



5/12/25

Senior Licensing Officer
Boston Borough Council
Municipal Buildings
West Street
Boston
PE21 8QR

**Re: Objection to Licensing Application – Chunkymuffins, The Pool Shed, Rear of Marsh Farm Cottage, Frampton Roads, Frampton, Boston, PE20 1AY
Application for a Sexual Entertainment Venue – Dated 17 November 2025**

Dear Senior Licensing Officer,

I am writing to lodge a formal objection to the above licensing application. My objection is based on serious and legitimate concerns relating to unsuitable road access, danger to the local environment, and unacceptable levels of noise pollution that would inevitably arise from the proposed use.

UNSUITABLE AND DANGEROUS ROAD ACCESS

The access to the premises via Frampton Roads is wholly inappropriate for a venue of this nature and scale. The road infrastructure is narrow, lacks suitable visibility, and is not designed to accommodate increased traffic, late-night vehicle movements, or commercial use of this kind.

This raises significant concerns, including:

- Increased risk of accidents on roads already unsuitable for heightened traffic volume.
- Lack of safe pedestrian access
- Potential obstruction to emergency services
- Inadequate lighting and road width for nighttime arrivals and departures

The proposed SEV would introduce a substantial and unreasonable traffic burden, creating real and foreseeable dangers for the public.

THREAT TO THE LOCAL ENVIRONMENT

The proposed venue is located within a rural residential setting that is not equipped to handle the environmental impact of a commercial sexual entertainment operation.

Key concerns include:

- Increased vehicle emissions in a quiet rural area
- Potential harm to local wildlife and natural surroundings

- Light pollution from late-night operations
- Waste management concerns, including litter, alcohol-related waste, and other refuse

Such a development threatens the integrity, tranquillity, and ecological stability of the surrounding environment, which should be protected, not compromised.

NOISE POLLUTION AND SERIOUS DISRUPTION TO RESIDENTS

The proposed operating hours—particularly until 02:00 hours on Fridays and Saturdays—pose a serious and unacceptable risk of noise disturbance to local residents.

Likely impacts include:

- Noise from vehicles arriving and leaving late at night
- Disturbance from patrons, including loud voices and social behaviour
- Music or operational noise associated with the running of the venue
- A severe reduction in the peaceful enjoyment of neighbouring homes
- The impact on families and the disturbance of sleep for young children.

This level of noise pollution is incompatible with a rural residential location and would significantly diminish the quality of life for those living nearby.

Conclusion

For the reasons outlined above, the proposed licence is entirely unsuitable for this venue to be allowed a One stop Sex Shop licence. The venue poses clear risks to public safety, the local environment, and the wellbeing of residents. I therefore urge the Council to refuse this application.

Please confirm that my objection has been received and ensure that I am kept informed of any proceedings, hearings, or decisions related to this application.

Yours faithfully,



From: [REDACTED]
To: [Licensing](#)
Subject: License to run a sex house frampton marsh
Date: 03 December 2025 10:37:13

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Hi all.

Do not have a problem with this application but would appreciate you putting a condition on it?

Entry and exit to be made via streetway?

At the moment they all come back through the village in the early hours and make a lot of noise!

Wakes everyone up, dogs barking etc.

as I said no problem with what they propose but some consideration would be appreciated.

Please make it a CONDITION of planning!!

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

4 December 2025

Senior Licensing Officer
Boston Borough Council
Municipal Buildings
West Street
Boston
PE21 8QR

Dear Sir/Madam

With regard to the "Grant of a licence to use the premises at The Pool Shed, Rear of Marsh Farm Cottage, Frampton Roads, Frampton, Boston, Lincolnshire, PE20 1AY as a Sexual Entertainment Venue".

I would like to object to the provision of any licence for a Sexual Entertainment Venue for the following reasons.

1. It is completely out of character for the neighbourhood, largely consisting of a small community, farmland, and the national treasure that is RSPB Frampton Marsh. This is the reason I moved here to retire.
2. It will generate additional traffic at unsocial hours given the hours of operation that propose closing at midnight or 2am.
3. It is unsuitable for the row of houses that are neighbours to Marsh Farm Cottage.
4. There is a strong risk that those leaving the venue will have been drinking alcohol.
5. Frampton and Frampton Marsh should be known for its local community and RSPB Frampton Marsh, not some seedy sexual entertainment venue.

The current use as a Swingers Club is bad enough with the noise (that carries a distance across the fields). Extending this to a Sexual Entertainment Venue will, in my opinion, make it even worse.

I am assuming the licence will allow the venue to be used by people other than current friends of Mr Wright and could possibly extend to paying customers. It would be an outrage if this is allowed.

[REDACTED]

[REDACTED]

[REDACTED]

From:

[REDACTED]
[Licensing](#)

Subject:

Re: APPLICATION FOR THE GRANT OF A SEXUAL ENTERTAINMENT VENUE: CHUNKY MUFFINS

Date:

05 December 2025 16:41:18

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- This is their first email to your company.

Mark Safe

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To whom it may concern:

I live at [REDACTED] and I am writing to express my strong objection to the further development of this sex club on Frampton Roads. I must admit I was puzzled as well as surprised when the first licence was granted. I assumed this happened because the officer concerned thought that this was a lonely spot and would not disturb anyone. However, people do live on this stretch of road and they are disturbed by noise and high-speed late night traffic all the way down the road to Frampton Marsh. It simply beggars belief that such a place would be licenced in such a quiet residential location.

I make no comment as to whether a business offering live sex shows which depend on an exploited workforce and are associated with the use of illegal drugs should be licensed at all. But I would point out that these places are invariably, as far as I'm aware, in towns, where there is other noise and disturbance.

It speaks oceans that this application was not put on display until November 25th. Everyone concerned must know that this will be a really unpopular idea. Perhaps the licensing team would like to consider whether they would like Live Sex shows along the road from their home and family!

I very much hope this application will be thrown out. It is out of the question that this expansion should go ahead.

[REDACTED]

From: [REDACTED]
To: [Licensing](#)
Subject: Objection – Sexual Entertainment Venue Application (The Pool Shed, Frampton)
Date: 06 December 2025 18:51:10

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- This is a personal email address.

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Dear Licensing Team,

I am submitting a firm objection to the Sexual Entertainment Venue application for The Pool Shed, Rear of Marsh Farm Cottage, Frampton Roads, Frampton, PE20 1AY.

This proposal is completely inappropriate for a rural residential village and should be refused outright. The location, the activities proposed and the operating hours all show a total disregard for the character of the area, the people who live here and the surrounding environment.

My grounds for objection are as follows:

1. The locality is entirely unsuitable. Frampton is a rural community made up of family homes, farms and open countryside. A Sexual Entertainment Venue offering lap dancing, strip shows and live sex shows has no place here.
2. The proposed site is close to the RSPB Frampton Marsh nature reserve, one of the most important wildlife and visitor sites in the region. The area attracts families, birdwatchers and tourists throughout the year. A venue of this nature conflicts directly with the character and reputation of the wider locality.
3. Surrounding properties are residential, meaning residents will be directly affected by noise, traffic, headlights, taxis and late-night disturbance. With hours proposed until midnight on weekdays and 2am on weekends, the impact would be unacceptable for a rural setting.
4. The nature of the entertainment being proposed is extreme for any residential area, let alone a countryside village. Activities such as strip shows and live sex shows belong in designated commercial zones, not in quiet rural lanes behind cottages.
5. The late-night operating hours would introduce disturbance, noise, antisocial behaviour and increased policing demands into an area with no existing late-night economy. This undermines the safety, comfort and wellbeing of local residents.
6. Granting this licence would fundamentally damage the character, amenity and reputation of Frampton and the surrounding area, including the RSPB reserve. It

would create exactly the type of commercial intrusion that rural communities should be protected from.

7. There is no justification, no community benefit and no local need for this venue. It serves only the applicant's interests and brings significant harm to the village and to the wider area.

This application is entirely inappropriate for this locality and I request that the council refuse it in full under its discretionary powers regarding character of the area, surrounding premises and suitability of location.

Yours Sincerely

[REDACTED]

[REDACTED]

From: [REDACTED]
Subject: Licensing
Date: Objection to SEV Application – The Pool Shed, Frampton
07 December 2025 11:14:53

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Dear Licensing Team,

I am submitting this objection in my capacity as a retired teacher who spent an entire career responsible for child safeguarding and the welfare of young people. What is being proposed at The Pool Shed, Rear of Marsh Farm Cottage, Frampton Roads, Frampton, is wholly incompatible with the needs and safety expectations of a rural community.

Frampton is a village made up of families, older residents and working households. It is not a commercial nightlife district, and it has never been treated as one. Introducing a venue offering sexual entertainment, including live sex shows, into this setting is entirely inappropriate.

My safeguarding concerns are as follows:

1. The proposed site is adjacent to RSPB Frampton Marsh, which is used by families, young people and vulnerable individuals daily. A venue of this type will bring unfamiliar & deviant adults, debauched late-night activity and behaviour that sits completely at odds with the safe environment the village relies upon.
2. RSPB Frampton Marsh, regularly welcomes school groups, families and young visitors. Allowing a sexual entertainment venue in the vicinity of such a well-used educational and family destination sends entirely the wrong message about the area and its priorities.
3. Late-night operating hours until midnight and 2am risk increasing noise, traffic movements and disruptive behaviour at times when residents expect peace and safety. In a village with no comparable venues, this creates unnecessary safeguarding pressures & increased anxiety.
4. The nature of the entertainment proposed is extreme for any residential

setting. These activities should never be placed within walking distance of family homes, footpaths or rural roads with no natural surveillance or policing presence.

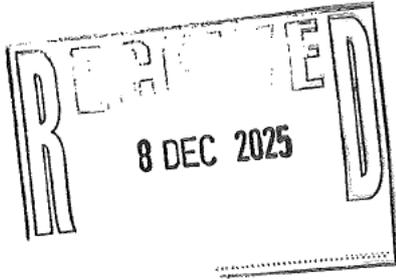
5. A venue like this risks changing the character of the area entirely. Once it is allowed, the burden falls on local residents to manage the consequences of it. That is unreasonable and unfair.

After a career spent protecting young people and promoting safe environments, I cannot support any proposal that risks undermining the security and wellbeing of this community.

I ask that the council refuse this application in full.

Yours Faithfully

A large black rectangular redaction box covering the signature and name of the sender.



4th December 2025

Senior Licensing Officer
Boston Borough Council
Municipal Buildings
West Street
Boston
PE21 8QR

RE: OBJECTION – Sexual Entertainment Venue Application – The Pool Shed, Rear of Marsh Farm Cottage, Frampton, PE20 1AY

Dear Sir/Madam,

I wish to object in the strongest possible terms to the granting of the Sexual Entertainment Venue licence applied for by Mr Neil Wright for The Pool Shed, Rear of Marsh Farm Cottage, Frampton Roads, Frampton.

My objection is based on the following grounds permitted under the Local Government (Miscellaneous Provisions) Act 1982:

Unsuitability of Location and Locality

Frampton is a quiet rural village comprising residential homes and agricultural land. This location is wholly unsuitable for lap dancing, strip shows and live sex performances. Introducing a sexual entertainment venue is inconsistent with the character of the area.

Risk of Public Nuisance and Disturbance

The proposed operating hours – up to 2am at weekends – will create late-night noise, traffic movements, taxi activity and visitor disturbance which will materially affect nearby residents. This venue, as it operates currently, already causes considerable negative impact on the village of Frampton and its environs. The through-traffic increases significantly every time they have an 'event', with large numbers of cars travelling at considerable speed along what is effectively a single track road through the otherwise peaceful village, this at all hours of the night and into the small hours of the morning.

Lack of Infrastructure and Management Controls

The application contains no information on security staff, transport arrangements, safeguarding, noise mitigation, refuse/disposal management or measures to prevent disorder.

Given the nature of entertainment proposed, this is a significant concern.

Impact on Local Safety, Crime and Anti-Social Behaviour

No local policing or late-night economy structure currently exists, capable of supporting a licensed sexual entertainment venue in this small rural village
Experience elsewhere shows such venues increase risk of nuisance, disorder and anti-social behaviour, together with a very real concern amongst local residents that such an increase towards the activities listed in the application will attract an undesirable element to the area with the inherent risk that this will bring with it/them

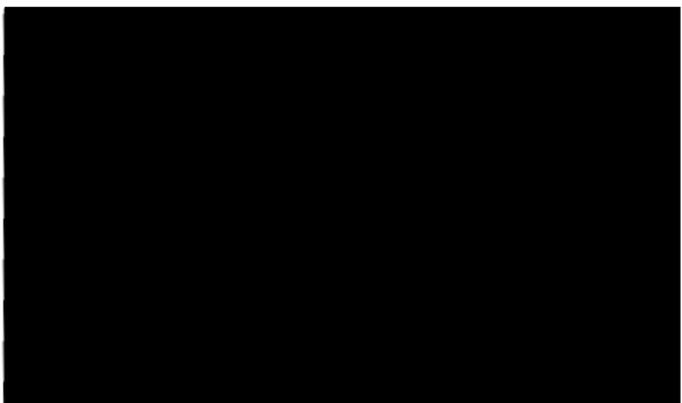
Adverse Effect on the Character and Reputation of the Area

This type of establishment would materially harm the village's identity, discourage families/future residents and negatively affect local amenity. The owners of the venue, the applicants, advertise their venue and the services/entertainment provided therein widely on the internet, causing considerable reputational damage already, without further escalation of the questionable activities offered.

For these reasons, I respectfully request that the Council refuse this application.

I understand my identity will not be disclosed without my written consent.

Yours faithfully,



From:


[Licensing](#)

Subject:

Chunky muffins sexual entertainment venue, frampton Lincs

Date:

08 December 2025 12:11:25

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Dear Boston Borough Council,

I am emailing you with my objections to this application being granted for Chunky Muffins sexual venue in Frampton. There are a number of reasons for this. Please see my itemised concerns and my objections.

1. The impact of noise, pollution and vehicles that are required to make their way there through a quiet residential area. We already have a problem with speeding vehicles especially racing up Church End. This doesn't need adding to the problem.
2. Potential misuse of alcohol & drugs ie cannabis and the type of people that will attract.
3. The loss of inhibitions with like minded people that may want to consider other additional sexual acts to get a higher kick ie. Flashing and dogging and when this establishment is more known potentially attracting sexual predators/peepers to the area.
4. We have moved to the area for a quieter life, and to enjoy the countryside with its wildlife. I don't want this to change.
5. I don't want my house to depreciate in value as a result and be known as a sexual venue area. When using a hairdresser in Boston town, and they knew where I lived they said 'oh you live near that swingers place'! Frampton is beautiful and I don't want it tarnished with this establishment. Therefore, why can't it join other similar establishments in an area that is away from the general public?

I hope my reasoning is addressed and seriously respected and counted as an objection for this application. I also wish for my objection to stay anonymous and for my name not to be made public. I do not consent for my personal details to be made public.

I look forward to hearing from you soon.

Kindest Regards



From: [REDACTED]
To: [Licensing](#)
Subject: application for grant of sexual entertainment venue frampton lincs pe20 1ay
Date: 08 December 2025 13:42:06

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Please find enclosed my objection to the above application of sexual licence venue at marsh farm cottage frampton Boston pe20 1ay . I'm disgusted that this application has not been properly advertised and has gone unnoticed in the village . Also this application is right at the entrance of the wildlife bird sanctuary where thousands of people visit all year round with children and school trips and I find it unbelievable that the Parrish council also has not been notified . I only heard about this application on the 7/12/25 and strongly object to this type of application in one of the most scenic villages in the county together with the village history . I wish to re main anonymous but surely the council cannot consider this application. Also the people that live there don't have planning permission to live in the industrial area of this property and they don't live in the small house but they do live in the industrial unit, how can this be , please confirm you have received this objection. [REDACTED]

[REDACTED]

[REDACTED]

From: [REDACTED]
To: [Licensing](#)
Subject: Re: RE: Chunky muffins: OBJECTION to SEV License
Date: 12 December 2025 18:11:49

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[REDACTED]

On 12/12/2025 at 08:24, Licensing wrote:

From: "Licensing" <Licensing@boston.gov.uk>
Date: 12 December 2025
To: [REDACTED]
Cc:
Subject: RE: Chunky muffins: OBJECTION to SEV License
Good morning

Please accept this email as acknowledgement for the objections, could you please confirm who this objection is made by. If this objection is from a group I would need all names.

Any names can be made anonymous but for our records we will need them.

Regards

Kacie Clifton

Kacie Clifton | Licensing Officer | Boston Borough Council

Telephone: 01205 314320

www.boston.gov.uk



From: [REDACTED]

Sent: 11 December 2025 20:05

To: Licensing <Licensing@boston.gov.uk>

Subject: Chunkymuffins: OBJECTION to SEV License

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Chunkymuffins The Pool Shed
Frampton Roads, Frampton, Boston, PE20 1AY

Objection to grant a SEV licence to Chunkymuffins 'business'.

This objection is not based on morals.

We feel that the locality of such an establishment detracts from the character of the village. This naturally makes the village less desirable to live within, in turn this negatively impacts property values and could be harder to sell due to this side business remaining.

We do find it hard to believe how this venue has existed for many years WITHOUT such a legal licence?

Therefore this is proof, it has not been governed properly and so maybe now our voices can be heard and it be proven that this licence as seen is not granted without sufficient compromise as a minimum.

The ideal is, it's deemed this business should stop herewith.

We find such a venue is inappropriate considering the local character of such a residential area. The weekends of parties, including Sundays has increased traffic throughout the village and causes disturbances to the community well into the early hours of the morning.

We have noticed Sunday daytime opening hours have not been requested on the licence. Parties this year have taken place on Sunday daytimes! We guess this is maybe an admittance of those seeking the licence, that large increased traffic and noise is made in daylight hours, yet we remain concerned that other (and more) daytime (school) hours; and bank holidays have been requested, when children are

awake, about and playing in the village. Regardless, this does not seem appropriate.

The location is simply not suitable. It never has been!

On research, the location of such places are away from residential. What makes this an exception?

It has been noted, especially by friends of the Frampton Community Groups, that the vicinity of the premises is incompatible with the use of other premises (business and residential) in the area and the venue in question is known to cause weekly nuisances, including nightly disturbances nearer the venue and damage to residents parked cars on the roadside.

We are aware of illegal substances being used at this venue and this is a police matter of course to investigate. Such activity with alcohol til the early hours in a village is simply not acceptable.

By granting this licence is the green light to 'carry on' regardless of the relevant points raised by ourselves, let alone by others, no doubt, with the increase for daytime use and bank holiday opening times and more activities allowed as shown upon the public notice on the [Gov.Uk](https://www.gov.uk) website to take place, means more customers (more traffic, more noise, more disorder). Add to this we are led to believe the venue is 'for sale'. So with grant of the licence allowed, surely this means more money for the sellers of this venue and business, whilst everyone living in the village suffers!

If the license were to be granted, we beg the council licensing department to please take into consideration the following for the nearby local community.

1. Not allow outdoor socialising at this venue after 9pm to minimise disturbing crowd noises.
2. Stop the serving of alcohol in alignment with public house serving times, thus minimising rowdy and noisy behaviour made upon leaving the premises in the early hours.

We believe the above would be some small crumb of comfort and a very reasonable compromise to go some way to minimise the negative experiences to this village that have been impacted by this 'business'.

Thank you in anticipation that these points are valid for consideration in some part or main.

From: [REDACTED]
To: [Licensing](#)
Subject: Objection to application for a sexual license
Date: 11 December 2025 11:10:53

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11th December, 2025

Senior Licensing Officer,
Boston Borough Council,
Municipal Buildings,
West Street,
Boston,
PE21 8QR

RE: OBJECTION – Sexual Entertainment Venue Application – The Pool Shed, Rear of Marsh Farm Cottage, Frampton, PE20 1AY

Dear Senior Licensing Officer,

I am emailing to object to the granting of the application of a Sexual Entertainment Venue license, applied for by Mr Neil Wright on 17th November: Chunkymuffins, The Pool Shed, Rear of Marsh Farm Cottage, Frampton Roads, PE20 1AY.

My objection is based on the following grounds permitted under the Local Government (Miscellaneous Provisions) Act 1982:

Unsuitability of Location and Locality:

Should the Sexual Entertainment license be issued, the venue is likely to attract more people, more often. As a business, new custom is unlikely to be turned away, despite the owner's current intentions. If the business does not intend to expand opening hours or activities (as stated on Facebook by the co-owner) then the current license should suffice.

People who have (or intend to buy) property in the village have not-unreasonable expectations: for instance, farm traffic is to be anticipated. However, live sex shows are best placed in towns and cities; this is an inappropriate business in a rural, residential community area and causes 'nuisance' to immediate neighbours.

A member of the Parish Council has brought it to residents' attention that the application was not publicised legally, given that it was not displayed until 8 days after the notice was

issued. I respectfully request that Boston County Council investigates this because, if it is the case, then residents have not been given due time to respond. With the application being submitted at a busy time of year when people are preparing for Christmas, all residents need the maximum time available to consider their thoughts about the application and to submit an objection should that be their decision.

Risk of Public Nuisance and Disturbance:

The proposed operating hours – up to 2am at weekends - will increase traffic (adding noise and disruption at unsociable hours). For such a rural location, there is already higher than-might-be-expected traffic at a time when residents reasonably expect to sleep without such disturbance.

Impact on Local Safety, Crime and Anti-Social Behaviour:

Such venues increase the risk of nuisance, disorder and anti-social behaviour (whilst its rural location increases the potential for drink-driving). There is no local policing or late-night economy structure in place to offer immediate assistance/support to local residents or to the venue.

Adverse Effect on the Character and Reputation of the Area:

A further concern is the impact that an explicitly labelled sex business could have on property value in the village and on its reputation. The Parish Council have indicated that complaints about breaches of existing conditions have been made to the licensing officer. This does not bode well regarding the business's attitude towards its impact on the local community - and further supports the notion that this nature of business should be located well away from residential areas.

Lack of Infrastructure and Management Controls:

The application contains no information on security staff, transport arrangements, safeguarding, noise mitigation, refuse/disposal management or measures to prevent disorder. Given the nature of the entertainment proposed, this is a significant concern.

For these given reasons, I request that the Council refuse this application.

I understand my identity will not be disclosed without my written consent.

I do not wish my name or details to be made public. On Facebook, there have been vitriolic and personally insulting responses towards opponents of the application, from those who do not have to tolerate the consequences of its location.

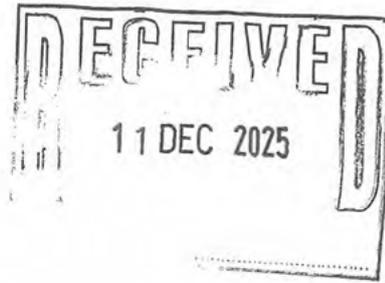
Please reply to this email to confirm receipt. Thank you.

Yours sincerely,



[REDACTED]

[REDACTED]



8th Dec 2025

Senior Licensing Officer
Boston Borough Council
Municipal Buildings
West Street
Boston
PE21 8QR

RE: OBJECTION – Sexual Entertainment Venue Application – The Pool Shed, Rear of Marsh Farm Cottage, Frampton, PE20 1AY

Dear Sir/Madam,

I wish to object to the granting of the Sexual Entertainment Venue licence applied for by Mr Neil Wright for The Pool Shed, Rear of Marsh Farm Cottage, Frampton Roads, Frampton. My objection is based on the following grounds permitted under the Local Government (Miscellaneous Provisions) Act 1982:

1. Unsuitability of Location and Locality

Frampton is a quiet rural village comprising residential homes and agricultural land. This location is wholly unsuitable for lap dancing, strip shows and live sex performances. Introducing a sexual entertainment venue is inconsistent with the character of the area.

2. Risk of Public Nuisance and Disturbance

The proposed operating hours – up to 2am at weekends – will create late-night noise, traffic movements, taxi activity and visitor disturbance which will materially affect nearby residents.

3. Lack of Infrastructure and Management Controls

The application contains no information on security staff, transport arrangements, safeguarding, noise mitigation, refuse/disposal management or measures to prevent disorder. Given the nature of entertainment proposed, this is a significant concern.

4. Impact on Local Safety, Crime and Anti-Social Behaviour

There is no local policing or late-night economy structure capable of supporting a licensed sexual entertainment venue. Experience elsewhere shows such venues increase risk of nuisance, disorder and anti-social behaviour.

5. Adverse Effect on the Character and Reputation of the Area

This type of establishment would materially harm the village's identity, discourage families/future residents and negatively affect local amenity.

For these reasons, I respectfully request that the Council refuse this application.

I understand my identity will not be disclosed without my written consent.

Yours faithfully



12 DEC 2025

~~DEC 2025~~

8-12-25

Dear Sir/Madam

Re - objection to application for
Adult Entertainment

I have to lodge an objection to the application for a premises in Frampton to be allowed to have live sex shows with pole/lap dancing/strip shows and table dancing. This is not acceptable in a village location and I feel concerned for the safety/vulnerability of the people involved in this kind of entertainment. I was born and bred in Boston and cannot believe this is what the town is coming to!

Yours faithfully

From: [REDACTED]
Subject: [Licensing](#)
Date: Objection to the APPLICATION FOR THE GRANT OF A SEXUAL ENTERTAINMENT VENUE PE20 1AY
13 December 2025 12:35:56

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Senior Licensing Officer, Boston Borough Council, Municipal Buildings, West Street,
Boston, PE21 8QR

Reference: APPLICATION FOR THE GRANT OF A SEXUAL ENTERTAINMENT VENUE,
Chunkymuffins The Pool Shed, Rear of Marsh Farm Cottage, Frampton Roads,
Frampton, Boston, PE20 1AY

Dear Sir

With reference to the above application, I wish to lodge my objection to the granting of a licence.

[REDACTED] are residents of Frampton village and object to the application on the following grounds:

Increasing the scope of activities at the venue will very likely increase the number of people frequenting the premises, leading to an increase of noise and activity in the near vicinity affecting near neighbours. Note this business already advertises itself on a general "Swingers" website, with the intention of continually increasing its client base.

Increased night-time traffic through Frampton village along Middlegate Road, Church End and Frampton Roads, all of which have residential properties on the route to the venue.

Reputational damage to the village. Such a venue and activities are not consistent with the expected environment in a rural village and may well lead to making Frampton a less desirable place to live.

Please lodge this objection against the granting of a licence. I would suggest that such a business is more suited to being situated within an urban environment i.e. a town, where there are already other licenced premises with late night opening hours.

Note, I do not give permission for my name or contact details to be published.

Sincerely

[Redacted signature block]

From: [REDACTED]
To: [Licensing](#)
Subject: Objection to the license of Chunky Muffis
Date: 13 December 2025 14:20:58

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Dear Sir

I have recently been made aware of a licence application for the venue known as Chunky-Muffins, based on Frampton Roads, and I wish to log my objections. We live at [REDACTED]

Whilst I am aware that a sex business is currently operating, I believe it to be quite low key. Although you may not think this, as vehicles often speed past our home late at night and the early hours of the morning during the course of a weekend.

My objections are;

A further increase to the late night speeding drivers, with questionable alcohol and substance abuse prior to driving.

The damage to the reputation of our beautiful little village.

The reputation of the council for considering a sordid sex business to be acceptable at this location.

The value of properties which are likely to fall due the unsavory nuisance caused.

In general terms, I believe a sex business at this location can only be harmful to the area and the residents of a very family orientated village.

Please consider my objection,
with kindest regards.

--

[REDACTED]

[REDACTED]

[REDACTED]

From: [REDACTED]
To: [Licensing](#)
Subject: Chunky Muffins Sexual Entertainment Venue
Date: 14 December 2025 18:12:58

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To:

Senior Licensing Officer,

Boston Borough Council,

Municipal Buildings,

West Street,

Boston.

PE21 8QR

RE: OBJECTION - Sexual Entertainment Venue Application – The Pool Shed, Rear of Marsh Farm Cottages, Frampton, PE20 1AY

Dear Senior Licensing Officer,

We are emailing to place an objection against the granting of the above application for a Sexual Entertainment Venue licence which has been applied for by Mr Neil Wright on the 17th November: Chunky Muffins, The Pool Shed, Rear of Marsh Farm Cottages, Frampton, PE20 1AY.

Our objection is based on the grounds permitted by the Local Government (Miscellaneous Provisions) Act 1982:

The location and locality are unsuitable.

Frampton is a rural village which has a community living there who enjoy the solace and quietness of living in such a place, surrounded by agricultural land. Chunky Muffins is located near the marsh which means all the traffic has to go through the village and we are regularly woken up by the cars coming back in the early hours of the morning.

The location is unsuitable for a sexual entertainment venue as the area is primarily agricultural and this does not fit in with the surroundings. If the hours are to be increased, then we would raise the concern of drunk drivers during the day which could cause accidents on the single lane roads which can be busy due to the traffic going to the marsh as well as the agricultural equipment which uses the road on a daily basis.

The risk of Public Nuisance and Disturbance.

The hours that have been proposed are classed as unsociable and the traffic going through the village will be detrimental and as previously stated it already disturbs us so an increase in volume will only make matters worse for all residents. If the hours are increased this will only have an adverse impact on the village and residents.

Local Safety, Crime and Anti-Social Behaviour will be impacted.

This type of venue needs to be situated in an area where emergency workers can get to it easily as there is a greater possibility of crime, anti-social behaviour occurring and exploitation is linked with these types of venues, as well as drug use. Our local emergency services are stretched already, without having to deal with the issues that this type of venue will bring to the village or residents.

The lack of Infrastructure and Management Controls.

The application does not state how public nuisance, crime and exploitation will be regulated. There is no mention of security staff, transport arrangements, noise mitigation, safeguarding, how disorder will be dealt with or how refuse will be disposed of safely. As alcohol is sold at the venue how is this controlled when many of those who attend the venue drive to it? All of these should be stated as part of compliance to the Local Government (Miscellaneous Provisions) Act 1982.

From: [REDACTED]
To: [McDowell, Anna; Licensing](#)
Subject: Objection and request for panel hearing, Chunky Muffins Sexual Entertainment Venue application
Date: 15 December 2025 09:16:41

Good morning Anna

Please see my objection letter to the application below. I'm known to Mr & Mrs Wright and am on the record locally about this controversial matter, so am not asking for personal detail redaction.

Regards

[REDACTED]

From: [REDACTED]
Sent: 14 December 2025 22:58
To: [REDACTED]
Subject: licence

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[REDACTED]

Objection to application for a Sexual Premises licence at Marsh Farm Cottage, Frampton Roads, Frampton, Boston PE20 1AY

I am an elected member of both Boston Borough Council (Kirton & Frampton ward) and Frampton Parish Council [REDACTED]. I know this area and most of its residents quite well and am aware that almost all residents oppose the sex business carried on for some years at Marsh Farm Cottage's large former agricultural shed. It is not in keeping with the area especially as the nearby RSPB bird reserve is becoming a major tourist attraction in the East Midlands region for increasing numbers of young people and others. The business is known for making considerable sums of money from what local people describe as a brothel, attracting paying customers from as far away as London, Manchester and Scotland. It has also given our village a smutty reputation and it is widely understood that this "knocking shop" has reduced property prices and made houses much harder to sell. No-one has volunteered for this or been asked if they approve, and some people have experience of the applicant's bullying manner. The business's past blogs, current website and reputation with people in the Boston area who know about it, such as taxi drivers, indicate that any kind of sexual activity is promoted whether licensed or not, at a price. Residents in Frampton and Kirton have often said: "Would you like a place like that next door to you, your family and children?" or something similar, and that is what

we have to put up with because Boston Council approves.

This application is a major expansion of the sex business – for lap dancing, pole dancing, table dancing, strip shows and live sex shows (all of which the business already has a reputation for providing now) from before lunchtime until very late six days a week. This business expansion is certain to exacerbate existing complaints – noise (shouts and screams) from the outdoor pool, more vehicle traffic especially in the evening and early morning (including speeding, loud music from open car windows, and potential dangerous driving such as hand-brake turns on the corner outside my house and elsewhere), slamming car doors, and the smell of cannabis around the property, all of which detrimentally affect the general amenity of the area. Residents should not have to put up with strangers knocking on their doors after dark wanting directions to the sex club or asking if that resident is hosting the orgy they've heard about, as I have. In short, the business hours are excessive and the location wholly inappropriate. The reputational damage the sex business causes to the general amenity of the area could be addressed by relocating it to an industrial area (of which nearby Boston has several) with no nearby residents or an existing entertainment area with venues such as pubs and clubs, again with no residential neighbours.

Other questions have been asked at meetings, such as whether there is any limit on numbers in the building, whether it is safe (it is a former agricultural shed which was illegally converted into living premises until the borough council enforced planning regulations), whether it is inspected by public safety and public health officials, and if so are inspections ever made without notice while the business is open (for example after midnight) without prior notice or whether inspections are only made by appointment in advance (such as the pre-booked appointment by the Borough council's Planning enforcement officer last week), whether business rates, tax and VAT are paid, and what insurances are held, but I understand the Licensing Committee is not interested in such matters.



For all these reasons, I support my neighbours in opposing this application. The business belongs elsewhere, and I ask for the application to be referred to the full Licensing Committee with a panel hearing in public in due course.

Thank You

From: clerk@framptonparish.gov.uk
To: [Licensing](#)
Subject: Re: Application objections
Date: 15 December 2025 11:04:55

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For the Attention of the Senior Licensing Officer.

Following a meeting on Friday night the 12/12/2025, please see below the objections from Frampton Parish Council to this application.

By far the greatest objection is the location, the adjacent houses are all too aware of the activities already taking place at the venue and as such are telling us that further extending of the license permissions will make in their view, the situation worse. To put context to this, there are far more vehicles attending the events now and with the lack of available parking, the grass verge being used as secondary parking is not unusual. The noise from the venue is at times excessive, and there have been occasions that the activities within the building have spilled outside. An example of this would be that residents have seen pornographic films showing through open windows.

We have touched on the traffic, this has to be a consideration as these roads are not built for the volume or size of the modern vehicles. We have the RSPB reserve by day bringing large volumes of vehicles, and now we may be faced by the extension of this traffic into the night and early morning. Residents are asking that there will be a period of the day that they can enjoy the quiet of the parish.

The nature of the swinging scene is predominately consenting couples enjoying a different approach to their relationship, we accept this as a parish and are not against the activity in any way. However, the potential granting of a license that attracts a very different client has to be considered. It is reasonable to assume that the addition of lap and pole dancing will attract groups of single males, stag and potentially hen parties, this gives the whole venue more of an edge. Can we be assured, should the license be granted, that as is the way, alcohol will not become more of an issue for the locality? It is already very difficult to attract the attention of the locally over-stretched police to the village for infringements now, we are concerned that this will be the case even further outside the village.

Can we expect there to be a provision of security at the venue, if so will it be in attendance for all of the opening hours suggested? Is there a limit on the venue for numbers of guests and staff? Our concern is that this is far more than just allowing extra licensed activities, this is turning a remote rural part of the country side into a destination that would be far better suited in a more urban location, where the proper safety of guests and staff can be better monitored by the correct and relevant authorities, not down what is ostensibly a single track road with passing places.

Mr Wright has in past applications been loose with the letter of the law when seeking planning or licenses, as such this leaves members of the parish wary of the current application. Is the current venue correctly licensed for the activities taking place now?. Also can we ask as a

parish that this license application is taken to a licensing subcommittee panel for consideration.

In summary we are not against the activities already going on at the venue, we understand that the license that is being applied for is the correct procedure for the additional activities, our desire is that licensing understand the location and potential development of the venue is not suitable for the very rural location, and it would be far better suited in an entertainment district or more industrial area away from adjacent neighbours.

Kind Regards,
Frampton Parish Council

On 2025-12-08 09:27, Licensing wrote:

[REDACTED]

>

[REDACTED]

From: [Redacted]
Subject: Licensing; ralphpryke@yahoo.com
Date: Chunkymuffins
15 December 2025 13:13:14

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APPLICATION FOR THE GRANT OF A SEXUAL ENTERTAINMENT VENUE - Chunkymuffins
The Pool Shed, Rear of Marsh Farm Cottage, Frampton Roads, Frampton, Boston, PE20 1AY
- Boston Borough Council.

To whom it may concern.

As a local resident I strongly object to the above application on the grounds it is detrimental to what is basically a residential area. I've no objection to the nature of the application, but it's location is highly inappropriate.

[Redacted]

[Redacted]

To sum up. The location of this facility is misplaced. To grant the licence is perpetuating what is already a stigma on the community and is therefore detrimental to its welfare. I hope the

committee will have the wisdom to reject the application

[REDACTED]

[REDACTED]

[REDACTED]

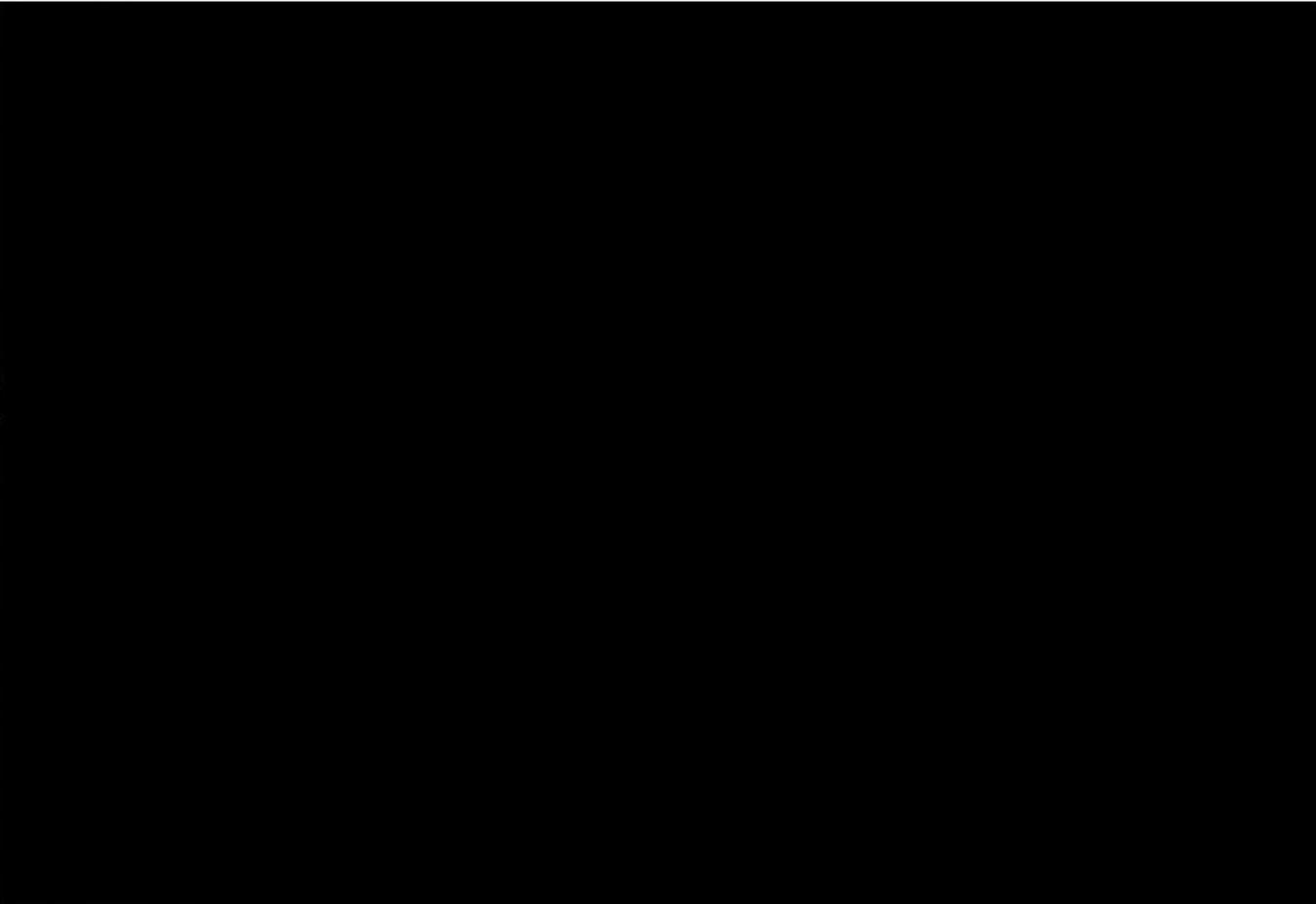
[REDACTED]

[REDACTED]

RECEIVED
15 DEC 2025



Senior Licensing Officer
Boston Borough Council
Municipal Buildings



Application for the grant of a sexual entertainment venue – Chunkymuffins The poolshed, Rear of Marsh Farm Cottage, Frampton Roads, Frampton, Boston, PE20 1AY

We would like to oppose this application for the following reasons

The pool shed is a former grain store which we were told by the former farmer Frank Bowser contained asbestos.

Noise from late night use of the swimming pool, with loud voices, music and flashing lights.

Traffic and noise from cars in the carpark/yard, in the past vehicle and vans have parked on the grass verge outside the venue making it difficult to get a van and trailer on our own drive. Vehicles are coming and going late into the night so we heard the doors slamming and engines revving. Motorhomes also regularly stop overnight.

Drainage, We are not on mains drainage, will the extra usage result in overflowing and bad smells?

Children were heard in the yard saying that they were going to play on the "Stripper Pole"

From: [REDACTED]
To: [Licensing](#)
Subject: Re: Sex Entertainment license - Chunky Muffins, The Pool Shed, Marsh Farm Frampton. PE20-1AY
Date: 16 December 2025 13:43:50

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[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

On 16 Dec 2025, at 09:35, Licensing <Licensing@boston.gov.uk> wrote:

Good morning,

Thank you for your objections, could you please provide me with your residential address and whether you would like your information to remain anonymous.

Regards

Kacie Clifton

Kacie Clifton | Licensing Officer | Boston Borough Council
Telephone: 01205 314320
www.boston.gov.uk

[<image001.png>](#)

From: [REDACTED]
Sent: 15 December 2025 16:21
To: Licensing <Licensing@boston.gov.uk>
Subject: Sex Entertainment license - Chunky Muffins, The Pool Shed, Marsh Farm Frampton. PE20-1AY

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Good afternoon, [REDACTED]
The attachment is a letter of objection to the license application for a Sex Entertainment venue called Chunky Muffins at the Pool Shed, Marsh Farm Cottage, Frampton Boston PE20-1AY.
If you have any issues opening the file, please contact me on this e-mail.
Best regards,
[REDACTED]

F.a.o. Boston Borough Council - Licensing Committee

Re. Application for the granting of a Sexual Entertainment Venue License. (Chunky Muffins)
The Pool Shed, rear of Marsh Farm Cottage, Frampton Roads, Frampton. PE20-1AY

Committee members,

I hereby wish to voice objections to the above application on the following grounds.

As an adult party venue this establishment has not caused the Parish as a whole, too much bother. However, I believe this is not the case for the local neighbours to the property, as I believe this was a venue for like-minded consenting adults, mainly couples, enjoying each others company in a carefree environment. The application now for this new Sexual Entertainments License changes the whole dynamics of the venue and what will be taking place there.

1/ There will be considerably more traffic movements along this predominately single track road and at what will be, anti-social hours of the night. It will be mainly through the hours of midnight to 2.30am after these arranged events have finished. I appreciate there has been a large increase along this road since the R.S.P.B. Reserve has been open but their traffic is in mostly daylight hours, not through the night. Parking at this venue now means cars are parked along the roadside as the yard is sometimes full, this will inevitably get much worse.

2/ The noise from the venue already is causing some concern as in the summer when existing activities are taking place, music, etc., can be heard over a mile away near Frampton Church End. Also pornographic films shown in the pool area can be seen from several properties in the surrounding area.

3/ With the promotion of these "Sex" shows along with all the other "entertainment" that would then be on offer, I have no doubt that the majority of customers will then be adult, single males. This, as I said earlier, will totally alter the dynamics of the venue and has the potential to cause problems along with the intake of alcohol.

4/ With regards to the promotion of Lap, Pole, Table and Strip dancing, there are to be live sex shows. Who will be checking on the consenting and well-being of these mainly young ladies that will be performing there? We hear a lot these days about "Trafficking" and "Sexual exploitation" so who will be monitoring these proceedings?

5/ As this venue already advertises as one of the best around on social media, etc., it will inevitably become more popular in certain quarters. If this license is granted there could be large numbers of customers attending from all over the East Midlands. Clubs, societies, etc. such as Rugby clubs will be wanting to organise "Stag nights, or even girls organising "Hen nights" to the venue with potentially coach loads turning up.

Finally,

What will the numbers of attendees be set at to be safe?

Does the venue hold/have all necessary fire/ safety regulations?

Who will be monitoring noise levels, anti-social behaviour levels, traffic movement though the early hours of the mornings and performer well-being status and legitimacy?

I am objecting to this application, not for what it is, but this venue is in the wrong place. It should be in an urban, commercial/industrial environment, not in a quite hamlet with no facilities and somewhere that is out of the way that will not get policed if necessary.

Regards, Concerned local Frampton Resident.

From: [REDACTED]
To: [McDowell, Anna](#)
Subject: Objection - Grant of a Sexual Entertainment Venue (SEV) Licence
Date: 15 December 2025 13:41:16
Importance: High

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WITH HOLD PERSONAL DETAILS & EMAIL

Date: 15 December 2025

To: Licensing Authority
Boston Borough Council

Re: Formal Objection to Application for the Grant of a Sexual Entertainment Venue (SEV) Licence

Premises: The Chunky Muffin / The Pool Shed, Rear of Marsh Farm Cottage, Frampton Road, Frampton, Boston, PE20 1AY

Applicants: Mr & Mrs Wright

Dear Members of the Licensing Committee,

I am writing as a local resident in Frampton to respectfully object to the application for the grant of a Sexual Entertainment Venue (SEV) licence for the premises known as *The Chunky Muffin / The Pool Shed*.

I appreciate that the Committee must consider applications objectively and fairly. My objection is made after long-standing concern about the way this premises has operated over many years, and is based on operator suitability, a sustained history of non-compliance, and the wider public interest for Boston itself — all of which I understand to be relevant considerations for the Authority.

1. Clarification of Licence Types

For clarity:

- **SEL – Sexual Entertainment Licence (event-based):** Bespoke, date-specific permissions for limited operations, subject to individual approvals and notifications.
- **SEV – Sexual Entertainment Venue:** A standing licence permitting continual sexual entertainment activity, including indoor and outdoor events, without the need for individual event applications or notification to neighbouring residents.

The current application seeks a full **SEV licence**, representing a substantial escalation in both scale and permanence of sexual entertainment activity at this location.

2. History of Operating Without Appropriate Consent

2.1 Pre-2023 Operations

From approximately **2009 to 2022**, the premises operated adult/swingers events, reportedly once per month, with attendance of up to **200 people per event**. These activities were conducted **without an SEL or SEV licence**, notwithstanding the Council's established requirement that such licences are necessary and that **tacit consent does not apply**.

Despite complaints from local residents over the years, there appears to have been no meaningful attempt to regularise these activities or to operate within the relevant regulatory framework. Or indeed by authorities to monitor actual events as opposed to citing the 'Hosts' reports.

2.2 Post-2023 Operations Without SEL or SEV

Following the grant of an alcohol licence for "The Pool Shed" and extending operating hours in 2023, the premises continued to host adult entertainment activities **every Friday and Saturday between 20:00 and 02:00**, again without the required SEL or SEV authorisation.

The venue has very publicly advertised itself as a *"Private Adult Party Venue"*, yet it has not operated as a genuine closed, members-only club. There is:

- No published membership structure or terms;
- No safeguarding policies;
- No transparency regarding entry conditions or fees.

In the absence of any bona fide membership model, it must reasonably be inferred that the premises operates on a **commercial basis**, whether through door fees, participation fees, or equivalent "pay-to-play" arrangements. All requiring a licence.

3. Current Application – Significant Expansion

The present application proposes the following operating hours:

- **Tuesday – Thursday: 11:00 – 00:00**

- **Friday – Saturday:** 11:00 – 02:00
- **Bank Holidays:** 11:00 – 00:00

This represents a **considerable expansion** in both hours and scope of operation compared to noted historic activity.

The premises' own website indicates that events are **already held every Friday and Saturday**, equating to approximately **104 events per year**, well beyond the maximum of **11 events in any 12-month period** permitted without an SEV licence.

4. Failure to Meet the “Infrequent Entertainment” Exemption

Relevant entertainment is defined as any live performance or display of nudity provided wholly or principally for the purpose of sexual stimulation. This exemption applies only where:

- No more than **11 occasions** occur in any 12-month period;
- No event lasts longer than 24 hours; and
- No event takes place within one month of another.

These criteria have **clearly not been met** by the applicants over very many years, whose operations have been regular, advertised, and continuous - without consideration for either their neighbours, or indeed council regulations and of course the law.

The perceived consensus of Mr & Mrs Wright being (albeit not with the direct neighbours or residents), if you the general public can't see us - then 'we're not here and we're not hurting anyone' - so, why bother?

By not applying in 2010 - 2024, means they have avoided being monitored, fees payable and all registrations a required. This action should be considered as part of the evaluation and the question should be raised as to why?

Such duplicity is not the groundstone under which any licence should be granted or indeed any sex based event/venue should be enabled to operate.

5. Nature of the Premises and Activities

The venue has publicly advertised facilities including:

- Licensed bar and outdoor bar
- Dance floor, DJ booth and lighting
- Stripper pole
- Pool, jacuzzi and sauna

Changing rooms, showers and lockers

- Lounges and games rooms
- Dungeon and designated “play areas”
- Cinema and chill-out lounge

Taken collectively, these features are wholly consistent with a **dedicated sexual entertainment venue** and not with occasional or incidental adult-themed events - or indeed 'just a pub' as described by Mr Wight across media channel in 2023. <https://www.lincolnshirelive.co.uk/news/local-news/adult-party-venue-owner-brands-8256983>

6. Conflicting Public Statements by the Applicants

Public statements by the applicants demonstrate a persistent pattern of misrepresentation and **contradictory narratives** regarding the nature of their business:

- Mr Wright has stated publicly that the premises is “*not a swinging club*” and that it merely provides a place for people to meet, asserting that no sex licence was required.
- Conversely, Mrs Wright has stated publicly on social media that “*we are a swinging club and have been for a long time.*” *Kirton, Frampton & Wyberton Facebook Group.*

This inconsistency strongly suggests an awareness of regulatory requirements and a deliberate attempt to characterise the business differently depending on audience, context and response required.

7. Suitability of the Applicants

SEV licences impose substantial responsibilities, including safeguarding, protecting vulnerable adults, public protection, and strict compliance with regulatory controls.

The applicants’ prolonged and repeated operation **outside the required legal framework**, over a period exceeding 15 years, raises very serious concerns regarding:

- Integrity and transparency;
- Willingness to comply with licensing law;
- Fitness to hold an SEV licence.

This sustained history of non-compliance must be regarded as a **material consideration** when assessing suitability.

8. Grandfather Rights and Commercial Impact

I respectfully submit that this application **must not be treated** as a matter of “grandfather rights”. Long-standing unlawful operation should not confer legitimacy or entitlement.

Granting an SEV licence would:

- Permanently alter the character of the locality;
- Diminish the amenity and value of neighbouring properties; and those directly affected within a 20-50m meter radius, their ability to live as they should in their own homes. My home is situated under 2Km away, classified as a direct neighbour and I can hear the music clearly through-out the summer. Those living next door, must find it unbearable - especially in summer months when they will be unable to open windows due to noise.
- Create a valuable transferable commercial asset whose future ownership would fall beyond the Council's control between renewals. *Please note both owners have recently either retired from their employment roles in the NHS or taken a step back in their business management, Mr Wright having resigned his Directorship from Dazzled Lighting - Marsh Farm, in July 2025.*

Any potential sale of such a property with such a licence should be particularly concerning in a borough already facing significant challenges relating to crime, disorder, and enforcement capacity.

- **Key Statistics & Trends (as of late 2025):**

- **Overall Rate:** Around 110.17 crimes per 1000 people for the 12 months ending September 2025, higher than Spalding or Grantham.
- **Monthly Trends:** Data from [Police.uk](https://www.police.uk) shows monthly totals fluctuating, e.g., 130-150+ crimes in early 2025 in specific zones.
- **Crime Types:** Common reported issues include **violence, sexual offenses, anti-social behaviour**, shoplifting, and other thefts.
- Based on capacity and reach, our localised police force will not be enabled to monitor or indeed police an SEV based in Frampton.

These venues are specifically licenced within easily policed parameters for this very reason. Such as large towns or cities, industrial environments or location based destinations - example, Red Light districts. The request for a SEV licences places The Pool Shed/Chunky Muffin within these parameters.

Regardless of the current operators assertions, they have complicitly changed the output and format of the venue over a relatively short period of time - without obtaining the required licences. This should be challenged as to why and also have an extenuating baring on the application.

9. Conclusion

I recognise that licensing decisions are complex and that the Committee must balance a range of competing interests. However, based on the history of this premises and the manner in which it has operated for many years, I have serious concerns about the appropriateness of granting any form of permanent SEV licence at this location.

In my respectful submission, the applicants have not demonstrated the level of compliance, transparency, or responsibility that is expected of SEV operators. Granting a licence in these circumstances risks undermining confidence in the licensing regime and will have lasting consequences for the surrounding area and its residents.

For these reasons, I ask the Committee to refuse the application.

Alternatively, should the Committee be minded to permit any adult entertainment at this premises, I respectfully request that it be limited strictly to event-based permissions only, capped at no more than 11 events per year, with appropriate oversight and enforcement.

Thank you for taking the time to consider this representation.

Yours faithfully,

██████████

From: [REDACTED]
[McDowell, Anna](#)
Subject: Objection - Grant of a Sexual Entertainment Venue (SEV) Licence
Date: 16 December 2025 09:32:08

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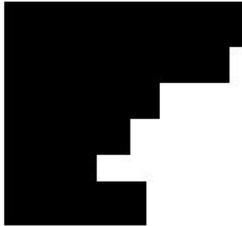
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15th December 2025

Senior Licensing Officer
Boston Borough Council
Municipal Buildings
West Street
Boston
PE21 8QR

Subject: Objection to Application for Sexual Entertainment Venue – “Chunkymuffins The Pool Shed”, Rear of Marsh Farm Cottage, Frampton Roads, Frampton, Boston, PE20 1AY

Dear Sir/Madam,

I am writing to formally object to the application submitted by Mr Neil Wright on **17 November 2025** for the granting of a Sexual Entertainment Venue (SEV) licence at *The Pool Shed, Rear of Marsh Farm Cottage, Frampton Roads, Frampton, Boston, PE20 1AY*.

I request that **my name is not disclosed** to the applicant. I understand that under the Sexual Entertainment Venue licensing process, objectors are not required to provide their identity, and I choose to exercise that right.

1. The venue is already causing disturbance under its alcohol licence

Since the premises began operating with an alcohol licence, there has been a **notable increase in noise and traffic**, particularly at weekends. This includes loud music, vehicle

movements, and general late-night disturbance.

Despite living approximately 2 km away, **noise from the venue is clearly audible on Friday and Saturday nights**. This demonstrates that immediate neighbours must already be experiencing significant disruption, which would only escalate if the SEV licence were granted.

2. Location unsuitable for a Sexual Entertainment Venue

Frampton Road is a rural, residential area with no commercial entertainment infrastructure. A sexual entertainment venue offering lap dancing, table dancing, strip shows and live sex shows is fundamentally incompatible with the existing character of the locality.

3. Increased noise, traffic and late-night disturbance

Granting this licence would inevitably lead to:

- Increased night-time noise
 - Additional traffic during late evening and early morning hours
 - Greater potential for antisocial behaviour
 - Loss of peace and privacy for residents
-

4. Road safety concerns

The surrounding roads are narrow and poorly lit in places, making them unsuitable for increased visitor traffic.

5. Slow emergency and police response due to remote location

The venue's rural and isolated position raises important public safety concerns. Boston Police Station is **at least 10–15 minutes away by car**, meaning officers would not be able to attend incidents quickly. This delay increases risks to patrons, staff, and residents.

6. Premises not suitable for this type of operation

The premises appear to be an outbuilding behind a private cottage rather than a purpose-built entertainment venue. Concerns include:

- Safe operating capacity
 - Parking and access
 - Emergency vehicle access
-

7. Harmful impact on the community and local character

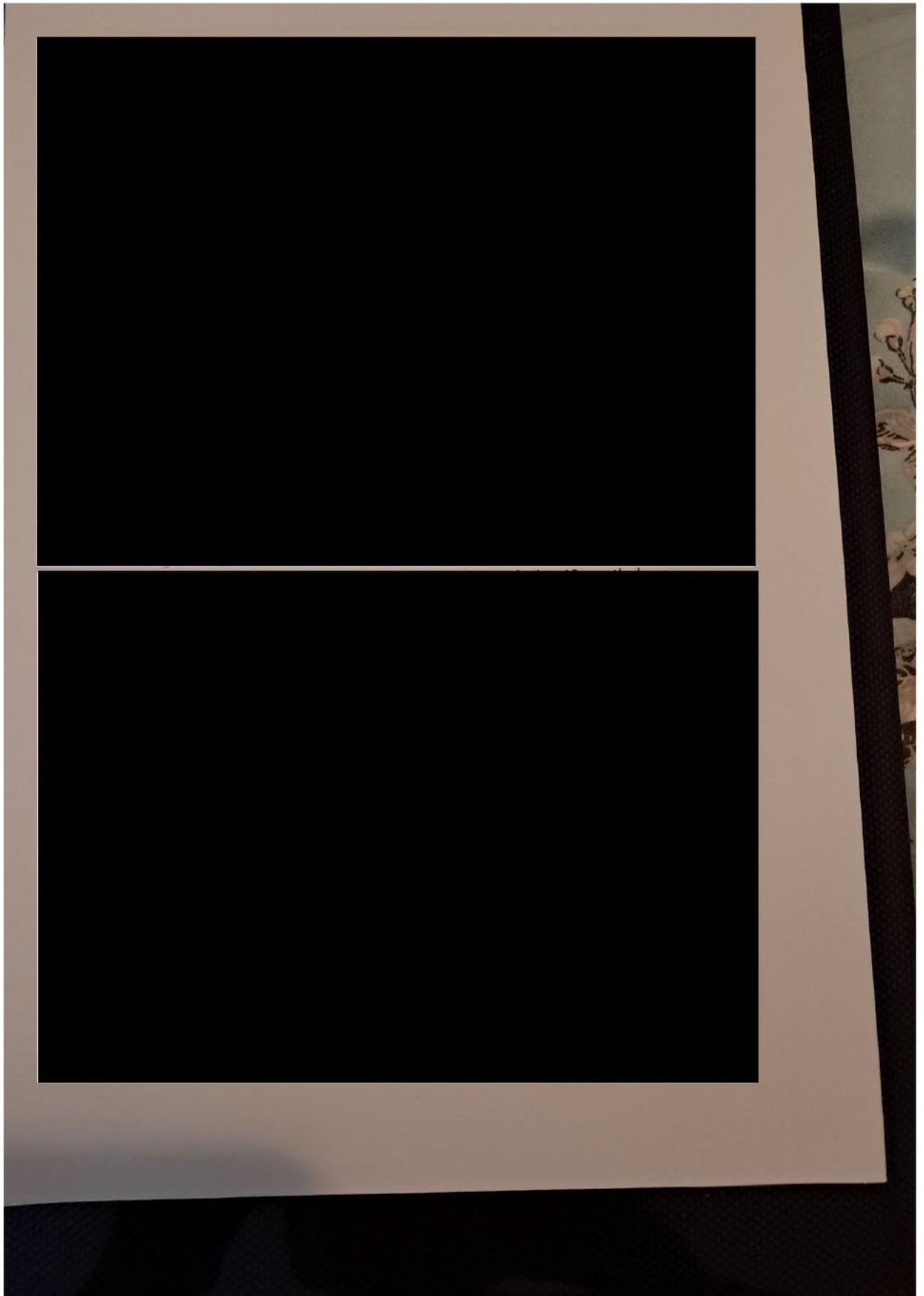
A Sexual Entertainment Venue in a rural village is likely to harm the area's reputation, reduce residents' sense of safety, and discourage families from settling locally. Such a venue does not align with the expectations of a quiet residential community.

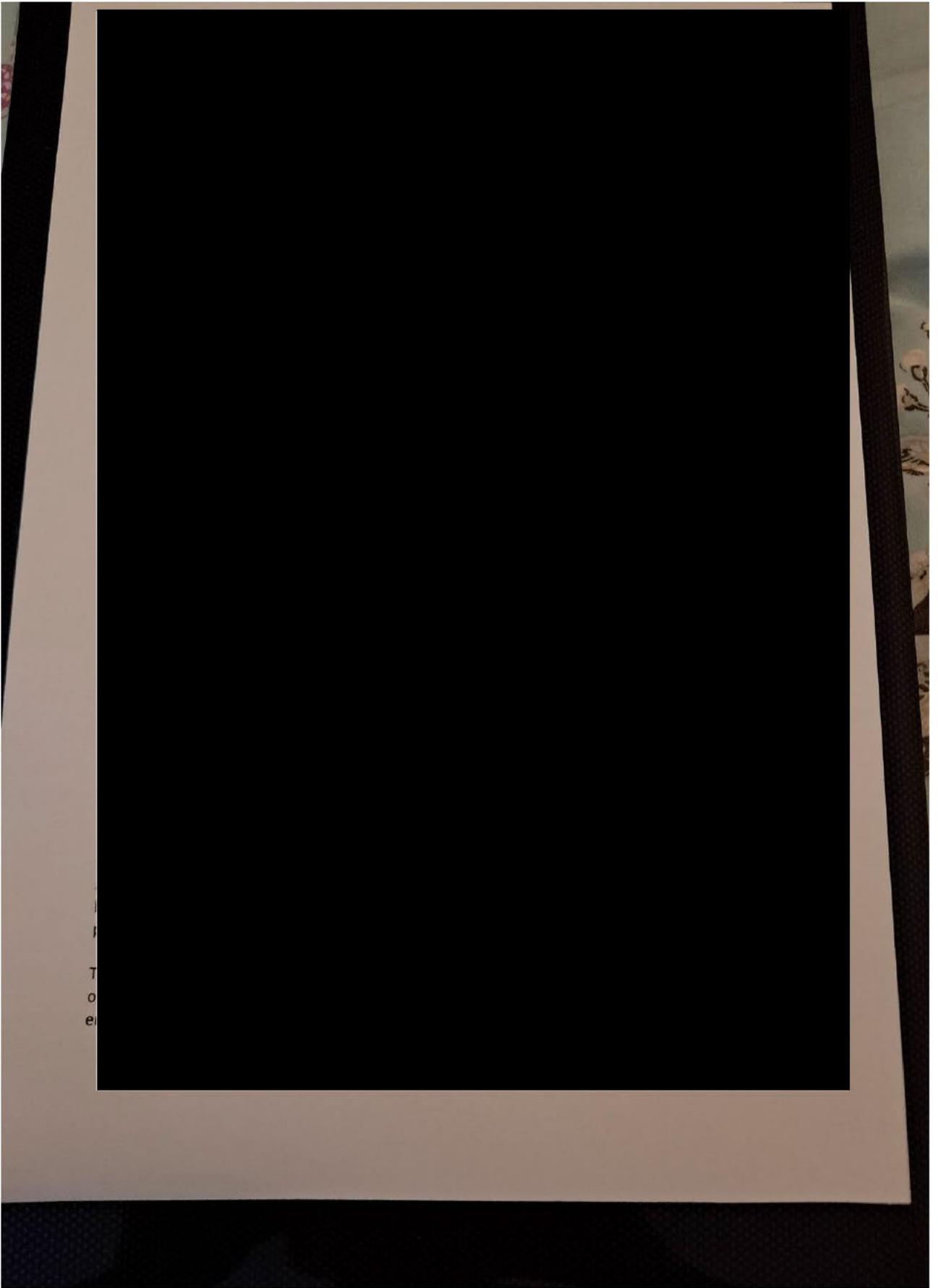
Conclusion

For the reasons outlined above, I respectfully request that Boston Borough Council **refuse this application**. I also reiterate my request that **my identity remains withheld**.

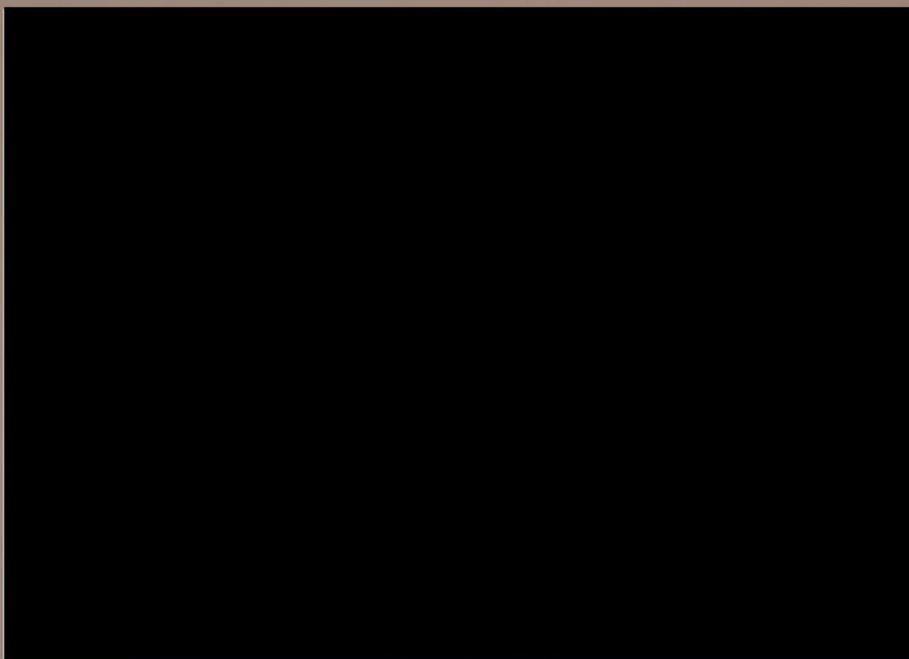
Yours faithfully,

[REDACTED]





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RICHARD TICE MP



HOUSE OF COMMONS

LONDON SW1A 0AA

Anna McDowell
Licensing Department
Boston Borough Council
Municipal Buildings
West Street
Boston
PE21 8QR

Subject: Formal Objection to Licence Application for Proposed Sexual Entertainment Venue – Chunkymuffins, The Pool Shed, Marsh farm Cottage, Frampton roads, Frampton, Boston, PE20 1AY

Dear Anna McDowell

I am writing to register a strong and formal objection to the above licence application for a proposed sexual entertainment venue in the Parish of Frampton, and to express my full support for the numerous local residents who have contacted my office to raise their concerns.

1. Public Nuisance and Residential Impact

The proposed operating hours (Tuesday–Thursday until midnight and Friday–Saturday until 02:00) are incompatible with the quiet rural setting and would cause significant disruption, including late-night noise, increased traffic, and loss of amenity for neighbouring households.

2. Highway Safety and Traffic Concerns

The location is served by narrow rural roads that are not designed to accommodate the level of evening and late-night traffic associated with this type of venue. This raises substantial concerns about safety, access, and potential road damage.

3. Crime, Disorder and Anti-Social Behaviour Risks

Sexual entertainment venues operating late at night are closely associated with elevated risks of anti-social behaviour, alcohol-related disturbances, and public nuisance, all of which would be difficult to manage in such a remote setting.

4. Incompatibility with the Rural Character of the Parish

The proposed venue is wholly unsuitable for the family-orientated, peaceful rural environment of Frampton and would fundamentally alter the character of the area.

5. Impact on the Wellbeing of Residents

Constituents have expressed serious stress and anxiety regarding this proposal. It is essential that residents' mental health, safety, and quality of life are fully considered.

6. Protection of Children and Vulnerable Residents

There are families and young people living close to the site. A venue offering sexual entertainment, including lap dancing, pole dancing, table dancing, strip shows, and live sexual performances, is not appropriate for a location near residential properties.

7. Widespread Community Opposition

I am aware that many residents and the Parish of Frampton have submitted or are preparing objections. It is clear that the proposal has no community support.

Conclusion:

For the reasons above, I urge the Council to refuse this application in accordance with the licensing objectives relating to public safety, prevention of public nuisance, crime and disorder, and the wellbeing of the community.

Please notify my office of any scheduled licensing meeting or hearing at which residents and representatives may present their objections.

Yours faithfully,

A handwritten signature in black ink, appearing to be 'RT', written over a light blue horizontal line.

Richard Tice MP
Member of Parliament for Boston and Skegness
Deputy Leader, Reform UK

MEMBER OF PARLIAMENT FOR BOSTON AND SKEGNESS
DEPUTY LEADER OF REFORM UK