

Further Representation for objection to licensing and music on applied hours, Milton 88 Ball, Norman Industrial Estate, CB24

From: landlord and occupier Milton Studios, 97 Cambridge Road, Cambridge

Please find attached a copy of the objection letter sent by tenant at 97 Cambridge Road, copy of email exchange stating that the owner of Stags and Does, Crossfit, objects to granting of a license during working hours and that he was unaware he was approving this, a map of the industrial estate showing how the location affects us at 97 and also how there is no legitimate external area to allow for smoking without causing significant risk to public safety. Also outlined below are specific references to the grounds on which I object to the application before 6pm on weekdays and 2pm on weekends.

1. The prevention of crime and disorder, AND The prevention of Public Nuisance

Drinking from 10.30 am on a working business estate will inevitably create a level of disorder and disruption on a small collection of close knitted businesses in close proximity to one another, of a fairly small size. Minimal noise and rowdiness will have an impact both on the working lives of those in proximity, and an impact on visitor impression and company image which is vital to many of my tenants and myself. The level of public nuisance from the noise and chattering of those smoking outside, exacerbated by the lengthy availability of drinking, will prevent focused working in the front offices of my building where start up companies are trying to grow. Visitors to the studios and offices will get a very poor impression having to pass a licensed premises playing music and having people hanging around outside. This impression will be directly detrimental to the businesses I facilitate in my unit and loss of business is definitely a public nuisance. Furthermore, inevitable level of visitors to the estate to go to Milton8 Ball will push up indiscriminate parking on other estate users' parking areas or on the main thoroughfare, already an issue on Norman Estate, causing fire risk and nuisance to other estate users.

2. Public safety.

As Milton 8 Ball has no external areas, there is no area for the users to smoke, which means they will have to venture out the front of their unit as they are currently. The front of their unit (see plan A) is the right of way i.e. the roadway. The other side of this part of Cambridge Road is parking for Units on that very side, not for anyone else's use. There is room for one car to pass the cars, there is no safe area therefore in front of the building for the Pool Hall to use for smoking. Many cars go in and out all day. There are several garages on the Estate as well as gyms and multi person used units, there are bin lorries, skip lorries that go up once or twice a week, builders vans etc which need free route access, and will not have this with a group of people outside Milton8 Ball smoking in the thoroughfare during working hours. You can see from the googlamap enclosed that Milton8 Ball has no outdoor space granted to it – the premises on the opposite side have right of use for 50 per cent of the roadway for parking, included in the ownership, theirs to upkeep and maintain and is private property with rights of access, which is usually used to its maximum for parking. It is not to provide a safe smoking area to Milton8. To grant a license to this unit is encouraging people to smoke on a roadway which is highly dangerous both to the smokers, and to drivers and users and visitors to the estate. Should the smokers find somewhere to safely smoke, safety in the parking areas the other side of the thoroughfare, they will either be beneath our building and windows causing a public nuisance, or outside someone else, causing a nuisance, none of which are acceptable options.