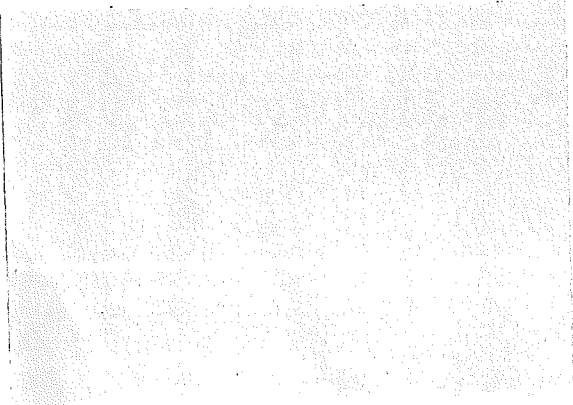
The premises in question are located in a purely rural setting, with access only possible via a single track country road. One of the only two routes into this property would be via the village of Frampton, which already suffers from an unacceptably high level of traffic throughput at all hours of the day and night, as a result of increased traffic to and from Lime Tree Farm in the village

Allegedly 'The Pool Shed' is a base for 'swingers' parties and, to date, on the occasions when these parties ( clearly unlicensed ) have been held, the single track road through the village has been akin to a racetrack, starting late in the evening and continuing to and from the site until the small hours of the morning.

This is totally inappropriate in a quiet village setting such as Frampton. In addition to the significant increase in traffic volume, the prospect of loud music ( both indoor and out ) being added to the mix would be a significant intrusion to and erosion of the quality of life in the village

I attach, below, copy of a newspaper article highlighting what would appear to be a similar application submitted to a council in Somerset

I would urge you to reject this application



Licensing Authority,  
Boston Borough Council  
Municipal Buildings,  
West Street,  
Boston,  
Lincolnshire,  
PE21 8QR

23<sup>rd</sup> December 2022

Objection To the Application for a Premises Licence - Pool Shed LICENSING ACT 2003 APPLICATION FOR THE GRANT OF A PREMISES LICENCE NOTICE IS HEREBY GIVEN that an application for a Premises Licence under the above-mentioned legislation has been made by Neil Wright to Boston Borough Council in respect of premises known as Pool Shed which are situated at Rear of Marsh Farm Cottage, Frampton Roads, Boston, PE20 1AY

We should like to object to the above application in respect of the outdoor element of all sections within the application.

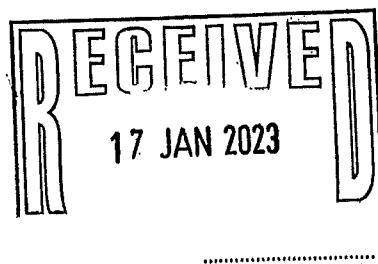
This would cause distress and damage not only to us residents but also the surrounding countryside including the RSBP Frampton Marsh which is only approximately 100-150 meters away.

As a small pocket of dwellings most of us residents are older and have moved to this rural location seeking peace, nature and solitude, should such an application be granted then all of these reasons would be foregone and our quality of life will be greatly impeded and diminished. The value of our properties would also be impacted upon and the chance of resale greatly reduced. We certainly would not have purchased a property next to what will essentially become an outdoor late night/early morning night club and envisage that no one else would either.

The wildlife that surrounds us and which we enjoy in our gardens day & night will be no more as they to seek a quiet safe place to flourish which will be gone.

We feel that the permitting of an outdoor license would generate considerable noise and be a public nuisance to us residents and beyond as noise does travel considerably in the later hours in open spaces. The cafeteria recently installed at the RSPB a couple of hundred meters away wouldn't/couldn't even have an outdoor seating area due to the noise that could be generated and the harmful effect this could/would cause to the wildlife.

With this in mind we implore you not to grant any outdoor license in respect of this application



McDowell, Anna

From: [REDACTED]  
Sent: 02 March 2023 15:59  
To: McDowell, Anna  
Subject: Fwd: APPLICATION FOR THE GRANT OF A PREMISES LICENCE - NEIL WRIGHT IN RESPECT OF PREMISES KNOWN AS POOL SHED WHICH ARE SITUATED AT REAR OF MARSH FARM COTTAGE, FRAMPTON ROADS, FRAMPTON, BOSTON, PE20 1AY

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Sent from [Email.Avn](mailto:Email.Avn) for mobile

-----Forwarded Message----- From: [REDACTED] To: info@boston.gov.uk Date: 26 Feb Subject: APPLICATION FOR THE GRANT OF A PREMISES LICENCE - NEIL WRIGHT IN RESPECT OF PREMISES KNOWN AS POOL SHED WHICH ARE SITUATED AT REAR OF MARSH FARM COTTAGE, FRAMPTON ROADS, FRAMPTON, BOSTON, PE20 1AY

Dear Sir/Madam

I am the owner of [REDACTED] which is one of the neighbouring properties to Marsh Farm Cottage.

I would like to express my objection to the above application for a Premise Licence.

My house is approximately [REDACTED] from Marsh Farm Cottage.

I moved to my cottage in [REDACTED] and over the last [REDACTED] I have experienced on several occasions problems with the neighbours holding parties in their back garden playing very loud music. On one occasion in July 2021 they held a party outside which started at 12 noon until the early hours of the morning. The music was so loud I couldn't sit outside and enjoy my garden, I also had [REDACTED] visiting and we couldn't even have a conversation because we couldn't hear each other. [REDACTED]

[REDACTED] The music was turned down slightly and was turned off just after 11.00pm but the partying still carried on till the early hours of the morning, which kept me awake as the party was held outside [REDACTED]

I strongly object to the playing of outdoor music at anytime of the day. I moved to this [REDACTED] as it is in the middle of the countryside and wanted peace and quiet and to enjoy the nature around including RSPB Frampton Marsh Nature Reserve which is just up the road. I had no idea that I had moved next door to a party house, obviously this kind of information does not come up in the conveyancing searches!!!!

[REDACTED]

I also strongly object to the sale of alcohol at the premises. My experience of their parties are alcohol fuelled which increases the noise levels. I also have major concerns about drink driving as the premises

are in the middle of the countryside and also the increase of traffic which will be coming and going from the premises.

I have no objections to playing of indoors recorded music or provision of late night refreshment.

Mr and Mrs Wright quite clearly have no respect for their neighbours as if they did they wouldn't have put this application in knowing that it would upset their neighbours as they have already had several complaints from their neighbours over the years!!!!

I am pleading with you to not grant the whole application, I class myself as a fair and reasonable person and have no objections to the indoor application but if the full application is granted then myself and my neighbours will be living next door to a nightclub. Some of my neighbours have lived there for over 30 years and are elderly!!!!

Thank you for considering my objections.

Yours faithfully

[REDACTED]

[REDACTED]

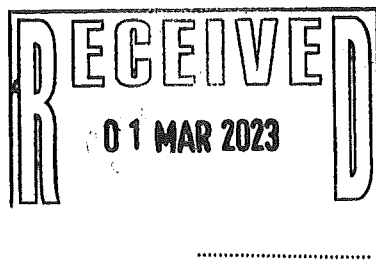
We would like to comment on the application for licensing hours for the Pool Shed, Frampton Roads, which is occupied by a well-established Swingers Club called 'Chunky Muffins'. It is said to be the largest sex operation in the East Midlands, is operated by the applicants Mr & Mrs Wright and promoted widely on swingers' websites for people who engage in unlimited sexual activity in public such as <https://www.fabswingers.com/profile/chunkymufin> and [https://swingers.theadulthub.com/profile/chunkymufin\\_chunkymuffin\\_adult\\_party%E2%80%99s.html](https://swingers.theadulthub.com/profile/chunkymufin_chunkymuffin_adult_party%E2%80%99s.html)

1. The location is unsuitable for licensed premises.

Frampton Roads has ten houses, spread along about 300 metres, but all have experienced unacceptable noise nuisance from the parties held by the occupants of the Pool Shed/Marsh Farm Cottage in the past, which are more than 3 miles from Frampton/Kirton, 4 from Wyberton. The roads in both directions are narrow and in a poor state. There are some passing places, which are not signposted, and there are no signs asking drivers to show courtesy to oncoming vehicles. Local residents and visitors constantly experience oncoming traffic from both directions which does not use the passing places. Traffic often refuses to pull to their side of the road, forcing everyone else completely off the road. The roads in both directions are also in an exceptionally poor state with unrepaired potholes and lengthy cracking along hundreds of metres of road length. The road to Frampton is also severely buckled and many vehicles scrape their chassis, as seen by the marks on the middle of the carriageway. The area has exceptionally slow internet speeds (for example, download speeds of 1-2 Mbps) and patchy mobile phone service. We do not know if this is a delegated decision but request that it should be decided by the Licensing Committee itself. The report ought to cover access and amenity points and show photographs of the area, but we request that the Committee makes a Site Visit before considering the application.

RSPB Frampton Marsh, about 100 metres from the premises, is an increasingly popular nature reserve, and often hosts visitors of 70+ cars and vans per hour and assorted minibuses and coaches throughout daylight hours all year round. Vehicles arrive from 4am in Summer and do not leave until late, depending on light levels. The reserve is one of the most important tourist attractions in Lincolnshire and draws visitors from northern Scotland, continental Europe, Australia and the USA. The RSPB's brown directional road signs are used by first time visitors to find the swingers' club. Such a club so near to the reserve, with licensing hours up to 15 hours a day every day of the year will not improve the area's reputation, but will cause reputational damage to the reserve, the area, the village, and the Borough of Boston. I would regret that if the application is granted our area would become known as the Swingers' Club with a Bird reserve or a Bird Reserve with a Swingers' Club. Residents understand that no other premises in Boston Borough Council have been given such extensive hours, ever, and do not believe this is a justifiable exception.

Although the applicants state that no on-road parking is required and that a fire engine could reach the premises in an emergency, it is known that in the past visitors to the premises (reported in websites to exceed 200) have parked on the verges of the road. There have been no bollards or warning signs against this happening. The site has no marked parking bays so it uncertain how access for the fire service would be secured.



## 2. The hours applied for are excessive.

We understand that the applicants have been given multiple temporary alcohol licenses for their "parties" in recent months, but that Boston Council will not continue this practice. As their parties take place on Fridays, Saturdays, Sundays and Bank Holidays and generally start after 9pm, we do not believe the applicants need a license for 13 hours every Monday, Tuesday, Wednesday and Thursday, 15 hours every Friday and Saturday and 11 hours every Sunday throughout the year. The extension for Coronation Day is nearly irrelevant. As the application states that the swimming pool will not be used after midnight, we do not understand why the applicants want a license for recorded music outdoors until 2.00am. When noise complaints were made to the Council some years ago by previous residents, the noise was from loud music and voices/shouts/screams from the outside pool area.

This is the second Pool Shed application in recent weeks, the first one having been withdrawn, but the hours applied for are now longer. Presumably the longer hours will be taking trade from other bars and hotels in the Borough, and the very late hours on Fridays and Saturdays are certain to attract people who most likely have been drinking elsewhere earlier.

## 3. Children and Building safety

Accompanied children can enter licensed premises, and beer, cider and wine can be served to over-16s. The applicants say there will be an over-21 rule, but there is no information about age-relevant warning signs, or alcohol signage on, above or on the roadside to the premises. As pornographic DVDs have been displayed in the premises and by the pool before, no change is expected there except that they can be shown non-stop all day and night. The premises are not licensed as a Sex Establishment, so the Council has no influence or control over sexual activities on the premises.

Boston Council should also consider whether the premises are suitable and safe for the current swingers' uses to be opened to the public. The part of the asbestos-sheet built building included in the hand-drawn plan of the area to be licensed seems to be windowless and only has two toilets. The swimming pool area and the upstairs bedding area are not included in the licensed area, but there is no information on how the applicants will prevent alcohol consumption in those areas.

## 4. Litter

No information is given about commercial waste including food containers. The application says nothing about food or drink to be consumed on the premises or about litter from food or drinks containers taken away and then dropped in roads or verges. There is enough litter locally from Macdonalds, KFC, Tesco, Asda, Starbucks, Greggs, Costa and Burger King without generating more.

## 5. Reaction to complaints

When residents complained about the noise from these premises a few years ago when Mr & Mrs Wright were living in the Shed, Mr Wright went around the houses in the area aggressively demanding to know who had complained. Everyone understood this threatening behaviour for what it was, and some neighbours are now unlikely to object to this application for fear of intimidation or worse. Last Christmas, several residents received unexpected gifts for the first time of Malt Whisky and Prosecco from Mr & Mrs Wright, only later to see the application notice displayed on their fence.

**We request that the members of the Licensing Committee make a Site Visit to the premises to see the suitability of the application in this area for themselves, and that our names and address be redacted from official documentation.**

**This application is completely inappropriate, and would be seriously detrimental to the area, its residents and visitors and the RSPB reserve, and may well bring reputational damage to the Borough of Boston.**