

## Corporate Resources

Jeremy Goacher  
 Director of Property  
 Chatsworth Hall  
 Chesterfield Road  
 MATLOCK  
 Derbyshire DE4 3FW

Telephone [REDACTED]  
 Fax No [REDACTED]  
 Ask for [REDACTED]  
 Our ref [REDACTED]  
 Your ref [REDACTED]  
 Date 6 June, 2016  
 E-mail [REDACTED]

[REDACTED]  
 Brampton Rovers F.C Club Secretary  
 [REDACTED]  
 [REDACTED]  
 [REDACTED]  
 [REDACTED]

Lease of the former Newbold School Playing Fields to Brampton Rovers Holdings Limited

I refer to the Underlease dated 24<sup>th</sup> September 2015 made between Derbyshire County Council and Brampton Rovers Limited.

Under clause 5.8 of the aforementioned agreement there is a restriction on the use of the premises prohibiting any use that is deemed to be a nuisance. Please refer to the extract below:

5.8. Use

5.8.1. Permitted Use

The Tenant must not use the Premises for any purpose other than for recreational or sporting purposes on a non-profit making basis

5.8.2. Nuisance

The Tenant must not do anything on the Premises or allow anything to remain on the Premises that may be or become or cause a nuisance disturbance injury or damage to the Landlord or the owners or occupiers of adjacent or neighbouring premises

It has been brought to the County Council's attention that an application has been made by the club to Chesterfield Borough Council for a late licence for the operation of a bar at the premises.

I have spoken with my manager [REDACTED] who dealt with the agreement of the lease. [REDACTED] has confirmed that the County Council has not received notification from you of the club's intentions with regards to the proposals for a club bar.

It is considered that the proposed use for which the licence application has been made would be in breach of the user clause referred to. The County Council therefore requests that the club's licence application be withdrawn and that any

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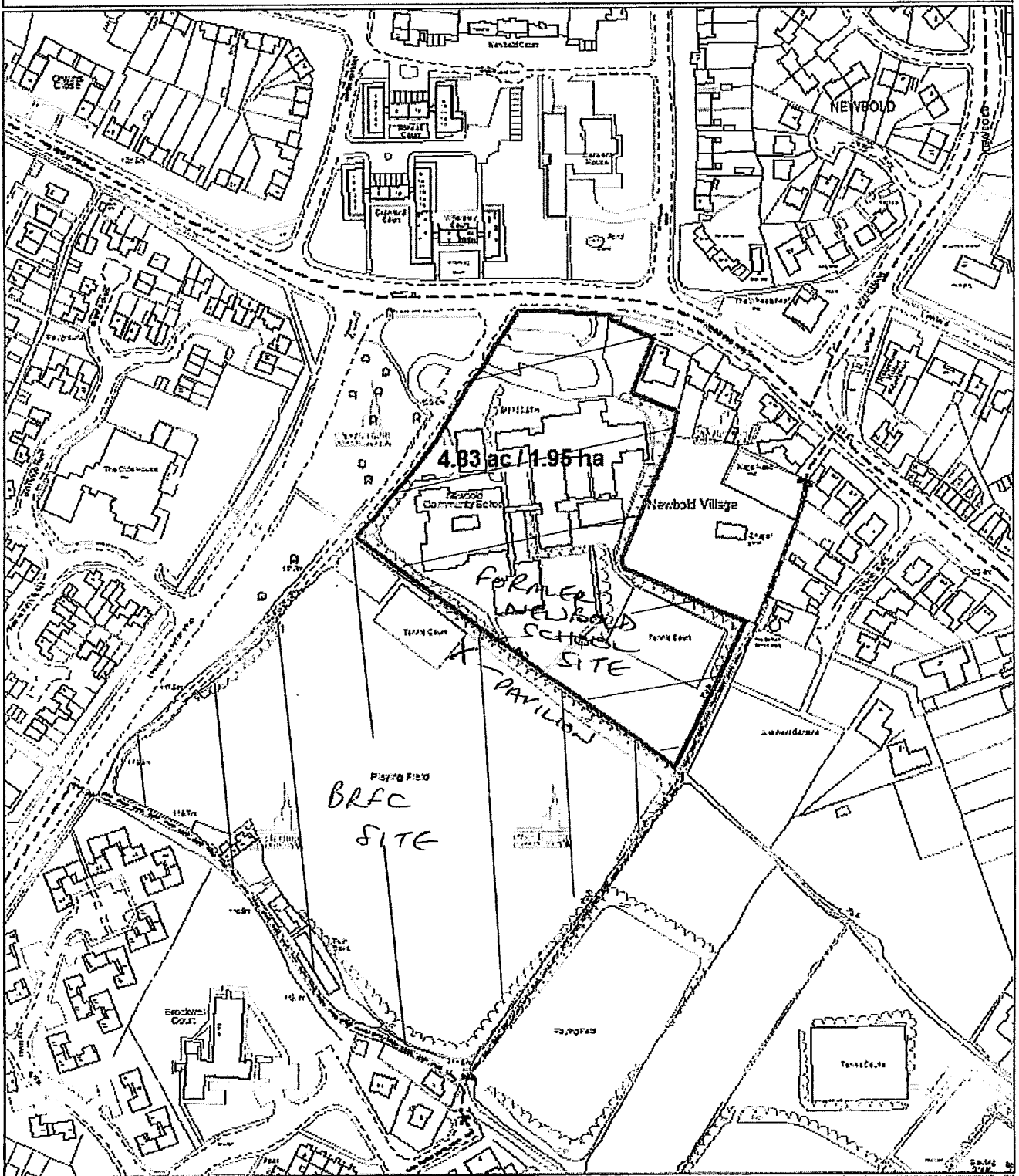
proposed uses outside of those permitted in the Underlease cease immediately. Any proposed alterations to or changes in the use(s) of the premises require the County Council's consent in accordance with clause 5.5.2.

A copy of this letter has been forwarded to Chesterfield Borough Council in its capacity as freeholder of the subject land and as administrator of licensing applications.

Yours sincerely

[Redacted signature block]

# Newbold School Site



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Scale 1:2500 Date Plotted 21/11/2014

Plot centred at 438769 372838

CSS LM Newbold School site