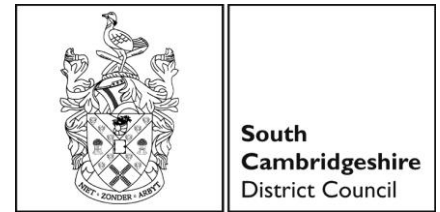


South Cambridgeshire Hall  
Cambourne Business Park  
Cambourne  
Cambridge  
CB23 6EA

t: 01954 713000  
f: 01954 713149  
[www.scambs.gov.uk](http://www.scambs.gov.uk)



Tuesday 22 March 2022

To:

Members of the Licensing (2003 Act) Sub-Committee – Councillors  
Anna Bradnam, Mark Howell and Eileen Wilson

The Applicant and Representee(s)

Dear Sir/Madam

Please find below the agenda, and attached the relevant papers, for the hearing by the **Licensing (2003 Act) Sub-Committee** of the application for . The hearing will be held in the **Council Chamber - South Cambs Hall** meeting room at South Cambridgeshire Hall on **Wednesday, 30 March 2022 at 10.00 a.m.** A web link enabling members of the Press and Public to view or listen to proceedings, will be published on the relevant page of the Council's website, at least 24 hours before the hearing.

Members are respectfully reminded that when substituting on committees, subcommittees, and outside or joint bodies, Democratic Services must be advised of the substitution ***in advance*** of the meeting. It is not possible to accept a substitute once the meeting has started. Council Standing Order 4.3 refers.

Yours faithfully  
**Liz Watts**  
Chief Executive

Requests for a large print agenda must be received at least 48 hours before the meeting.

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<b>Agenda</b>		<b>Pages</b>
<b>1. Appointment of Chair</b>		
<b>2. Introductions / Procedure</b>	The Chairman will introduce the members of the Sub-Committee and the officers in attendance at the meeting.  A copy of the Licensing (2003 Act) Committee procedure is attached.	<b>1 - 2</b>
<b>3. Declarations of Interest</b>		
<b>4. Application to vary a premises licence for Duxford Lodge</b>		<b>3 - 102</b>

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**Guidance For Visitors to South Cambridgeshire Hall**

# Agenda Item 2

## SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

### LICENSING ACT 2003 COMMITTEE

#### HEARING PROCEDURE

#### **1. Introduction**

- The Chairman of the sub-committee will welcome and introduce everyone present, giving explanations of roles where necessary, and outline the procedure to be followed.
- The hearing will take the form of a discussion to be led by the sub-committee.
- Members of the sub-committee will be able to ask questions of any party, or the Licensing Officer, at the hearing. They will try, so far as possible, to ask their questions at the conclusion of each party's submission.
- The sub-committee will consider any requests for permission to ask questions of other parties. It will decide if questions are required in order for it to consider the case properly. If permission is given to one party, it will usually be given to all other parties.
- The Chairman may ask any person behaving in a disruptive manner to leave and may refuse to permit that person(s) to return or may permit them to return with specified conditions. Such a person may, before the end of the hearing, submit to the authority in writing any information which they would have been entitled to give orally had they not been required to leave.
- Members of the sub-committee will be asked to make any Declaration of Interests.

#### **2. Witnesses**

The sub-committee will consider any requests from any of the parties to call witnesses.

#### **3. New evidence/information**

The sub-committee will consider any requests for permission to present new evidence or information not previously disclosed to all the parties and the sub-committee prior to the hearing. The general rule is that such information or evidence must not be considered unless all parties at the hearing agree to it being considered on the day of the hearing. A request may be made for a short adjournment to allow time for everyone to receive copies of the extra information and time to read it.

#### **4. Allocation of time**

Each party will be asked for a time estimate for the presentation of their case. The sub-committee will hear all estimates and then allocate each party an equal amount of time to speak.

#### **5. Licensing Officer's report**

The Council's Licensing Officer will outline details of the application and representations received by the council. No recommendation to members will be made.

## **6. Applicant's case**

The applicant will present their case first. They have a right to:

- address the sub-committee on any points of clarification the council has sought;
- address the committee generally; and
- call any witnesses that they have been given permission to call. Witnesses may be cross-examined if permission is granted. If this happens, the time taken for questions will count towards the allocated time of the party asking the questions, not the party answering them.

Members of the sub-committee may ask questions of the applicant.

## **7. Police representations**

The Police will make any representations about the application, with the same rights as listed at s.6.

Members of the sub-committee may ask questions of the police representative.

## **8. "Responsible authorities" representations**

Other "responsible authorities" (Police/Fire/Environmental Health Officer/Social Services/Trading Standards/Planning Directorate) will then make representations, with the same rights as listed at s.6.

Members of the sub-committee may ask questions of those authorities represented.

## **9. Any other representations**

Anybody else making representations will go last, with the same rights listed at s.6.

Members of the sub-committee may ask questions of any person who has made a representation.

## **10. Legal advice**

Once all parties have presented their cases to the sub-committee, and the members of the sub-committee have no more questions for any of the parties, the Council's Legal Officer will be asked to outline any relevant legal guidance.

## **11. Decision-making**

The sub-committee will then retire to another room to make its decision. The Council's Legal Officer and Clerk will accompany members to advise where necessary and take notes of the decision.

## **12. Notification of decision**

Depending on the nature of the application, a determination of the case will either be made at the conclusion of the hearing, or within 5 working days. In most cases, all parties will be notified of the decision in writing.

# Agenda Item 4



South  
Cambridgeshire  
District Council

<b>Report to:</b>	Licensing Sub-Committee (Licensing Act 2003) 30 March 2022
<b>Lead Cabinet Member:</b>	Brian Milnes
<b>Lead Officer:</b>	Bode Esan

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## Application for a Variation to a Premises Licence: The Lodge, Duxford, Ickleton Road, Duxford, CB22 4RT.

### Executive Summary

1. The Committee is asked to determine an application for a variation to a Premises Licence under section 17 and 18 of the Licensing Act 2003, which has been subject to representation from local residents and Duxford Parish Council.

### Recommendations

2. It is recommended that the Committee determine the application for variation to a premises licence at a hearing pursuant to section 18(3) Licensing Act 2003.
3. The Council, the applicant and all persons who made valid representations may agree to dispense with the hearing provided notice is given in accordance with The Licensing Act 2003 (Hearings) Regulations 2005 regulation 9.

### Details

4. On 31 January 2022, an application to vary a premises licence for The Lodge, Duxford, Ickleton Road, Duxford, CB22 4RT was submitted to the Licensing Authority, and advertised and consulted upon.
5. The application is to permit:

#### **The supply of alcohol for consumption on and off the premises**

Monday to Thursday: 11:00 – 23:00

Friday: 11:00 – 00:00

Saturday: 10:00 – 00:00

Sunday: 10:00 – 23:00

*(Hours for the outdoor bar to finish at 23:00 on all days)*

*Non-Standard Timings: New Year's Eve – until 1am*

**The provision of recorded music (Indoors & Outdoors)**

Monday to Thursday: 07:00 – 00:00

Friday and Saturday: 07:00 – 00:30

Sunday: 07:00 – 00:00

*(Outside area ambient music not to start prior to 09:00 and to finish by 23:00)*

*Non-Standard Timings: New Year's Eve – until 1am*

**The provision of Live Music (Indoors & Outdoors)**

Monday to Saturday: 12:00 – 00:00

Sunday: 12:00 – 22:00

*(Timings for outside area are to be limited to 10pm)*

*Sunday hours where the following Monday is a bank holiday will be as per Saturday.*

*Non-Standard Timings: New Year's Eve – until 1am*

**Late Night Refreshment**

Friday and Saturday: 23:00 – 00:00

*(Hours for outdoor bar to finish at 23:00 on all days)*

*Non-Standard Timings: New Year's Eve – until 1am*

The application also states to change the following additional conditions:

Limitation on use of the outside bar to extend the hours from 21:30 to 23:00

Last food order at 21:00 – to amend to read “last table to be seated at 21:00”

6. The application form is attached as Appendix A, and a location plan attached as Appendix B.
7. The current licence is attached as Appendix C.
8. The application was advertised in the Cambridge News on 11 February 2022, and the site notice displayed on the premises as required.
9. Environmental Health requested that the following conditions be added to any licence that may be granted:
  - All windows and external doors to the premises shall be closed at all times during regulated entertainment after 2300 except for ingress, egress or in the case of an emergency.
  - No alcohol shall be permitted in the external areas of the premises after 2300 Monday to Saturday and 2230 on Sunday, except New Year where this can be extended until 0030.

- Live and/or recorded music constituting regulated entertainment shall not be permitted in the external areas of the premises after 2300 on any day except New Year where this can be extended until 0030.
- A suitable environmental noise control device shall be installed in the premises, calibrated and set to the satisfaction of the Council's Noise Control Officer. The device must be set at an appropriate time in the presence of the aforementioned Officer.
  - (a) Once the environmental noise control device has been installed, calibrated and set to the satisfaction of the Council's Noise Control Officer it must not be removed, adjusted or replaced:
    - i) without twenty-eight (28) days prior notification to the Council's Noise Control Officer and;
    - ii) without the written consent that the removal, adjustment or replacement of the device is permitted and that documentation stating this is received from the Council's Noise Control Officer.
  - (b) Following the receipt of the documentation stated above, all the requirements of the Council's Noise Control Officer must be carried out. Use of all noise equipment for amplified live or recorded music constituting regulated entertainment taking place inside the premises is not permitted until such a time that the premises licence holder has received confirmation from the Council's Noise Control Officer that it is permitted.
  - (c) In the event of a malfunction of the environmental noise control device, the Council's Noise Control Officer shall be notified within two (2) working days of the problem and the remedial action proposed. No amplified live or recorded music constituting regulated entertainment shall take place until the environmental noise control device is properly functioning and, if appropriate, has been reset, calibrated and set to the satisfaction of the Council's Noise Control Officer and/or the Council's Noise Control Officer has received and approved the necessary documentation confirming this.
  - (d) The environmental noise control device shall be secured in a manner approved by the Council's Noise Control Officer so as to prevent unauthorised access to and tampering with the controls.
  - (e) All noise equipment used for amplified live and recorded music **constituting regulated entertainment** must be routed through the environmental noise control device and this device must be operational during such licensable activities.

The applicant has accepted the above conditions.

10. There were no responses from other Responsible Authorities.

11. Representations have been received from Duxford Parish Council and local residents. The red squares on Appendix C show where the representations were made in relation to the premises.

12. The redacted representations are attached as Appendix D (1-20).

13. There are no policy presumptions within the Council's Statement of Licensing policy, against the variation of the licence unless it can be shown that the application would undermine or prejudice the licensing objectives.

## **Options**

14. The Sub-Committee in determining the application will consider the steps set out in section 18(4) Licensing Act 2003.

15. The Sub-Committee will decide whether to grant the licence (imposing all mandatory conditions) in the terms set out in the application or take any of the following steps before granting the licence:

- a. modify and grant the licence with such conditions it considers required for the promotion of the licensing objectives, which can include granting the licence subject to different conditions in respect of different parts of the premises or different licensable activities;
- b. grant the licence in different terms by excluding from the scope of the licence any of the licensable activities to which the application relates;
- c. refuse to specify the person nominated in the licence as the premises supervisor and require a different person be so nominated and accepted by the Sub-Committee before granting the licence;
- d. reject the application entirely.

16. The Sub-Committee must give the reasons for the decision.

## **Implications**

17. In the writing of this report, taking into account financial, legal, staffing, risk, equality and diversity, climate change, and any other key issues, the following implications have been considered:-

## **Legal**

18. The Council, the applicant and all persons who made valid representations may agree to dispense with the hearing provided notice is given in accordance with The Licensing Act 2003 (Hearings) Regulations 2005 regulations.

19. When determining applications, the Sub-Committee recognises the Council as the licensing authority is required to carry out its functions with a view to promoting the licensing objectives;



- the prevention of crime and disorder;
- public safety;
- the prevention of public nuisance; and
- the protection of children from harm.

20. In considering the licensing objections the Council must have regard to its statement of Licensing Policy, and to the statutory guidance (Revised Guidance April 2018) issued under section 182 Licensing Act 2003. The application process is considered at section 8 of that Guidance. The procedure and information on hearings starts at 9.31 of that Guidance.

21. Any party aggrieved by the decision of the Sub-Committee has the right of appeal to the Magistrates' Court.

### **Risks/Opportunities**

22. The decision creates no additional risks or opportunities in the context of the Council's risk management.

### **Background Papers**

South Cambridge Council Statement of Licensing Policy (Licensing Act 2003)  
<https://www.scambs.gov.uk/licensing/alcohol-and-premises/premises-and-club-licences/>

Guidance Issued under Section 182 of the Licensing Act 2003 (**Revised guidance issued under section 182 of Licensing Act 2003 - GOV.UK (www.gov.uk)**)

Licensing Act 2003 **Licensing Act 2003 (legislation.gov.uk)**

The Licensing Act 2003 (Hearings) Regulations 2005 **The Licensing Act 2003 (Hearings) Regulations 2005 (legislation.gov.uk)**

### **Appendices**

Appendix A: Copy of Application form  
 Appendix B: Location plan  
 Appendix C: Copy of the current Premises licence  
 Appendix D (1-20): Copy of representations

### **Report Author:**

Brooke O'Neill – Licensing Technical Officer

Telephone: (01954) 712945

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# Appendix A

**South Cambridgeshire**  
**Application to vary a premises licence**  
**Licensing Act 2003**

For help contact  
[licensing@scambs.gov.uk](mailto:licensing@scambs.gov.uk)  
Telephone: 03450 450 063



\* required information

## Section 1 of 18

You can save the form at any time and resume it later. You do not need to be logged in when you resume.

System reference  This is the unique reference for this application generated by the system.

Your reference  You can put what you want here to help you track applications if you make lots of them. It is passed to the authority.

Are you an agent acting on behalf of the applicant?

Yes  No

Put "no" if you are applying on your own behalf or on behalf of a business you own or work for.

### Applicant Details

\* First name

\* Family name

\* E-mail

Main telephone number

Other telephone number

Include country code.

Indicate here if you would prefer not to be contacted by telephone

Are you:

Applying as a business or organisation, including as a sole trader

Applying as an individual

A sole trader is a business owned by one person without any special legal structure. Applying as an individual means you are applying so you can be employed, or for some other personal reason, such as following a hobby.

### Applicant Business

Is your business registered in the UK with Companies House?  Yes  No

Note: completing the Applicant Business section is optional in this form.

Registration number

Business name

VAT number

Legal status

If your business is registered, use its registered name.

Put "none" if you are not registered for VAT.

**Continued from previous page...**

Your position in the business

Home country

The country where the headquarters of your business is located.

**Registered Address**

Address registered with Companies House.

Building number or name

Street

District

City or town

County or administrative area

Postcode

Country

**Section 2 of 18**

**APPLICATION DETAILS**

**This application cannot be used to vary the licence so as to extend the period for which the licence has effect or to vary substantially the premises to which it relates. If you wish to make that type of change to the premises licence, you should make a new premises licence application under section 17 of the Licensing Act 2003.**

I/we, as named in section 1, being the premises licence holder, apply to vary a premises licence under section 34 of the Licensing Act 2003 for the premises described in section 2 below.

\* Premises Licence Number

Are you able to provide a postal address, OS map reference or description of the premises?

- Address     OS map reference     Description

**Postal Address Of Premises**

Building number or name

Street

District

City or town

County or administrative area

Postcode

Country

**Premises Contact Details**

Telephone number

*Continued from previous page...*

Non-domestic rateable value of premises (£)

33,250

### Section 3 of 18

#### VARIATION

Do you want the proposed variation to have effect as soon as possible?

Yes  No

Do you want the proposed variation to have effect in relation to the introduction of the late night levy?

Yes  No

You do not have to pay a fee if the only purpose of the variation for which you are applying is to avoid becoming liable to the late night levy.

If your proposed variation would mean that 5,000 or more people are expected to attend the premises at any one time, state the number expected to attend

#### Describe Briefly The Nature Of The Proposed Variation

Describe the premises. For example the type of premises, its general situation and layout and any other information which could be relevant to the licensing objectives. Where your application includes off-supplies of alcohol and you intend to provide a place for consumption of these off-supplies, you must include a description of where the place will be and its proximity to the premises.

Following adaptation of the premises and now being fully operational we would like to adjust our hours and standardise the the license in line with the business.

### Section 4 of 18

#### PROVISION OF PLAYS

[See guidance on regulated entertainment](#)

Will the schedule to provide plays be subject to change if this application to vary is successful?

Yes  No

### Section 5 of 18

#### PROVISION OF FILMS

[See guidance on regulated entertainment](#)

Will the schedule to provide films be subject to change if this application to vary is successful?

Yes  No

### Section 6 of 18

#### PROVISION OF INDOOR SPORTING EVENTS

Will the schedule to provide indoor sporting events be subject to change if this application to vary is successful?

- Yes
- No

**Section 7 of 18**

**PROVISION OF BOXING OR WRESTLING ENTERTAINMENTS**

[See guidance on regulated entertainment](#)

Will the schedule to provide boxing or wrestling entertainments be subject to change if this application to vary is successful?

- Yes
- No

**Section 8 of 18**

**PROVISION OF LIVE MUSIC**

[See guidance on regulated entertainment](#)

Will the schedule to provide live music be subject to change if this application to vary is successful?

- Yes
- No

**Standard Days And Timings**

MONDAY

Start

End

Start

End

Provide timings in 24 hour clock (e.g., 16:00) and only give details for the days of the week when you intend the premises to be used for the activity.

TUESDAY

Start

End

Start

End

WEDNESDAY

Start

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Start

End

THURSDAY

Start

End

Start

End

FRIDAY

Start

End

Start

End

SATURDAY

Start

End

Start

End

Continued from previous page...

SUNDAY

Start  End

Start  End

Will the performance of live music take place indoors or outdoors or both?

Indoors  Outdoors  Both

Where taking place in a building or other structure select as appropriate. Indoors may include a tent.

State type of activity to be authorised, if not already stated, and give relevant further details, for example (but not exclusively) whether or not music will be amplified or unamplified.

Band or other live music (to be amplified)

Timings for outside area are to be limited to 10pm whilst inside will be the times stated above.

State any seasonal variations for the performance of live music

For example (but not exclusively) where the activity will occur on additional days during the summer months.

Sunday hours where the following Monday is a bank holiday will be as per Saturday.

Non-standard timings. Where the premises will be used for the performance of live music at different times from those listed, above below.

For example (but not exclusively), where you wish the activity to go on longer on a particular day e.g. Christmas Eve.

New Years Eve - entertainment until 1am (indoors & outdoors)

## Section 9 of 18

### PROVISION OF RECORDED MUSIC

[See guidance on regulated entertainment](#)

Will the schedule to provide recorded music be subject to change if this application to vary is successful?

Yes  No

#### Standard Days And Timings

MONDAY

Start  End

Start  End

Provide timings in 24 hour clock (e.g., 16:00) and only give details for the days of the week when you intend the premises to be used for the activity.

TUESDAY

Start  End

Start  End

**Continued from previous page...**

WEDNESDAY

Start  End

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THURSDAY

Start  End

Start  End

FRIDAY

Start  End

Start  End

SATURDAY

Start  End

Start  End

SUNDAY

Start  End

Start  End

Will the playing of recorded music take place indoors or outdoors or both?

- Indoors       Outdoors       Both

Where taking place in a building or other structure select as appropriate. Indoors may include a tent.

State type of activity to be authorised, if not already stated, and give relevant further details, for example (but not exclusively) whether or not music will be amplified or unamplified.

Background music to be played from hotel ambient music system during opening hours.  
Outside area ambient music not to start prior to 9am and to finish by 11pm

State any seasonal variations for playing recorded music.

For example (but not exclusively) where the activity will occur on additional days during the summer months.

Non-standard timings. Where the premises will be used for the playing of recorded music at different times from those listed above, list below.

For example (but not exclusively), where you wish the activity to go on longer on a particular day e.g. Christmas Eve.

New Years Eve - entertainment until 1am (indoors & outdoors)



Continued from previous page...

**Section 10 of 18**

**PROVISION OF PERFORMANCES OF DANCE**

[See guidance on regulated entertainment](#)

Will the schedule to provide performances of dance be subject to change if this application to vary is successful?

- Yes  No

**Section 11 of 18**

**PROVISION OF ANYTHING OF A SIMILAR DESCRIPTION TO LIVE MUSIC, RECORDED MUSIC OR PERFORMANCES OF DANCE**

[See guidance on regulated entertainment](#)

Will the schedule to provide anything similar to live music, recorded music or performances of dance be subject to change if this application to vary is successful?

- Yes  No

**Section 12 of 18**

**PROVISION OF LATE NIGHT REFRESHMENT**

Will the schedule to provide late night refreshment be subject to change if this application to vary is successful?

- Yes  No

**Standard Days And Timings**

MONDAY

Start

End

Start

End

Provide timings in 24 hour clock (e.g., 16:00) and only give details for the days of the week when you intend the premises to be used for the activity.

TUESDAY

Start

End

Start

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WEDNESDAY

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THURSDAY

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Start

End

FRIDAY

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Page

**Continued from previous page...**

SATURDAY

Start

End

Start

End

SUNDAY

Start

End

Start

End

Will the provision of late night refreshment take place indoors or outdoors or both?

- Indoors       Outdoors       Both

Where taking place in a building or other structure select as appropriate. Indoors may include a tent.

State type of activity to be authorised, if not already stated, and give relevant further details, for example (but not exclusively) whether or not music will be amplified or unamplified.

Hours for indoors as above.  
Hours for the outdoor bar to finish at 11pm on all days.

State any seasonal variations.

For example (but not exclusively) where the activity will occur on additional days during the summer months.

Non standard timings. Where the premises will be used for the provision of late night refreshment at different times from those listed above, list below.

For example (but not exclusively), where you wish the activity to go on longer on a particular day e.g. Christmas Eve.

New Years Eve - entertainment & service of alcohol until 1am (indoors & outdoors)

**Section 13 of 18**

**SUPPLY OF ALCOHOL**

Will the schedule to supply alcohol be subject to change if this application to vary is successful?

- Yes       No

**Standard Days And Timings**

Continued from previous page...

MONDAY

Start

End

Start

End

Provide timings in 24 hour clock (e.g., 16:00) and only give details for the days of the week when you intend the premises to be used for the activity.

TUESDAY

Start

End

Start

End

WEDNESDAY

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Start

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THURSDAY

Start

End

Start

End

FRIDAY

Start

End

Start

End

SATURDAY

Start

End

Start

End

SUNDAY

Start

End

Start

End

Will the sale of alcohol be for consumption?

- On the premises       Off the premises       Both

If the sale of alcohol is for consumption on the premises select on, if the sale of alcohol is for consumption away from the premises select off. If the sale of alcohol is for consumption on the premises and away from the premises select both.

State any seasonal variations.

For example (but not exclusively) where the activity will occur on additional days during the summer months.

Hours for indoors as above.  
Hours for the outdoor bar to finish at 23:00 on all days.

**Continued from previous page...**

Non-standard timings. Where the premises will be used for the supply of alcohol at different times from those listed above, list below.

For example (but not exclusively), where you wish the activity to go on longer on a particular day e.g. Christmas Eve.

New Years Eve - entertainment & sale of alcohol until 1am (indoors & outdoors)

**Section 14 of 18**

**ADULT ENTERTAINMENT**

Highlight any adult entertainment or services, activities, or other entertainment or matters ancillary to the use of the premises that may give rise to concern in respect of children.

Provide information about anything intended to occur at the premises or ancillary to the use of the premises which may give rise to concern in respect of children, regardless of whether you intend children to have access to the premises, for example (but not exclusively) nudity or semi-nudity, films for restricted age groups etc gambling machines etc.

None.

**Section 15 of 18**

**HOURS PREMISES ARE OPEN TO THE PUBLIC**

**Standard Days And Timings**

MONDAY

Start

End

Start

End

Provide timings in 24 hour clock (e.g., 16:00) and only give details for the days of the week when you intend the premises to be used for the activity.

TUESDAY

Start

End

Start

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WEDNESDAY

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THURSDAY

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FRIDAY

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End

**Continued from previous page...**

SATURDAY

Start

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SUNDAY

Start

End

Start

End

State any seasonal variations.

For example (but not exclusively) where the activity will occur on additional days during the summer months.

Non standard timings. Where you intend to use the premises to be open to the members and guests at different times from those listed above, list below.

For example (but not exclusively), where you wish the activity to go on longer on a particular day e.g. Christmas Eve.

Residents will be 24 hours.

Identify those conditions currently imposed on the licence which you believe could be removed as a consequence of the proposed variation you are seeking.

Limitation on the outside bar of 21:30 and changed to 23:00  
Last food order at 21:00 to be amended to state last table seated by 21:00

- I have enclosed the premises licence
- I have enclosed the relevant part of the premises licence

Reasons why I have failed to enclose the premises licence or relevant part of premises licence.

Digital copy not available at the time of submitting the application. You will have this on your records.

**Section 16 of 18**

**LICENSING OBJECTIVES**

Describe the steps you intend to take to promote the four licensing objectives:

a) General – all four licensing objectives (b,c,d,e)

List here steps you will take to promote all four licensing objectives together.

**Continued from previous page...**

Promote responsible drinking. Ensure the team are trained to understand the objectives and how they can maintain them as an individual. Predominately this is a restaurant style venue so food is served with drink.

b) The prevention of crime and disorder

Promote responsible drinking.  
We have CCTV installed throughout the property and a team on duty 24/7.

c) Public safety

As above. Times are limited for service.

d) The prevention of public nuisance

Sound system has been adapted to provide richer sound at lower volumes.  
Signage provided to advise on respecting neighbors and leaving the property quietly.

e) The protection of children from harm

As a hotel, this is a family venue. Challenge 21 policy used to ensure alcohol is served to adults only.

**Section 17 of 18**

**NOTES ON REGULATED ENTERTAINMENT**

**Continued from previous page...**

In terms of specific **regulated entertainments** please note that:

- **Plays:** no licence is required for performances between 08:00 and 23.00 on any day, provided that the audience does not exceed 500.
- **Films:** no licence is required for 'not-for-profit' film exhibition held in community premises between 08.00 and 23.00 on any day provided that the audience does not exceed 500 and the organiser (a) gets consent to the screening from a person who is responsible for the premises; and (b) ensures that each such screening abides by age classification ratings.
- **Indoor sporting events:** no licence is required for performances between 08.00 and 23.00 on any day, provided that the audience does not exceed 1000.
- **Boxing or Wrestling Entertainment:** no licence is required for a contest, exhibition or display of Greco-Roman wrestling, or freestyle wrestling between 08.00 and 23.00 on any day, provided that the audience does not exceed 1000. Combined fighting sports – defined as a contest, exhibition or display which combines boxing or wrestling with one or more martial arts – are licensable as a boxing or wrestling entertainment rather than an indoor sporting event.
- **Live music:** no licence permission is required for:
  - o a performance of unamplified live music between 08.00 and 23.00 on any day, on any premises.
  - o a performance of amplified live music between 08.00 and 23.00 on any day on premises authorised to sell alcohol for consumption on those premises, provided that the audience does not exceed 500.
  - o a performance of amplified live music between 08.00 and 23.00 on any day, in a workplace that is not licensed to sell alcohol on those premises, provided that the audience does not exceed 500.
  - o a performance of amplified live music between 08.00 and 23.00 on any day, in a church hall, village hall, community hall, or other similar community premises, that is not licensed by a premises licence to sell alcohol, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance from a person who is responsible for the premises.
  - o a performance of amplified live music between 08.00 and 23.00 on any day, at the non-residential premises of (i) a local authority, or (ii) a school, or (iii) a hospital, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance on the relevant premises from: (i) the local authority concerned, or (ii) the school or (iii) the health care provider for the hospital.
- **Recorded Music:** no licence permission is required for:
  - o any playing of recorded music between 08.00 and 23.00 on any day on premises authorised to sell alcohol for consumption on those premises, provided that the audience does not exceed 500.
  - o any playing of recorded music between 08.00 and 23.00 on any day, in a church hall, village hall, community hall, or other similar community premises, that is not licensed by a premises licence to sell alcohol, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance from a person who is responsible for the premises.
  - o any playing of recorded music between 08.00 and 23.00 on any day, at the non-residential premises of (i) a local authority, or (ii) a school, or (iii) a hospital, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance on the relevant premises from: (i) the local authority concerned, or (ii) the school proprietor or (iii) the health care provider for the hospital.

**Continued from previous page...**

- Dance: no licence is required for performances between 08.00 and 23.00 on any day, provided that the audience does not exceed 500. However, a performance which amounts to adult entertainment remains licensable.
- Cross activity exemptions: no licence is required between 08.00 and 23.00 on any day, with no limit on audience size for:
  - o any entertainment taking place on the premises of the local authority where the entertainment is provided by or on behalf of the local authority;
  - o any entertainment taking place on the hospital premises of the health care provider where the entertainment is provided by or on behalf of the health care provider;
  - o any entertainment taking place on the premises of the school where the entertainment is provided by or on behalf of the school proprietor; and
  - o any entertainment (excluding films and a boxing or wrestling entertainment) taking place at a travelling circus, provided that (a) it takes place within a moveable structure that accommodates the audience, and (b) that the travelling circus has not been located on the same site for more than 28 consecutive days.

**Section 18 of 18**

**PAYMENT DETAILS**

This fee must be paid to the authority. If you complete the application online, you must pay it by debit or credit card.

Variation Fees are determined by the non-domestic rateable value of the premises.

To find out a premises non domestic rateable value go to the Valuation Office Agency site at [http://www.voa.gov.uk/business\\_rates/index.htm](http://www.voa.gov.uk/business_rates/index.htm)

Band A - No RV to £4300 £100.00

Band B - £4301 to £33000 £190.00

Band C - £33001 to £8700 £315.00

Band D - £87001 to £12500 £450.00\*

Band E - £125001 and over £635.00\*

\*If the premises rateable value is in Bands D or E and the premises is primarily used for the consumption of alcohol on the premises then your are required to pay a higher fee

Band D - £87001 to £12500 £900.00

Band E - £125001 and over £1,905.00

If you own a large premise you are subject to additional fees based upon the number in attendance at any one time

Capacity 5000-9999 £1,000.00

Capacity 10000 -14999 £2,000.00

Capacity 15000-19999 £4,000.00

Capacity 20000-29999 £8,000.00

Capacity 30000-39000 £16,000.00

Capacity 40000-49999 £24,000.00

Capacity 50000-59999 £32,000.00

Capacity 60000-69999 £40,000.00

Capacity 70000-79999 £48,000.00

Capacity 80000-89999 £56,000.00

Capacity 90000 and over £64,000.00

\* Fee amount (£)

315.00

**ATTACHMENTS**

**AUTHORITY POSTAL ADDRESS**



*Continued from previous page...*

**Address**

Building number or name	<input type="text"/>
Street	<input type="text"/>
District	<input type="text"/>
City or town	<input type="text"/>
County or administrative area	<input type="text"/>
Postcode	<input type="text"/>
Country	<input type="text" value="United Kingdom"/>

**DECLARATION**

\* I/we understand it is an offence, liable on conviction to a fine up to level 5 on the standard scale, under section 158 of the licensing act 2003, to make a false statement in or in connection with this application.

Ticking this box indicates you have read and understood the above declaration

This section should be completed by the applicant, unless you answered "Yes" to the question "Are you an agent acting on behalf of the applicant?"

* Full name	<input type="text"/>
* Capacity	<input type="text"/>
Date (dd/mm/yyyy)	<input type="text"/>

Once you're finished you need to do the following:

1. Save this form to your computer by clicking file/save as...
2. Go back to <https://www.gov.uk/apply-for-a-licence/premises-licence/south-cambridgeshire/change-1> to upload this file and continue with your application.

Don't forget to make sure you have all your supporting documentation to hand.

**IT IS AN OFFENCE, UNDER SECTION 158 OF THE LICENSING ACT 2003, TO MAKE A FALSE STATEMENT IN OR IN CONNECTION WITH THIS APPLICATION. THOSE WHO MAKE A FALSE STATEMENT MAY BE LIABLE ON SUMMARY CONVICTION TO A FINE OF ANY AMOUNT.**

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# Appendix B



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# Appendix C

This licence is issued by :- South Cambridgeshire District Council, Cambourne Business Park, Cambourne, Cambridgeshire, CB23 6EA. Contact t: 03450 450 500 f: 01954 713149 e: scdc@scambs.gov.uk dx: 729500 Cambridge 15 www.scambs.gov.uk

Licensing Act 2003

# SCDCPL0098

## Premises Licence

### Part 1 - Premises Details

#### POSTAL ADDRESS OF PREMISES, OR IF NONE, ORDNANCE SURVEY MAP REFERENCE OR DESCRIPTION

### Duxford Lodge Hotel

Ickleton Road, Duxford, Cambridgeshire, CB22 4RT.

Telephone 01223 836444

#### WHERE THE LICENCE IS TIME LIMITED THE DATES

Commences **18/09/20**

SEE LICENCE FOR EXPIRES

#### LICENSABLE ACTIVITIES AUTHORISED BY THE LICENCE

- the sale by retail of alcohol

#### THE TIMES THE LICENCE AUTHORISES THE CARRYING OUT OF LICENSABLE ACTIVITIES

Activity (and Area if applicable)	Description	Time From	Time To
M. The sale by retail of alcohol for consumption ON the premises only	Monday to Saturday	11:00am	11:00pm
	Sunday	Noon	10:30pm
	New Years Eve	11:00am	Midnight
	New Years Day	Midnight	11:00pm
	Christmas Day	Noon	3:00pm
	Christmas Day	7:00pm	10:30pm
	Monday to Sunday	Midnight	Midnight

#### THE OPENING HOURS OF THE PREMISES

Description	Time From	Time To	
Monday to Saturday	11:00am	11:20pm	
Sunday	11:00am	10:50pm	
Christmas Day	Noon	3:20pm	
	7:00pm	10:50pm	
New Years Eve	11:00am	Midnight	
New Years Day	Midnight	11:20pm	
Monday to Sunday	Midnight	Midnight	
			RESIDENTS ONLY

#### WHERE THE LICENCE AUTHORISES SUPPLIES OF ALCOHOL WHETHER THESE ARE ON AND / OR OFF SUPPLIES

- M. The sale by retail of alcohol for consumption ON the premises only

### Part 2

#### NAME, (REGISTERED) ADDRESS, TELEPHONE NUMBER AND EMAIL (WHERE RELEVANT) OF HOLDER OF PREMISES LICENCE

The Duxford Lodge Ltd

The Lodge, Ickleton Road, Duxford, Cambridgeshire, CB22 4RT.

Licensing Act 2003

**SCDCPL0098**

# Premises Licence

REGISTERED NUMBER OF HOLDER, FOR EXAMPLE COMPANY NUMBER, CHARITY NUMBER (WHERE APPLICABLE)

NAME, ADDRESS AND TELEPHONE NUMBER OF DESIGNATED PREMISES SUPERVISOR WHERE THE PREMISES LICENCE AUTHORISES THE SUPPLY OF ALCOHOL

Lee David WILLIAMS

186 Creed Road, Oundle, Cambridgeshire, PE8 4QN.  
Telephone 07581 566039

PERSONAL LICENCE NUMBER AND ISSUING AUTHORITY OF PERSONAL LICENCE HELD BY DESIGNATED PREMISES SUPERVISOR WHERE THE PREMISES LICENCE AUTHORISES FOR THE SUPPLY OF ALCOHOL

Licence No. 070083

Issued by Peterborough

## ANNEXES

1. No amplified live and/or recorded music shall be played in external areas of the site after 21:30.
2. Periodic checks should be carried out at the boundary of the premises to ensure that adjacent dwellings are not being/ will not be adversely affected by the noise. Such checks should be carried out during open hours.
3. Outdoor speakers to be positioned away from neighbouring properties.
4. All sound must go through a sound limiter, the level of which shall be monitored.
5. Ensure prominent, clear and legible notices are displayed at all exits to the premises, and in outside areas within the site plan, requesting users to respect the needs of nearby residents and to leave the premises and area quietly and in a timely manner.
6. Anyone making excessive noise will be asked to lower the volume, failure to comply will result in them being required to leave the premises.
7. All non-resident guests will leave the premises no later than 23:00
8. The sale of alcohol from the outside bar is only permitted between the hours of 12:00 to 21:30
9. No food orders for customers in the outdoor area will be taken after 21:00
10. Open glass containers of alcohol shall not be removed from the premises. The designated premises supervisor shall ensure that public areas are cleared of all bottles and glasses on a regular basis during trading hours to avoid an accumulation of glassware
11. Ensure that there is no movement of refuse bins, refuse, including bottles, or related equipment outside the building on the premises, unless in an emergency, between 22:00 and 07:00
12. Ensure an appropriate and suitable, nationally recognised, Age Verification/ Age Restricted Policy is adopted and is in place, which applies to the premises, in relation to the sale or supply of

Licensing Act 2003

SCDCPL0098

## Premises Licence

ANNEXES continued ...

alcohol such as the 'Challenge 21' Policy.

13. Ensure that all relevant staff are appropriately, and well, trained about: the requirements for persons' identification; establishing age; the adopted nationally recognised Age Restricted Policy; not serving alcohol to intoxicated persons; asking customers to use premises in an orderly and respectful manner; and adhering to environmental health requirements.
14. No unaccompanied children allowed on the premises
15. There must be sufficient numbers of staff present for any children's events to ensure a high standard of health and safety.
16. Ensure a log book is kept at the premises which shall include each and every occasion, identifying the date and time, where there has been any refusal to sell alcohol and/ or any antisocial behaviour relating to alcohol sales. This log book must be made available upon request of relevant statutory officers..
17. Any Disorderly guests will be asked to leave the premises and barred from the premises
18. Ensure that a suitable CCTV system is in place to monitor entrances, exits, and other relevant areas of the premises accessible to the public to address the prevention of crime. The responsible person must ensure that the date and time settings on the system are correct and that the CCTV system is maintained in sound working order.
19. Ensure that any recordings from the CCTV system are kept for a minimum of 28 days and that they must be made available, on demand, to the police or any authorised officer.
20. Fire and Health and Safety risk assessments will be carried out on a regular basis.
21. Ensure all safety certificates and inspection reports are kept at the premises and made available to relevant statutory officers upon request.

This licence is issued by :- South Cambridgeshire District Council, Cambourne Business Park, Cambourne, Cambridgeshire, CB23 6EA. Contact t: 03450 450 500 f: 01954 713149 e: [scdc@scambs.gov.uk](mailto:scdc@scambs.gov.uk) dx: 729500 Cambridge 15 [www.scambs.gov.uk](http://www.scambs.gov.uk)

Licensing Act 2003

**SCDCPL0098**

# **Premises Licence**



Licensing Act 2003

**SCDCPL0098**

# Premises Licence Summary

## Premises Details

### POSTAL ADDRESS OF PREMISES, OR IF NONE, ORDNANCE SURVEY MAP REFERENCE OR DESCRIPTION

#### Duxford Lodge Hotel

Ickleton Road, Duxford, Cambridgeshire, CB22 4RT.

Telephone 01223 836444

### WHERE THE LICENCE IS TIME LIMITED THE DATES

Commences **18/09/20**

Fee due date **15/11/20**

### LICENSABLE ACTIVITIES AUTHORISED BY THE LICENCE

- the sale by retail of alcohol

### THE TIMES THE LICENCE AUTHORISES THE CARRYING OUT OF LICENSABLE ACTIVITIES

Activity (and Area if applicable)	Description	Time From	Time To
M. The sale by retail of alcohol for consumption ON the premises only	Monday to Saturday	11:00am	11:00pm
	Sunday	Noon	10:30pm
	New Years Eve	11:00am	Midnight
	New Years Day	Midnight	11:00pm
	Christmas Day	Noon	3:00pm
	Christmas Day	7:00pm	10:30pm
	Monday to Sunday	Midnight	Midnight

### THE OPENING HOURS OF THE PREMISES

Description	Time From	Time To	
Monday to Saturday	11:00am	11:20pm	
Sunday	11:00am	10:50pm	
Christmas Day	Noon	3:20pm	
	7:00pm	10:50pm	
New Years Eve	11:00am	Midnight	
New Years Day	Midnight	11:20pm	
Monday to Sunday	Midnight	Midnight	
			RESIDENTS ONLY

### WHERE THE LICENCE AUTHORISES SUPPLIES OF ALCOHOL WHETHER THESE ARE ON AND / OR OFF SUPPLIES

- M. The sale by retail of alcohol for consumption ON the premises only

### NAME, (REGISTERED) ADDRESS OF HOLDER OF PREMISES LICENCE

The Duxford Lodge Ltd

The Lodge, Ickleton Road, Duxford, Cambridgeshire, CB22 4RT.

### REGISTERED NUMBER OF HOLDER, FOR EXAMPLE COMPANY NUMBER, CHARITY NUMBER (WHERE APPLICABLE)

This licence is issued by :- South Cambridgeshire District Council, Cambourne Business Park, Cambourne, Cambridgeshire, CB23 6EA. Contact t: 03450 450 500 f: 01954 713149 e: [scdc@scambs.gov.uk](mailto:scdc@scambs.gov.uk) dx: 729500 Cambridge 15 [www.scambs.gov.uk](http://www.scambs.gov.uk)

Licensing Act 2003

**SCDCPL0098**

# Premises Licence Summary

NAME OF DESIGNATED PREMISES SUPERVISOR WHERE THE PREMISES LICENCE AUTHORISES THE SUPPLY OF ALCOHOL

Lee David WILLIAMS

STATE WHETHER ACCESS TO THE PREMISES BY CHILDREN IS RESTRICTED OR PROHIBITED

AS PER LICENSING ACT 2003

# Appendix D1

## The Licensing Act 2003

### Representation form for 'Interested Person/ Body'

Your Name/ Company Name	MRS WENDY CRACKNELL
Full Postal Address	8 ICKLETON ROAD DUXFORD CAMBRIDGE
Post Code	CB22 4RT
Telephone number	[REDACTED]
Email address	[REDACTED]

Name of premises you are making a representation about	THE LODGE DUXFORD
Address of premises you are making a representation about	ICKLETON ROAD DUXFORD CAMBRIDGE

Name of body you represent (please tick one)	
1. A person living in the vicinity of the Premises	<input checked="" type="checkbox"/>
2. A body representing persons who live in the vicinity of the Premises	<input type="checkbox"/>
3. A person involved in a business in the vicinity of the Premises	<input type="checkbox"/>
4. A body representing persons involved in businesses in the vicinity of the Premises	<input type="checkbox"/>

### Licensing Objectives

If you wish to make a representation, then the issue must relate to one of the following licensing objectives or it will not be valid.

**Prevention of Crime and disorder** - This relates to any crime, disorder or anti-social behaviour related to the management of the premises. The licence-holder cannot be responsible for the conduct of individuals once they leave the vicinity of the premises.

**Public safety** - This relates to the safety of the public on the premises, such as fire safety, lighting and fire exits

**Prevention of public nuisance** - This can relate to hours of operation, noise and vibration, noxious smells, light pollution and litter.

**Protection of children from harm** - This relates to protecting children from the activities carried out on the premises whilst they are on the premises. The law does provide Specific protection for children, such as making it illegal for children under 18 to buy alcohol.

Please detail the evidence supporting your representation under the relevant headings below. It is important that you detail all matters that you wish to be considered, use additional sheets if necessary.

When considering Representations, the Local Authority may consider documentary or other information produced by the party either before the hearing or, with the consent of all parties, at the hearing.

### **The Prevention of Crime and Disorder**

### **The Prevention of Public Nuisance**

I VERY STRONGLY OBJECT TO THE  
PROPOSED CHANGES/APPLICATION

\* PLEASE SEE ATTACHED FOR DETAILS \*

\* I ALSO HAVE VIDEO EVIDENCE OF  
NOISE LEVELS .\*

**Public Safety** THE LODGE DUXFORD VERY OFTEN HAS GROUPS OF PEOPLE IN THEIR OUTSIDE AREA. THERE ARE ENOUGH PARKING SPACES FOR PEOPLE STAYING THERE BUT NOT ENOUGH FOR THE OTHER GUESTS GATHERING FOR DRINKS AT THE OUTSIDE BAR & PIZZA OVEN. THEY ASK THEIR GUESTS TO PARK AROUND THE VILLAGE WHICH IS NOT ACCIPTABLE TO RESIDENCE OF DUXFORD. MORE IMPORTANTLY; THEIR 'GUESTS' PARK ON AND NEAR THE SHARP BEND ON ICKLETON ROAD WHICH IS VERY DANGEROUS. THEY EVEN LEAVE CARS HERE

OVERNIGHT! THEY DISTURB US WHEN LEAVING AND THE ROAD IS TOO BUSY FOR PARKED CARS.


**Protection of Children from Harm**

Contd.

WHEN CARS ARE PARKED ON THE ROAD OR/ AND PAVEMENT, IT IS VERY DIFFICULT, WHEN LEAVING OUR PROPERTY, TO SEE IF TRAFFIC IS COMING DOWN THE HILL - ON A BEND, AS WE HAVE TO TURN ONTO A BUSY ROAD AND THE PARKED VEHICLES OBSCURE OUR VIEW.

\* I HAVE ATTACHED PHOTOGRAPHS TAKEN ON SATURDAY 5<sup>th</sup> FEBRUARY 2022 AT 9:45 PM APPX. \*

If the Licensing Authority considers that relevant representations are made the Licensing team will consider mediation meeting between the relevant parties to try and reach a settlement. If this informal process is unsuccessful a hearing before the Licensing Sub-Committee will follow unless the interested parties withdraw their representations.

Print Name	MRS W. CRACKNELL
Signed	
Date	1. February 2022.

Please return this form with any additional sheets to [licensing@scambs.gov.uk](mailto:licensing@scambs.gov.uk)

Or by post to:

Licensing  
 South Cambridgeshire District Council  
 South Cambridgeshire Hall  
 Cambourne Business Park  
 Cambourne, Cambridge  
 CB23 6EA

## The Lodge Duxford

### The prevention of public nuisance

I would firstly like to state that we as a family have used the Lodge both for guests staying over and for lunches and evening dinner celebrations. I am not against having the lodge in our village by any means and do wish that they do well. During covid times I understand that it is difficult to run a successful business, however, this recent application goes way beyond what we need as a village both in terms of noise and disturbance levels. This application would be a big step too far!

I therefore very strongly object to the application from The Lodge Duxford and absolutely recommend that this is rejected.

The Lodge is situated right in the middle of a residential area and is surrounded by very close residential properties. The noise generated on busy days when they have guests sitting on the patio is already unacceptable, we do not need any music or live band to add to this.

The Lodge is situated on one of the highest points in the village, is surrounded by a low wall and all the noise reverberates around the area and travels quite far. We are already disturbed by guests drinking and being loud without these new proposed changes!

In a previous application which was accepted, it was stated that they install a sound barrier detector – this obviously does not work! We can hear the music especially on a summer evening – the sound travels around, and we have been disturbed quite a number of times by this. We should be able to sit in our garden and have peace and quiet. We also have a bedroom at the front of our property and noise from the Lodge already means that we are disturbed when trying to sleep.

We have a brand-new purpose-built facility in the village which is our lovely new Community Centre. This is for the village to enjoy and is situated away from residential properties and is suitable for functions and music ...NOT the lodge!

The Lodge is a small boutique hotel, not a nightclub! Why oh why do they think that it would be acceptable for Live music especially OUTSIDE? The outside space is way too small, is way too close to houses. They need to remember that they have very close residents who already must put up with the noise. They have already extended the outside seating area to most of the garden. This outside area is used and inside is virtually empty – this makes for much noise outside when guests should be making use of the inside bar area and restaurant.

I have had to call several times at past midnight to complain about the noise coming from there, guests who have had a lot to drink who are leaving who shout and swear to each other and other times when they have held a party and guests were outside singing very loudly when we could hear every word sung and spoken! Totally unacceptable!

I have been told in the past when I have called to complain late at night that I couldn't speak to the manager as he had gone home – leaving it to the night staff to deal with things, and us to put up with the disturbance!

In summer months when hot and we need to open the bedroom window, we can hear full conversations of people sitting outside – and shouting and swearing, again not acceptable.

I am sure that their paying guests staying there would not expect to have to put up with this!

As far as I am aware, they are allowed to play soft background music until 9pm. This is not what happens – we hear loud music and people way after this time. If they can breach this condition, what will they do if they are allowed more freedom to have outside parties and music.

We are already disturbed by noise from The Lodge when sitting in our garden. I feel that we should have the right to sit in our garden on our property without having to put up with noise from them or worry about when they were going to have outside function to disturb our peace and affecting our quality of life! I feel extremely anxious about this.

I have lived in this house for nearly 32 years and The Lodge has had several owners in that time. Never once have I had to complain before the current owners moved in. I love my house and don't wish to move, but if this latest application is granted, I feel that I would have to consider this as an option.

Your protocol for such applications means that we are not directly advised of the proposed application – and this enrages me. We are situated very close to the building and what goes on there affects us greatly. We should be informed of any proposals directly to enable us to respond.

I would very much hope that you take all the above into account and decide against this application as we need to be able to enjoy our lives without having to worry what The Lodge have planned which affects our wellbeing.

Wendy Cracknell

[REDACTED]  
[REDACTED]  
[REDACTED]  
8 Ickleton Road  
Duxford  
Cambridge  
CB22 4RT  
[REDACTED]  
[REDACTED]

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## Appendix D2

Brooke O'Neill

---

**From:** Brooke O'Neill  
**Sent:** 04 February 2022 13:58  
**To:** Craig Vines  
**Cc:** Licensing (SCDC)  
**Subject:** Representation

**Categories:** Brooke

Good afternoon Craig.

Please see below the details from the representation (1):

- **The Lodge already exceed/break their existing licence on a regular basis**

- This is the point of highest concern as it already demonstrates a clear disregard for their existing licence rules, and so to be given even more flexibility means they will of course push even further past these - greatly exacerbating the already significant problems;
- There are numerous examples of this happening and we've even had post-midnight experiences of this during the previous months (not limited simply to their event on New Years);
- Most recent example that I was exposed to was Friday 21st January where a full, private, outside event with alcohol and music was running on the premises until after 9:30pm (I was even in reception hearing one end of a call from a local resident complaining about the situation at the time).

- **Volume of noise / positioning of the Lodge**

- The noise created by the Lodge (via music/guests etc.) travels easily around the local area and doesn't seem to be mitigated in any particular way by the owners;
- There are a significant number of residences in close proximity to the hotel -we aren't even the closest collection of houses and at times we have heard music and people from the Lodge whilst inside our home, even with all windows and doors closed.

- **Parking impact on the already dangerous bend outside**

- This was another point I noted on the 21st after coming out of the entrance, 3 additional cars were parked on the road outside;
- Most likely caused by the additional numbers promoted by the private event, the result was them parking in the road meaning any cars coming around the bend would be forced to move over into the oncoming traffic lane.

I would have sent this as the PDF but my system is not allowing me to open it!

Kind regards,

Brooke

Brooke O'Neill | Technical Officer | Licensing



South Cambridgeshire Hall | Cambourne Business Park | Cambourne | Cambridge | CB23 6EA  
t: 01954 713000  
[www.scams.gov.uk](http://www.scams.gov.uk) | [facebook.com/south-cambridgeshire](https://facebook.com/south-cambridgeshire) | [twitter.com/SouthCambs](https://twitter.com/SouthCambs)

# Appendix D3

**Brooke O'Neill**

---

**From:** [REDACTED]  
**Sent:** 12 February 2022 12:45  
**To:** Licensing (SCDC)  
**Subject:** Premises Licence Variation - The Lodge Duxford - deadline 09/02/2022

**Categories:** Brooke

Name of Premises: Duxford Lodge Hotel  
Type of Application: Variation  
Applicant: The Duxford Lodge Ltd  
Location: The Duxford Lodge Hotel, Ickleton Road, Duxford, Cambridgeshire, CB22 4RT

Dear Madam / Sir,

I would like to register my objection to this application.

I am very concerned about this application as I feel this would result in a huge increase in noise in what is a residential area. This proposal would cause undue disruption to our right to quiet enjoyment of our homes and is an unwelcome expansion of the Lodge's activities.

Music outside until 11 pm and an outside bar until 11 pm is completely unsuitable in a residential area.

To date, myself and my neighbours have been dismayed at the disruption caused by the expansion of the Lodge's operations since 2020 with a licence to service alcohol outside and play music outside until 9.30 pm. This has resulted in a huge increase in noise.

I also believe that parking is an issue that must be looked at. We regularly see cars parked dangerously along Ickleton Rd and other neighbouring streets. We see cars parked across footpaths causing pedestrians to have to walk on the road.

I do not believe that any expansion in activities or hours of operation can be justified as the Lodge does not have sufficient on-site parking.

The Lodge has always been a hotel not an outdoor music venue. The Lodge was previously operated as a hotel and the new owners since 2019 are completely trying to change the nature of the relationship between the Lodge and the local residents.

I would be grateful if you could confirm receipt of this email

Yours sincerely,  
Tim McMahon  
17 Markby Close  
Duxford CB22 4RS

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## Appendix D4

### The Licensing Act 2003

#### Representation form for 'Interested Person/ Body'

Your Name/ Company Name	STEPHEN CRACKNELL
Full Postal Address	8 ICKLETON ROAD, DUXFORD, CAMBRIDGE
Post Code	CB22 4RT
Telephone number	[REDACTED]
Email address	[REDACTED]

Name of premises you are making a representation about	THE LODGE DUXFORD
Address of premises you are making a representation about	ICKLETON ROAD, DUXFORD, CAMBRIDGE,

Name of body you represent (please tick one)	
1. A person living in the vicinity of the Premises	<input checked="" type="checkbox"/>
2. A body representing persons who live in the vicinity of the Premises	<input type="checkbox"/>
3. A person involved in a business in the vicinity of the Premises	<input type="checkbox"/>
4. A body representing persons involved in businesses in the vicinity of the Premises	<input type="checkbox"/>

#### Licensing Objectives

If you wish to make a representation, then the issue must relate to one of the following licensing objectives or it will not be valid.

**Prevention of Crime and disorder** - This relates to any crime, disorder or anti-social behaviour related to the management of the premises. The licence-holder cannot be responsible for the conduct of individuals once they leave the vicinity of the premises.


**Public safety** - This relates to the safety of the public on the premises, such as fire safety, lighting and fire exits

**Public Safety**

Too many guests are leaving their cars parked near the Duxford Lodge on the main road, as there is inadequate parking within the Lodge itself, leading to dangerous access down Ickleton Rd, & lots of these cars are left overnight, making it very difficult and unsafe for local residents.

**Protection of Children from Harm**

If the Licensing Authority considers that relevant representations are made the Licensing team will consider mediation meeting between the relevant parties to try and reach a settlement. If this informal process is unsuccessful a hearing before the Licensing Sub-Committee will follow unless the interested parties withdraw their representations.

Print Name	STEPHEN CRACKNELL
Signed	
Date	6.2.22.

Please return this form with any additional sheets to [licensing@scambs.gov.uk](mailto:licensing@scambs.gov.uk)

Or by post to:

Licensing  
South Cambridgeshire District Council  
South Cambridgeshire Hall  
Cambourne Business Park  
Cambourne, Cambridge  
CB23 6EA

**Prevention of public nuisance** - This can relate to hours of operation, noise and vibration, noxious smells, light pollution and litter.

**Protection of children from harm** - This relates to protecting children from the activities carried out on the premises whilst they are on the premises. The law does provide Specific protection for children, such as making it illegal for children under 18 to buy alcohol.

Please detail the evidence supporting your representation under the relevant headings below. It is important that you detail all matters that you wish to be considered, use additional sheets if necessary.

When considering Representations, the Local Authority may consider documentary or other information produced by the party either before the hearing or, with the consent of all parties, at the hearing.

**The Prevention of Crime and Disorder**

**The Prevention of Public Nuisance**

There will be way too much noise very late on at night, we are already having issues with noise and late-night revellers as it is! If the application is approved, this will only get worse!

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Stephen Cracknell  
[REDACTED]

Duxford  
Cambridge  
[REDACTED]  
[REDACTED]  
[REDACTED]

06/02/2022

Ref; The Lodge Duxford Application(s)

Dear Licensing committee,

I am writing to object to the application for extended licensing hours and the application for Live music that has been applied for by the Lodge Duxford,

Firstly, before I state my reasons for the objection, can I firstly say, I understand that through these difficult times with the hospitality industry suffering so badly that the Lodge like all businesses have had to try and gain their losses that they sustained through their period of closures, and I am very happy for them to increase their restaurant trade and number of patrons staying at the Hotel.

We also personally use the Lodge to have meals and lunches there, and we also recommend it to friends and colleagues to use the Hotel for stopping over, and they all say how lovely it is. The hotel has been decorated very nicely inside and out and has a very nice feel and vibe about it. However, what we do not want is for the Hotel to be turned into some kind of 'Nightclub' with late music, either live or with a DJ, or both, very late into the night.

If this application was to be granted, this will allow a congregation of people far more than was ever envisaged by the villagers when these current owners took over and it was advertised as a 'Small Boutique Hotel'.

The outside area started with a small patio area with several tables and chairs, it has now grown out of all proportion with various covered areas and Tepees in fact half the garden is now functioning as outside social use, and because of the type of construction they cannot contain the sound of music and voices, had the application been for use within a bricks and mortar with a roof building (and although that would still come with some issues) I feel it would be more acceptable.

We live almost opposite the entrance to the Lodge, and our main bedroom is at the front, so there is no avoiding the sounds at night, especially when they play something live and very loud music. In all honesty, we are not even happy with the current situation, but it's here and there's nothing we can do to change that, but what we don't want is to give them licence to keep us awake any longer than they do already. We have already had to make numerous phone calls to the Lodge complaining about the noise from the music or from rowdy guests, in some instances after midnight

We are fast approaching the spring and summer, and with so many functions cancelled over the last two years, with restrictions being lifted, I can really see the number of disturbed evenings in our garden, and lack of sleep looming....

This objection is not sent with malice, it is an objection based on fairness to all, because as close residents we have watched the Lodge grow and have begrudgingly accepted the previous applications for outside bars and late hours, and we are already having to put up with dangerous parking, noise levels, and disturbance. This application will only make things much, much worse!

Surely good common sense will prevail! We hope as residents to see a decision that is fair to us. We have lived in this village for nearly 32 years, we like it here and have never had any reason to complain about the Lodge until the new owners took over.

If the owners of the Lodge wanted it to an outside concert venue, then they've surely bought the wrong place and should have looked at other premises where they wouldn't have affected the local residents.

I sincerely hope your decision will be fair.

[REDACTED]

Stephen Cracknell

## Appendix D5

**Brooke O'Neill**

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**From:** Oliver McMahon [REDACTED]  
**Sent:** 14 February 2022 14:03  
**To:** Licensing (SCDC)  
**Subject:** Premises Licence Variation - The Lodge Duxford - deadline 28/02/2022

**Categories:** Brooke

Dear Madam/Sir,

I am writing to you because the Duxford Lodge Hotel is playing their music outside so late that I can't get to sleep. This is not at all acceptable in this neighbourhood.

I am worried that if they are allowed to play music outside until 11 pm that it will be even worse. I do not want this application to be approved.

I have to get up for school and this loud music outside is not helping and has been a problem so far.

I thank you for reading this.

Oliver McMahon, aged 12

17 Markby Close  
Duxford CB22 4RS

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# Appendix D6

## The Licensing Act 2003

### Representation form for 'Interested Person/ Body'

Your Name/ Company Name	MICHAEL WRIGHT
Full Postal Address	20 ICKLETON ROAD DUXFORD CAMBRIDGE CB22 4RT
Post Code	CB22 4RT
Telephone number	<del>XXXXXXXXXX</del>
Email address	<del>michaelwright92@hotmail.com</del>

Name of premises you are making a representation about	THE LODGE DUXFORD
Address of premises you are making a representation about	ICKLETON ROAD DUXFORD

Name of body you represent (please tick one)	
1. A person living in the vicinity of the Premises	<input checked="" type="checkbox"/>
2. A body representing persons who live in the vicinity of the Premises	<input type="checkbox"/>
3. A person involved in a business in the vicinity of the Premises	<input type="checkbox"/>
4. A body representing persons involved in businesses in the vicinity of the Premises	<input type="checkbox"/>

### Licensing Objectives

If you wish to make a representation, then the issue must relate to one of the following licensing objectives or it will not be valid.

**Prevention of Crime and disorder** - This relates to any crime, disorder or anti-social behaviour related to the management of the premises. The licence-holder cannot be responsible for the conduct of individuals once they leave the vicinity of the premises.

**Public safety** - This relates to the safety of the public on the premises, such as fire safety, lighting and fire exits

**Prevention of public nuisance** - This can relate to hours of operation, noise and vibration, noxious smells, light pollution and litter.

**Protection of children from harm** - This relates to protecting children from the activities carried out on the premises whilst they are on the premises. The law does provide Specific protection for children, such as making it illegal for children under 18 to buy alcohol.

Please detail the evidence supporting your representation under the relevant headings below. It is important that you detail all matters that you wish to be considered, use additional sheets if necessary.

When considering Representations, the Local Authority may consider documentary or other information produced by the party either before the hearing or, with the consent of all parties, at the hearing.

**The Prevention of Crime and Disorder**


**The Prevention of Public Nuisance**

Public Safety

PATRONS PARKING AND COVERING THE WHOLE FOOTPATH. SO ANYBODY WALKING WITH OR WITHOUT PRAMS - PUSHCHAIRS - WHEELCHAIRS WILL HAVE TO WALK ONTO THE MAIN ROAD

Protection of Children from Harm

If the Licensing Authority considers that relevant representations are made the Licensing team will consider mediation meeting between the relevant parties to try and reach a settlement. If this informal process is unsuccessful a hearing before the Licensing Sub-Committee will follow unless the interested parties withdraw their representations.

Print Name	MICHAEL DENNIS WRIGHT
Signed	
Date	2/2/22

Please return this form with any additional sheets to [licensing@scambs.gov.uk](mailto:licensing@scambs.gov.uk)

Or by post to:

Licensing  
South Cambridgeshire District Council  
South Cambridgeshire Hall  
Cambourne Business Park  
Cambourne, Cambridge  
CB23 6EA

Michael Wright  
20 Ickleton road  
Duxford  
Cambridge  
CB22 4RT  
02/02/2022

Ref; The Lodge Duxford Application(s)

Dear Licensing committee,

I am writing to object to the application for extended licensing hours and the application for Live music that has been applied for by the Lodge Duxford,

Firstly, before I state my reasons for the objection, can I firstly say, I understand that through these difficult times with the hospitality industry suffering so badly that the lodge like all business have to try and gain their losses that they sustained through their period of closures, and I am very happy for them to increase their restaurant trade and number of patrons staying at the Hotel,

But this application, if granted, will allow a congregation of people far more than was ever envisaged by the villagers when these current owners took over and advertised as a Boutique Hotel,

The outside area started with a small patio area with several tables and chairs, it has now grown out of all proportion with various covered areas and Tepees in fact half the garden is now functioning as outside social use, and because of the type of construction they cannot contain the sound of music and voices, had the application been for use within a bricks and mortar with a roof building (and although that would still come with some issues) I feel it would be more acceptable,

This outside area will easily take up to 200 + people when they hold functions,

Can you imagine with live and disco music playing, and everybody raising their voices to be heard, what it will be like for us living around its walls?

I live directly opposite the entrance to the Lodge in a bungalow, our bedrooms are at the front, so there is no avoiding the sounds at night, especially when they play something like music that keeps going Thud! Thud! Thud! Although we are not happy with the current situation it's here, and there's nothing we can do to change that, but what we don't won't is to give them licence to keep us awake any longer than they do now,

Please, Please, be mindful that unlike years ago when the Landlord called last orders and you drank your drink and left the premises at closing time, that this does not happen now, we don't have landlords we have young staff that don't apply the rules, and some people given a yard will take a mile, so extended hours will be even more extended, the music will be played longer, to just get the last one in,



We are fast approaching the spring and summer, and with so many functions cancelled over the last two years, with restrictions being lifted, I can really see the number of disturbed evenings in our garden, and lack of sleep looming,

It already comes with massive stress with the patrons parking completely on the footpaths and in the bus stop and from the bottom of the hill up to their entrance on the main road. so when traveling to my bungalow we are totally blind to oncoming vehicles, now we have the stress and worry of sleepless evenings,

This objection is not sent with malice, it is an objection based on fairness to all, as close residents we have watched the Lodge grow, we have accepted the previous applications for outside bars and late hours, we have had to put up with dangerous parking, noise levels, and disturbance,

Surely good common sense will prevail! and we as residents can have a decision that is fair to us.

After all this is a village, with residential homes surrounding the Lodge, not a city,

Had the owners of the lodge wanted an outside concert venue surely, they should have looked at other premises where they wouldn't affect people,

I sincerely hope your decision will be fair.

Michael Wright

A handwritten signature in black ink, appearing to read 'Michael Wright', with a stylized, cursive script.

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# Appendix D7

**Brooke O'Neill**

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**From:** Mark and Jane Verde <[REDACTED]>  
**Sent:** 13 February 2022 13:53  
**To:** Licensing (SCDC); Mark and Jane Verde  
**Subject:** Duxford Lodge Hotel Licensing Application

**Categories:** Brooke

Dear SCDC licensing dept,

I am writing with concern about the latest proposals to extend the licensing hours for music, entertainment and service outside and in the garden at the Duxford Lodge.

The noise levels with their current license are already quite intrusive and definitely not in keeping with the peaceful village we have been used to.

This is particularly impactful on our home as we are just the other side of the garden wall and had to endure intrusive music, loud noises from the guests, fireworks and late-night entertainment throughout the Christmas period.

We are not happy that the hours for this could be extended further to allow this level of disturbance potentially every night of the week.

Please do consider the impact these potential changes would have on our village community.

Kind regards,

Mark Verde

16 Markby Close  
Duxford  
Cambridge  
CB22 4RS

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# Appendix D8

Brooke O'Neill

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**From:** Mari Virtanen [REDACTED]  
**Sent:** 12 February 2022 18:39  
**To:** Licensing (SCDC)  
**Subject:** Premises license variation- The Lodge Duxford 28/2/2022

**Categories:** Brooke

Name of Premises: Duxford Lodge Hotel  
Type of Application: Variation  
Applicant: The Duxford Lodge Ltd  
Location: The Duxford Lodge Hotel, Ickleton Road, Duxford, Cambridgeshire, CB22 4RT

Dear Sirs/Madam,

I would like to register my objection to this application.

I'm awfully worried about this application as I feel it would result in massive increase in noise in our residential area. Music outside until 11pm and an outside bar until 11pm is utterly unsuitable in a residential area.

The Lodge's current license allows them to play music outside until 9.30pm and serve alcohol outside until 9.30pm. This is already causing a huge disruption to all the neighbouring properties with increase in noise. They also seem to have regular live music outside and it is extremely loud. This is quite impossible to tolerate for those of us who need to get up for work in the morning and have children looking to sleep.

I also believe there's an issue with parking, with cars parked across footpaths, causing pedestrians to have to walk on the road.  
I do not believe that any expansion in activities or hours of operating can be justified as the Lodge does not have sufficient on-site parking.

The Lodge has always been a hotel, not an outdoor music venue/club!! It seems the new owners since 2019 are completely trying to change the nature of the relationship between the Lodge and local residents.

I look forward to hearing from you,

Kind regards,

Mari Virtanen  
17 Markby Close  
Duxford CB22 4RS

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Representation form for 'Interested Person/ Body'

Your Name/ Company Name	Marco Arcidiacono
Full Postal Address	28 Petersfield road Duxford
Post Code	CB22 4SF
Telephone number	████████████████████
Email address	████████████████████

Name of premises you are making a representation about	Duxford Lodge Hotel
Address of premises you are making a representation about	Ickleton Road, Duxford, Cambridgeshire, CB22 4RT

Name of body you represent (please tick one)	
1. A person living in the vicinity of the Premises	<input checked="" type="checkbox"/>
2. A body representing persons who live in the vicinity of the Premises	<input type="checkbox"/>
3. A person involved in a business in the vicinity of the Premises	<input type="checkbox"/>
4. A body representing persons involved in businesses in the vicinity of the Premises	<input type="checkbox"/>

Licensing Objectives

If you wish to make a representation, then the issue must relate to one of the following licensing objectives or it will not be valid.

**Prevention of Crime and disorder** - This relates to any crime, disorder or anti-social behaviour related to the management of the premises. The licence-holder cannot be responsible for the conduct of individuals once they leave the vicinity of the premises.

**Public safety** - This relates to the safety of the public on the premises, such as fire safety, lighting and fire exits

**Prevention of public nuisance** - This can relate to hours of operation, noise and vibration, noxious smells, light pollution and litter.

**Protection of children from harm** - This relates to protecting children from the activities carried out on the premises whilst they are on the premises. The law does provide Specific protection for children, such as making it illegal for children under 18 to buy alcohol.

Please detail the evidence supporting your representation under the relevant headings below. It is important that you detail all matters that you wish to be considered, use additional sheets if necessary.

When considering Representations, the Local Authority may consider documentary or other information produced by the party either before the hearing or, with the consent of all parties, at the hearing.

**The Prevention of Crime and Disorder**

**The Prevention of Public Nuisance**


I am concerned about the application to provide live and recorded music and late night refreshments at the Duxford Lodge, as the premises are in a residential area. I believe that this is completely unsuitable as it will cause significant disruption and noise to all neighbouring properties.



**Public Safety**

**Protection of Children from Harm**

If the Licensing Authority considers that relevant representations are made the Licensing team will consider mediation meeting between the relevant parties to try and reach a settlement. If this informal process is unsuccessful a hearing before the Licensing Sub-Committee will follow unless the interested parties withdraw their representations.

Print Name	Marco Arcidiacono
Signed	
Date	12 Feb 2022

Please return this form with any additional sheets to [licensing@scambs.gov.uk](mailto:licensing@scambs.gov.uk)

Or by post to:

Licensing  
South Cambridgeshire District Council  
South Cambridgeshire Hall  
Cambourne Business Park  
Cambourne, Cambridge  
CB23 6EA

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# Appendix D10

Brooke O'Neill

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**From:** [REDACTED]  
**Sent:** 13 February 2022 16:05  
**To:** Licensing (SCDC)  
**Subject:** The license for duxford lodge m

**Categories:** Brooke

Dear sirs I'm disturbed to learn that you are happy to give a license to above without asking people who live nearby!

I totally object to sound licenses given out to the above because the music played must be way over decibel legal limits, it is heard over 3 miles away and I object to the duxford lodge given any sound or music license! I live in great Chesterford and I hear it easily! I request you stop this forthwith Jane Waller

[REDACTED]

Sent from my iPhone

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# Appendix D11

Brooke O'Neill

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**From:** [REDACTED]  
**Sent:** 13 February 2022 13:41  
**To:** Licensing (SCDC)  
**Subject:** Duxford lodge Hotel licensing application

**Categories:** Brooke

Dear SCDC licensing dept,

I am writing with concern about the latest proposals to extend the licensing hours for music and service outside in the garden at the Duxford lodge.

The noise levels with their current license are already quite intrusive and not in keeping with the peaceful village we have been used to. This is particularly impactful on our home as we are just the other side of the garden wall. We are not happy that the hours for this could be extended further to allow this level of disturbance potentially every night of the week.

Please do consider the impact these potential changes would have on our village community.

Kind regards,

Jane Verde  
16 Markby Close  
Duxford  
Cambridge  
CB22 4RS

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# Appendix D12

**Brooke O'Neill**

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**From:** [REDACTED]  
**Sent:** 01 March 2022 09:01  
**To:** Licensing (SCDC)  
**Subject:** Duxford Lodge Hotel

**Categories:** Brooke

Dear Council member,

I would like to make a quick comment regarding the extended licensing application of Duxford Lodge Hotel.

Living at 15 Markby Close, my house and garden back on the lodge, I have two young children one of 5 and one of two, their bedrooms are at the rear of the house.

Already the noise from disco and live music events reverberates through my house in the evening hours disrupting my children's sleep.

I cannot agree to any extension to licensing as this will lead to greater noise pollution for longer hours also inciting more drunken behaviour from its guest,

I was under the impression Duxford Lodge Hotel is a Hotel, it would seem the current management is angling to be a live music venue, and not for the benefit of the village.

Kind regards,  
James Davis  
15 Markby Close  
CB22 4RS

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Representation form for 'Interested Person/ Body'

Your Name/ Company Name	Emily Jones
Full Postal Address	1A Meadow Lane, Over, Cambridge
Post Code	CB24 5NF
Telephone number	██████████
Email address	████████████████████

Name of premises you are making a representation about	The Duxford Lodge Ltd
Address of premises you are making a representation about	The Duxford Lodge Hotel, Ickleton Road, Duxford, Cambridgeshire, CB22 4RT

Name of body you represent (please tick one)	
1. A person living in the vicinity of the Premises	<input checked="" type="checkbox"/>
2. A body representing persons who live in the vicinity of the Premises	<input type="checkbox"/>
3. A person involved in a business in the vicinity of the Premises	<input type="checkbox"/>
4. A body representing persons involved in businesses in the vicinity of the Premises	<input type="checkbox"/>

Licensing Objectives

If you wish to make a representation, then the issue must relate to one of the following licensing objectives or it will not be valid.

**Prevention of Crime and disorder** - This relates to any crime, disorder or anti-social behaviour related to the management of the premises. The licence-holder cannot be responsible for the conduct of individuals once they leave the vicinity of the premises.

**Public safety** - This relates to the safety of the public on the premises, such as fire safety, lighting and fire exits

**Prevention of public nuisance** - This can relate to hours of operation, noise and vibration, noxious smells, light pollution and litter.

**Protection of children from harm** - This relates to protecting children from the activities carried out on the premises whilst they are on the premises. The law does provide Specific protection for children, such as making it illegal for children under 18 to buy alcohol.

Please detail the evidence supporting your representation under the relevant headings below. It is important that you detail all matters that you wish to be considered, use additional sheets if necessary.

When considering Representations, the Local Authority may consider documentary or other information produced by the party either before the hearing or, with the consent of all parties, at the hearing.

### **The Prevention of Crime and Disorder**

My comments in relation to the Prevention of Public Nuisance are repeated here. As with the risk of Public Nuisance, there is a risk that should The Lodge be permitted to serve alcohol outside with late night music and opening hours, members of the public will likely engage in anti-social behaviour when leaving the venue in the evening or early hours of the morning.

My comments below are intrinsically linked with the prevention of crime and disorder/.

### **The Prevention of Public Nuisance**

I make this representation as I used to live part-time with my partners family across the street from The Lodge (for 4 years up until September 2021). Whilst I no longer permanently live in Duxford, I frequently visit friends and family that still live in the village and use the facilities – such as The Lodge, the Community Centre and both pubs.

It is obvious that The Lodge is marketing itself as a ‘trendy’ boutique cocktail venue and event venue. Whilst their marketing campaign seems to have been relative successful, judging from my various visits to The Lodge in the last 12 months, it is evident that The Lodge is disregarding the local communities’ feelings and concerns, to make a profit.

I recall on several occasions last summer and autumn that I was woken up by shouting, swearing, heckling, and laughing from guests at the venue – these were guests still being served and guests leaving the venue. Due to the venue being in close proximity to neighbouring residential properties, any noises that are above a reasonable level, travel across the immediate vicinity into neighbouring properties. This is also particularly evident when The Lodge is using a “DJ” to play music on Friday and Saturday evenings. Unfortunately, whilst this is bringing in business for the lodge, it creates anti-social behaviour fuelled by alcohol.

There are no local taxi ranks or other venues where guests of The Lodge can move onto after closing. As such, this means that those leaving the venue tended to hang around, chat, finish their drinks outside and slowly meander to their homes, cars or pick up locations. Whilst this happened, I was awoken and then prevented from going back to sleep should I wish to sleep with my window open.

The venue has been previously made aware of the noise, but their attitude has appeared blasé and uninterested. This is now evidenced in The Lodge's latest application for an updated and amended licence.

I note that The Lodge has applied for a licence which (in brief):

- Permits the sale of alcohol indoors and outdoors –
  - o Monday – Thursday: 11:00 – 23:00
  - o Friday: 11:00 – 00:00
  - o Saturday: 10:00 – 00:00
  - o Sunday: 10:00 – 23:00
- Permits the provision of live music indoors and outdoors –
  - o Monday – Saturday: 12:00 – 00:00
  - o Sunday: 12:00 – 22:00
- Permits the provision of recorded music indoors and outdoors –
  - o Monday – Thursday: 07:00 – 00:00
  - o Friday - Saturday: 07:00 - 00:30
  - o Sunday: 07:00 – 00:00
- General opening hours to the public –
  - o Monday - Thursday: 07:00 - 00:00
  - o Friday - Saturday: 07:00 - 00:30
  - o Sunday: 07:00 - 00:00

I note there are other requests and variations which take into consideration days of celebration (e.g., New Years Eve). I have not listed these due these particular days being infrequent.

Firstly, I draw your attention to the historic licences that have been applied for by The Lodge –

1. Application for a Variation from 18.9.20 to 15.11.20 -  
[https://licensing.scams.gov.uk/PAforLalpacLIVE/1/LicensingActPremises/Search/504/Detail?APP\\_ID=63948](https://licensing.scams.gov.uk/PAforLalpacLIVE/1/LicensingActPremises/Search/504/Detail?APP_ID=63948)
2. Two temporary licences on 5.9.21 and 11.9.21 which I presume were for one off events.

With reference to (1), the application for variation, there were very stringent “Additional Conditions” which were put in place to ensure that the neighbouring community would not suffer as a result of the variation. I particularly refer the Council to the fact that no live or recorded music was permitted post 9:30pm, checks should be completed by the Council during opening hours to ensure compliance, a sound limiter was to be used, alcohol outside was restricted until 9:30pm, and all guests to leave by 11pm.

By including such conditions in the 2020 licence, I cannot recall that there was ever a need to complain or raise concern as to the conduct of The Lodge and this guests. This ties in with the fact that the only time I have ever complained to The Lodge, was in 2021 when they increased their music level and brought in a DJ for the weekends (incl. Fridays).

I am most certain that the Council will be aware, but The Plough pub is situated behind The Lodge. As with The Lodge, The Plough is located amongst residential properties and is open to the same criticisms. However, I have never had a need to complain about the visitors of The Plough, their music or any related activity. It cannot be a coincidence that this is as a result of their licencing restrictions. Specifically –

1. They are not licenced to play any music outdoor
2. They are only licenced to play music indoors until 11pm (both live and recorded)

[https://licensing.scambs.gov.uk/PAforLalpacLIVE/1/LicensingActPremises/Search/730/Detail?APP\\_ID=67611](https://licensing.scambs.gov.uk/PAforLalpacLIVE/1/LicensingActPremises/Search/730/Detail?APP_ID=67611)

Moreover, the John Barleycorn on Moorfield Road within Duxford, although is situated away from The Plough and The Lodge, is still nestled within a residential area. As with The Plough, the John Barleycorn has no licence to play any outdoor music and is licenced to play music (both live and recorded) indoors only until midnight.


[https://licensing.scambs.gov.uk/PAforLalpacLIVE/1/LicensingActPremises/Search/495/Detail?APP\\_ID=9363](https://licensing.scambs.gov.uk/PAforLalpacLIVE/1/LicensingActPremises/Search/495/Detail?APP_ID=9363)

It must be the case that the Council, at the time of granted the licence to The Plough and John Barleycorn, recognised that a public nuisance would be created by permitting outside music and drinking.

### Public Safety

### Protection of Children from Harm

If the Licensing Authority considers that relevant representations are made the Licensing team will consider mediation meeting between the relevant parties to try and reach a settlement. If this informal process is unsuccessful a hearing before the Licensing Sub-Committee will follow unless the interested parties withdraw their representations.

Print Name	Emily Jones
Signed	
Date	28 FEBRUARY 2022

Please return this form with any additional sheets to [licensing@scambs.gov.uk](mailto:licensing@scambs.gov.uk) Or by post to:

Licensing  
South Cambridgeshire District Council  
South Cambridgeshire Hall  
Cambourne Business Park  
Cambourne, Cambridge



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# Appendix D14

## The Licensing Act 2003

### Representation form for 'Interested Person/ Body'

Your Name/ Company Name	Mrs Elaine Dalton Mr Allan Dalton
Full Postal Address	10 Ickleton Road, Duxford
Post Code	CB22 4RT
Telephone number	██████████
Email address	

Name of premises you are making a representation about	The Lodge, Duxford
Address of premises you are making a representation about	Ickleton Road, Duxford, Cambs CB22 4RT

Name of body you represent (please tick one)	
1. A person living in the vicinity of the Premises	<input checked="" type="checkbox"/>
2. A body representing persons who live in the vicinity of the Premises	<input type="checkbox"/>
3. A person involved in a business in the vicinity of the Premises	<input type="checkbox"/>
4. A body representing persons involved in businesses in the vicinity of the Premises	<input type="checkbox"/>

### Licensing Objectives

If you wish to make a representation, then the issue must relate to one of the following licensing objectives or it will not be valid.

**Prevention of Crime and disorder** - This relates to any crime, disorder or anti-social behaviour related to the management of the premises. The licence-holder cannot be responsible for the conduct of individuals once they leave the vicinity of the premises.

**Public safety** - This relates to the safety of the public on the premises, such as fire safety, lighting and fire exits

**Prevention of public nuisance** - This can relate to hours of operation, noise and vibration, noxious smells, light pollution and litter.

**Protection of children from harm** - This relates to protecting children from the activities carried out on the premises whilst they are on the premises. The law does provide Specific protection for children, such as making it illegal for children under 18 to buy alcohol.

Please detail the evidence supporting your representation under the relevant headings below. It is important that you detail all matters that you wish to be considered, use additional sheets if necessary.

When considering Representations, the Local Authority may consider documentary or other information produced by the party either before the hearing or, with the consent of all parties, at the hearing.

#### **The Prevention of Crime and Disorder**

#### **The Prevention of Public Nuisance**

We wish to strongly object to the proposed Premises Licence Variation for The Lodge, Duxford. The level of noise that is created with such a large outside space is bad enough just with just people sitting outside without the addition of music/entertainment until midnight. They had a function outside on Sat 5 Feb and the excessive noise created could be heard inside our house. My daughters bedroom is on the Ickleton Road side and she complained about the noise throughout the night and when people were leaving the Hotel. The noise and disturbance in a residential area is totally unacceptable. The sound travels across the road to all of our houses and it completely spoils the peace of sitting in your own garden in a quiet village. This is a lovely boutique hotel which we are happy to have in Duxford but they need to respect the villagers. We have lived here for 29 years and have never had to make a complaint so hope that our views will be respected.

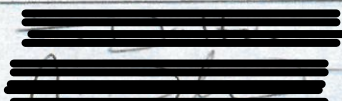


**Public Safety**

This is probably our biggest issue with parking at the Lodge. There are not enough spaces inside the property causing parking outside, on the road and edge of pavement, Sat 5th Feb a prime example of an accident waiting to happen. Cars park down Ickleton Road close to the bend, cars park overnight half on the pavement, it is just so dangerous. With bigger events there will be more cars parking on our road and around the village, which again is totally unacceptable. I hope this does not take an accident to happen to turn down this Licence Application.

**Protection of Children from Harm**

If the Licensing Authority considers that relevant representations are made the Licensing team will consider mediation meeting between the relevant parties to try and reach a settlement. If this informal process is unsuccessful a hearing before the Licensing Sub-Committee will follow unless the interested parties withdraw their representations.

Print Name	Mrs Elaine Dalton Mr Allan Dalton
Signed	
Date	8/2/22

Please return this form with any additional sheets to [licensing@scamb.gov.uk](mailto:licensing@scamb.gov.uk)

Or by post to:

Licensing  
South Cambridgeshire District Council  
South Cambridgeshire Hall  
Cambourne Business Park  
Cambourne, Cambridge  
CB23 6EA

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# Appendix D15

## The Licensing Act 2003

### Representation form for 'Interested Person/ Body'

Your Name/ Company Name	Alun James
Full Postal Address	16 Ickleton Road, Duxford, Cambridge
Post Code	CB22 4RT
Telephone number	██████████
Email address	████████████████████

Name of premises you are making a representation about	Duxford Lodge Hotel
Address of premises you are making a representation about	The Duxford Lodge Hotel, Ickleton Road, Duxford, Cambridgeshire, CB22 4RT

Name of body you represent (please tick one)	
1. A person living in the vicinity of the Premises	<input checked="" type="checkbox"/>
2. A body representing persons who live in the vicinity of the Premises	<input type="checkbox"/>
3. A person involved in a business in the vicinity of the Premises	<input type="checkbox"/>
4. A body representing persons involved in businesses in the vicinity of the Premises	<input type="checkbox"/>

### Licensing Objectives

If you wish to make a representation, then the issue must relate to one of the following licensing objectives or it will not be valid.

**Prevention of Crime and disorder** - This relates to any crime, disorder or anti-social behaviour related to the management of the premises. The licence-holder cannot be responsible for the conduct of individuals once they leave the vicinity of the premises.

**Public safety** - This relates to the safety of the public on the premises, such as fire safety, lighting and fire exits

**Prevention of public nuisance** - This can relate to hours of operation, noise and vibration, noxious smells, light pollution and litter.

**Protection of children from harm** - This relates to protecting children from the activities carried out on the premises whilst they are on the premises. The law does provide Specific protection for children, such as making it illegal for children under 18 to buy alcohol.

Please detail the evidence supporting your representation under the relevant headings below. It is important that you detail all matters that you wish to be considered, use additional sheets if necessary.

When considering Representations, the Local Authority may consider documentary or other information produced by the party either before the hearing or, with the consent of all parties, at the hearing.

### **The Prevention of Crime and Disorder**

### **The Prevention of Public Nuisance**

This hotel is situated within a village and already has a licence for alcohol. Extending the licence to allow late night noise is inappropriate in such a setting. The hotel is surrounded on all sides by domestic housing. Local residents will be (and already have been) disturbed by the late night noise. This evidently creates public nuisance.

The applicants are already exceeding the terms of their current alcohol licence, through late night noise, and this variation is, in-effect, a retrospective application to align with their current practise. I suggest that an applicant that is exceeding the terms of their current licence should not be rewarded with an extended licence. Further, I have no confidence that the applicant will remain within the terms of any extended licence.

We have had to call for an ambulance to assist in dealing with individuals who have been drinking excessively at the hotel. Unfortunately, when we informed the duty manager, he tried to cancel that ambulance and take no responsibility, despite the individual being comatose on the driveway out from the hotel.

**Public Safety**

**Protection of Children from Harm**

If the Licensing Authority considers that relevant representations are made the Licensing team will consider mediation meeting between the relevant parties to try and reach a settlement. If this informal process is unsuccessful a hearing before the Licensing Sub-Committee will follow unless the interested parties withdraw their representations.

Print Name	Alun James
Signed	Alun James
Date	08 February 2022

Please return this form with any additional sheets to [licensing@scambs.gov.uk](mailto:licensing@scambs.gov.uk)

Or by post to:

Licensing  
South Cambridgeshire District Council  
South Cambridgeshire Hall  
Cambourne Business Park  
Cambourne, Cambridge  
CB23 6EA

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# Appendix D16

## The Licensing Act 2003

### Representation form for 'Interested Person/ Body'

Your Name/ Company Name	Ms. Alexandra Cracknell
Full Postal Address	8 Ickleton Road Duxford Cambridge
Post Code	CB22 4RT
Telephone number	████████████████████
Email address	████████████████████ ████████████████████ ████████████████████

Name of premises you are making a representation about	The Lodge Duxford
Address of premises you are making a representation about	Ickleton Road Duxford Cambridge

Name of body you represent (please tick one)	
1. A person living in the vicinity of the Premises	<input checked="" type="checkbox"/>
2. A body representing persons who live in the vicinity of the Premises	<input type="checkbox"/>
3. A person involved in a business in the vicinity of the Premises	<input type="checkbox"/>
4. A body representing persons involved in businesses in the vicinity of the Premises	<input type="checkbox"/>

### Licensing Objectives

If you wish to make a representation, then the issue must relate to one of the following licensing objectives or it will not be valid.

**Prevention of Crime and disorder** - This relates to any crime, disorder or anti-social behaviour related to the management of the premises. The licence-holder cannot be responsible for the conduct of individuals once they leave the vicinity of the premises.

**Public safety** - This relates to the safety of the public on the premises, such as fire safety, lighting and fire exits

**Prevention of public nuisance** - This can relate to hours of operation, noise and vibration, noxious smells, light pollution and litter.

**Protection of children from harm** - This relates to protecting children from the activities carried out on the premises whilst they are on the premises. The law does provide Specific protection for children, such as making it illegal for children under 18 to buy alcohol.

Please detail the evidence supporting your representation under the relevant headings below. It is important that you detail all matters that you wish to be considered, use additional sheets if necessary.

When considering Representations, the Local Authority may consider documentary or other information produced by the party either before the hearing or, with the consent of all parties, at the hearing.

#### **The Prevention of Crime and Disorder**

N/A.

#### **The Prevention of Public Nuisance**

I strongly object to the recent application by The Lodge Duxford for the following reasons;

- building is situated in a residential area.
- the noise levels already disturb surrounding houses and residents, to a level where complaints have been necessary (beyond acceptable hours).
- it's a small hotel in the middle of a village and any further extension to their license would cause even further nuisance.




**Public Safety**

The hotel is situated on a main road through the village, and on a potentially dangerous bend. Currently, patrons of the hotel/visitors to the hotel sometimes have to park on the main road due to lack of space in the hotel car park. If more people are encouraged to visit due to this application, this problem will only escalate. This is dangerous when exiting my property, due to restricted views of traffic.

**Protection of Children from Harm**

N/A

If the Licensing Authority considers that relevant representations are made the Licensing team will consider mediation meeting between the relevant parties to try and reach a settlement. If this informal process is unsuccessful a hearing before the Licensing Sub-Committee will follow unless the interested parties withdraw their representations.

Print Name	ALEXANDRA CRACKNELL
Signed	
Date	8/2/22.

Please return this form with any additional sheets to [licensing@scambs.gov.uk](mailto:licensing@scambs.gov.uk)

Or by post to:

Licensing  
South Cambridgeshire District Council  
South Cambridgeshire Hall  
Cambourne Business Park  
Cambourne, Cambridge  
CB23 6EA

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## Appendix D17

### The Licensing Act 2003

#### Representation form for 'Interested Person/ Body'

Your Name/ Company Name	Adrian & Victoria Ford
Full Postal Address	16 St Peters Street Duxford
Post Code	CB22 4RP
Telephone number	████████████████████
Email address	████████████████████ ████████████████████ ████████████████████

Name of premises you are making a representation about	The Duxford Lodge
Address of premises you are making a representation about	Ickleton Road Duxford Cambridgeshire, CB22 4RT

Name of body you represent (please tick one)	
1. A person living in the vicinity of the Premises	<input checked="" type="checkbox"/>
2. A body representing persons who live in the vicinity of the Premises	<input type="checkbox"/>
3. A person involved in a business in the vicinity of the Premises	<input type="checkbox"/>
4. A body representing persons involved in businesses in the vicinity of the Premises	<input type="checkbox"/>

#### Licensing Objectives

If you wish to make a representation, then the issue must relate to one of the following licensing objectives or it will not be valid.

**Prevention of Crime and disorder** - This relates to any crime, disorder or anti-social behaviour related to the management of the premises. The licence-holder cannot be responsible for the conduct of individuals once they leave the vicinity of the premises.

**Public safety** - This relates to the safety of the public on the premises, such as fire safety, lighting and fire exits

**Prevention of public nuisance** - This can relate to hours of operation, noise and vibration, noxious smells, light pollution and litter.

**Protection of children from harm** - This relates to protecting children from the activities carried out on the premises whilst they are on the premises. The law does provide Specific protection for children, such as making it illegal for children under 18 to buy alcohol.

Please detail the evidence supporting your representation under the relevant headings below. It is important that you detail all matters that you wish to be considered, use additional sheets if necessary.

When considering Representations, the Local Authority may consider documentary or other information produced by the party either before the hearing or, with the consent of all parties, at the hearing.

### **The Prevention of Crime and Disorder**

### **The Prevention of Public Nuisance**

We object to all elements of the application on the basis of:


- The potential for noise & disturbance for local residents adjacent to and close by the hotel from music/events (live & recorded) is increased - and this potential is 7 nights a week (rather than occasional events as is now the case).
- The potential for an increase in antisocial behaviour caused by an extension of the licence to sell alcohol is increased - and the potential is 7 nights a week (rather than occasional events as is now the case).
- Provision of extended hours for both live events and alcohol for non residents will encourage patrons from a much wider geography will acceberate the risk of public nuisance.

Duxford is a small and quiet village and well catered by existing pubs (and the Lodge). The Lodge is centrally located in the village and surrounded by houses. It's function is a residential hotel and not a latenight drinking venue/nightclub - there are plenty of options for people who want nightclubs in Cambridge which is 15 minutes away. The character of the village will be changed by granting a licence for live and recorded music and serving late night alcohol.

**Public Safety**

**Protection of Children from Harm**

If the Licensing Authority considers that relevant representations are made the Licensing team will consider mediation meeting between the relevant parties to try and reach a settlement. If this informal process is unsuccessful a hearing before the Licensing Sub-Committee will follow unless the interested parties withdraw their representations.

Print Name	Adrian Ford
Signed	
Date	28th February 2022

Please return this form with any additional sheets to [licensing@scambs.gov.uk](mailto:licensing@scambs.gov.uk)

Or by post to:

Licensing  
South Cambridgeshire District Council  
South Cambridgeshire Hall  
Cambourne Business Park  
Cambourne, Cambridge  
CB23 6EA

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## Appendix D18

### The Licensing Act 2003

#### Representation form for 'Interested Person/ Body'

Your Name/ Company Name	Adam Thompson and Rosie Tasker
Full Postal Address	14 Mardkby Close Duxford Cambs
Post Code	CB22 4RS
Telephone number	████████████████████
Email address	██

Name of premises you are making a representation about	the Lodge, Duxford
Address of premises you are making a representation about	Ickleton Road, Duxford, Cambridge, CB22 4RT

Name of body you represent (please tick one)	
1. A person living in the vicinity of the Premises	<input checked="" type="checkbox"/>
2. A body representing persons who live in the vicinity of the Premises	<input type="checkbox"/>
3. A person involved in a business in the vicinity of the Premises	<input type="checkbox"/>
4. A body representing persons involved in businesses in the vicinity of the Premises	<input type="checkbox"/>

#### Licensing Objectives

If you wish to make a representation, then the issue must relate to one of the following licensing objectives or it will not be valid.

**Prevention of Crime and disorder** - This relates to any crime, disorder or anti-social behaviour related to the management of the premises. The licence-holder cannot be responsible for the conduct of individuals once they leave the vicinity of the premises.

**Public safety** - This relates to the safety of the public on the premises, such as fire safety, lighting and fire exits

**Prevention of public nuisance** - This can relate to hours of operation, noise and vibration, noxious smells, light pollution and litter.

**Protection of children from harm** - This relates to protecting children from the activities carried out on the premises whilst they are on the premises. The law does provide Specific protection for children, such as making it illegal for children under 18 to buy alcohol.

Please detail the evidence supporting your representation under the relevant headings below. It is important that you detail all matters that you wish to be considered, use additional sheets if necessary.

When considering Representations, the Local Authority may consider documentary or other information produced by the party either before the hearing or, with the consent of all parties, at the hearing.

**The Prevention of Crime and Disorder**

**The Prevention of Public Nuisance**

The Lodge have also placed areas for alcohol and food consumption against a wall which is shared with their neighbors. This has already posed a nuisance to us with loud music, fumes, light pollution and customer noise causing disturbance. Even once the Lodge is shut for the night the clearing up process is noisy and the lights from the outdoor seating areas continue to produce light pollution into the family homes adjacent. The Lodge have made no effort to mitigate the effect their outdoor areas have on their neighbors, in terms of light pollution/customers able to see into neighboring properties/noise, nor are the neighbors currently informed of late night events.

Due to the points outlined above we cannot support the extension of licensing hours for the Lodge.



**Public Safety**

**Protection of Children from Harm**

If the Licensing Authority considers that relevant representations are made the Licensing team will consider mediation meeting between the relevant parties to try and reach a settlement. If this informal process is unsuccessful a hearing before the Licensing Sub-Committee will follow unless the interested parties withdraw their representations.

Print Name	Adam Thompson
Signed	
Date	25/02/22

Please return this form with any additional sheets to [licensing@scambs.gov.uk](mailto:licensing@scambs.gov.uk)

Or by post to:

Licensing  
South Cambridgeshire District Council  
South Cambridgeshire Hall  
Cambourne Business Park  
Cambourne, Cambridge  
CB23 6EA

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# Appendix D19

**Brooke O'Neill**

---

**From:** clerk@duxfordparishcouncil.gov.uk  
**Sent:** 17 February 2022 16:23  
**To:** Licensing (SCDC)  
**Subject:** Duxford Lodge Licencing Variation Response - Objection from Duxford Parish Council  
**Attachments:** We sent you safe versions of your files; Duxford Lodge Hotel Premises License.eml; Premises Licence Variation - The Lodge Duxford - deadline 09/02/2022.eml; Duxford Lodge license proposals.eml; Duxford Lodge premises application.eml; Premises Licence Variation - The Lodge Duxford - deadline 09/02/2022.eml; Duxford Lodge parking.jpg  
**Categories:** Brooke

Mimecast Attachment Protection has deemed this file to be safe, but always exercise caution when opening files.

---

Dear Sir / Madam,

With apologies for the layout; my laptop wouldn't let me copy your form correctly, despite my best efforts.

Both objections from Duxford PC are detailed below and I attach parishioner correspondence received too. If you have any questions, please do not hesitate to ask.

With many thanks and warmest best wishes,

Joanne

Mrs Joanne Depradines-Smith  
Clerk to Duxford Parish Council

The Licensing Act 2003  
Representation form for 'Interested Person/ Body'

Your Name **Joanne Depradines-Smith**  
Company Name **Duxford Parish Council**  
Full Postal Address **24b Laceys Way, Duxford, Cambs**  
Post Code **CB22 4SE**  
Telephone number **07481 127032**  
Email address [clerk@duxfordparishcouncil.gov.uk](mailto:clerk@duxfordparishcouncil.gov.uk)  
Name of premises you are making a representation about **The Duxford Lodge Hotel**  
Address of premises you are making a representation about: **Ickleton Road, Duxford (residential area)**

Licensing Objectives

If you wish to make a representation, then the issue must relate to one of the following licensing objectives or it will not be valid.

Prevention of Crime and disorder - This relates to any crime, disorder or anti-social behaviour related to the management of the premises. The licence-holder cannot be responsible for the conduct of individuals once they leave the vicinity of the premises.

Public safety - This relates to the safety of the public on the premises, such as fire safety, lighting and fire exits

**\*\* Public safety**

**The increasing use of the Duxford Lodge has resulted in a significant number of vehicles parking on the road on either side of the entrance to the Duxford Lodge. This both blocks the footpath (there is only a footpath on that side of the road) and a danger to traffic due to its location near the junction between Hunts Road, St Peters Street and Ickleton Road.**

The Prevention of Crime and Disorder

The Prevention of Public Nuisance

Prevention of public nuisance - This can relate to hours of operation, noise and vibration, noxious smells, light pollution and litter.

**\*\* Prevention of public nuisance**

**The extension of the hours allowed for outdoor activities at the lodge will significantly adversely effect the resident living nearby, particularly those in Markby Close, from whom we have had a number of representations. Loud music and social groups with outside food and bar facilities in the garden late in to the evening can create a significant noise problem, and we would strongly object to any extension of the current licenced hours for the outdoor activities.**

Protection of children from harm - This relates to protecting children from the activities carried out on the premises whilst they are on the premises. The law does provide Specific protection for children, such as making it illegal for children under 18 to buy alcohol.

Please detail the evidence supporting your representation under the relevant headings below. It is important that you detail all matters that you wish to be considered, use additional sheets if necessary.

When considering Representations, the Local Authority may consider documentary or other information produced by the party either before the hearing or, with the consent of all parties, at the hearing.

Protection of Children from Harm

If the Licensing Authority considers that relevant representations are made the Licensing team will consider mediation meeting between the relevant parties to try and reach a settlement. If this informal process is unsuccessful a hearing before the Licensing Sub-Committee will follow unless the interested parties withdraw their representations.

Print Name **Joanne Depradines-Smith on behalf of Duxford Parish Council**

Signed **JDS**

Date **17/02/2022**

Please return this form with any additional sheets to [licensing@scambs.gov.uk](mailto:licensing@scambs.gov.uk)

Or by post to:

Licensing

South Cambridgeshire District Council

South Cambridgeshire Hall

Cambourne Business Park  
Cambourne, Cambridge  
CB23 6EA

----- Forwarded Message -----

**Subject:**Duxford Lodge Licencing Variation Response

**Date:**Wed, 16 Feb 2022 21:05:15 +0000

**From:**Edward Harris <[cclr.edwardharris@duxfordparishcouncil.gov.uk](mailto:cclr.edwardharris@duxfordparishcouncil.gov.uk)>

**To:**[clerk@duxfordparishcouncil.gov.uk](mailto:clerk@duxfordparishcouncil.gov.uk) <[clerk@duxfordparishcouncil.gov.uk](mailto:clerk@duxfordparishcouncil.gov.uk)>

**CC:**[clerk@duxfordparishcouncil.gov.uk](mailto:clerk@duxfordparishcouncil.gov.uk) <[clerk@duxfordparishcouncil.gov.uk](mailto:clerk@duxfordparishcouncil.gov.uk)>

Hello Joanne,

There is a response form here (<https://www.scams.gov.uk/media/18394/the-licensing-act-2003-representation-form.pdf>), that you might want to use.

We want to object on the following grounds:

**Public safety**

The increasing use of the Duxford Lodge has resulted in a significant number of vehicles parking on the road on either side of the entrance to the Duxford Lodge. This both blocks the footpath (there is only a footpath on that side of the road) and a danger to traffic due to its location near the junction between Hunts Road, St Peters Street and Ickleton Road.

(Possibly include the photo that a parishioner sent of the cars parked on the road, but I can't find at the moment!)

**Prevention of public nuisance**

The extension of the hours allowed for outdoor activities at the lodge will significantly adversely effect the resident living nearby, particularly those in Markby Close, from whom we have had a number of representations. Loud music and social groups with outside food and bar facilities in the garden late in to the evening can create a significant noise problem, and we would strongly object to any extension of the current licenced hours for the outdoor activities.

Hope that covers it.

Regards,

Ed.

--

Mrs Joanne Depradines-Smith  
Clerk to Duxford Parish Council

The information in this message should be regarded as confidential and is intended for the addressee only unless explicitly stated.

If you have received this message in error it must be deleted and the sender notified. The views expressed in this message are personal and not necessarily those of Duxford Parish Council unless explicitly stated.

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# Appendix D20

Page 1

On the 1st of January The Lodge without a licence played music until 1am, the decibel level of this music was 80 decibels recorded at the external door of the house as it faces onto the property of The Lodge. The windows vibrated with the music.

On the weekend of the 30th January both on the Friday and Saturday as advertised as a regular occurrence from the beginning of December 2021 there is music playing until 10pm this music has been recorded at 65 decibels and is clearly heard from the inside of my property alongside drinking, voices and conversations.

I note that no person of the property has ever monitored the noise levels from beyond their boundaries and the music and noise is amplified by the wall of the hotel and potentially the flooring which is stone. I am not aware of any sound modification to reduce the impact on neighbouring buildings. - Please see attached for further information.

Page 2 Further representations for public nuisance – ref The Lodge Duxford

On every occasion that the hotel operates as a de facto night club with music it is not possible to open the windows or use the garden throughout any time during the year when they are holding an event. Decibel levels are recorded between 65 and 75 decibels from the music. Also not in accordance with the current licence.

Noise levels include both the music and patrons voices are clearly audible voices and conversations can be heard from the back door of my property, I would therefore suggest that opening the outdoors to use until 12pm will also adversely impact the peaceful enjoyment of 19 Markby Close.

Because of the nature of the building and the reflection of the noise it is possible that 19 Markby Close is more impacted than other properties, however I have had discussions with the previous owners of no. 15 Markby Close and they also experienced the same noise effect from the opposite building of a reflection and amplification of noise causing them also to have to close windows. I offer this information as confirmation that the noise carries beyond my boundaries.

It is expected a degree of noise from the hotel as they were licenced to hold weddings and as such weekend events would be normal, I have no objection to music up to the neighbourhood limit of 11pm on weekends, however a regular daily occurrence would be unsuitable and unacceptable on the basis of peaceful enjoyment of my garden and house.

We note the music starts around 6 to 7pm and has been ongoing during times when gatherings were permitted on weekends through December and now January and it is expected that this will be a normal occurrence every weekend, up to 10pm which is also against the current licence and not as agreed with the previous alteration of the licence.

As such I represent that opening the licence to music and patrons voices every day up to 12 am and every weekend up to 12:30am is not in keeping with the residential area that the hotel resides in, it adversely impacts our right to peaceful enjoyment of our house and garden as neighbours that live in close proximity to the hotel.

Signed – 08/02/2022

Johanne Phillips  
19 Markby Close  
Duxford



# Notes to help those attending meetings in person at South Cambridgeshire Hall

Notes to help those people visiting the South Cambridgeshire District Council offices – please also refer to the Covid-security measures relating to meetings in the Council Chamber which are on the website page for each relevant meeting.

Members of the public wishing to view the meeting will be able to watch the livestream via the link which will be publicised before this meeting.

Members of the public wishing to attend the meeting in person, please contact Democratic Services at [democratic.services@scambs.gov.uk](mailto:democratic.services@scambs.gov.uk)

While we try to make sure that you stay safe when visiting South Cambridgeshire Hall, you also have a responsibility for your own safety, and that of others.

## Security

When attending meetings in non-public areas of the Council offices you must report to Reception, sign in, and at all times wear the Visitor badge issued. Before leaving the building, please sign out and return the Visitor badge to Reception.

Public seating in meeting rooms is limited. For further details contact Democratic Services on 03450 450 500 or e-mail [democratic.services@scambs.gov.uk](mailto:democratic.services@scambs.gov.uk)

## Emergency and Evacuation

In the event of a fire, a continuous alarm will sound. Leave the building using the nearest escape route; from the Council Chamber or Mezzanine viewing gallery this is via the staircase just outside the door. Go to the assembly point at the far side of the staff car park opposite the staff entrance

- **Do not** use the lifts to leave the building. If you are unable to use stairs by yourself, the emergency staircase landings have fire refuge areas, which give

protection for a minimum of 1.5 hours. Press the alarm button and wait for help from Council fire wardens or the Fire and Rescue Service.

- **Do not** re-enter the building until the officer in charge or the Fire and Rescue Service confirms that it is safe to do so.

### **First Aid**

If you feel unwell or need first aid, please alert a member of staff.

### **Access for People with Disabilities**

We are committed to improving, for all members of the community, access to our agendas and minutes. We try to take all circumstances into account but, if you have any specific needs, please let us know, and we will do what we can to help you. The Council Chamber is accessible to wheelchair users. Infra-red hearing assistance systems are available in the Council Chamber and viewing gallery. To use these, you must sit in sight of the infra-red transmitter and wear a 'neck loop', which can be used with a hearing aid switched to the 'T' position. If your hearing aid does not have the 'T' position facility then earphones are also available and can be used independently. You can get both neck loops and earphones from Reception.

### **Toilets**

Public toilets are available on each floor of the building next to the lifts. These include facilities for disabled people.

### **Recording of Business and Use of Mobile Phones**

We are open and transparent about how we make decisions. Public meetings are webcast and are also recorded, but we allow recording, filming and photography at Council, Cabinet and other meetings, which members of the public can attend, so long as proceedings at the meeting are not disrupted. We also allow the use of social media during meetings to bring Council issues to the attention of a wider audience. To minimise disturbance to others attending the meeting, please switch your phone or other mobile device to silent / vibrate mode.

### **Banners, Placards and similar items**

You are not allowed to bring into, or display at, any public meeting any banner, placard, poster or other similar item. If you do so, the Chair will suspend the meeting until such items are removed.

### **Disturbance by Public**

If a member of the public interrupts proceedings at a meeting, the Chair will warn the person concerned. If they continue to interrupt, the Chair will order their removal from the meeting room. If there is a general disturbance in any part of the meeting room open to the public, the Chair may call for that part to be cleared. The meeting will be suspended until order has been restored.

### **Smoking**

Since 1 July 2008, South Cambridgeshire District Council has operated a Smoke Free Policy. No one can smoke at any time within the Council offices, or in the car park or other grounds forming part of those offices.

### **Food and Drink**

Until the lifting of Covid restrictions, no vending machines are available. Bottled water is available for attendees at meetings.

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