

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 5th 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

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]