

# South Cambridgeshire District Council

## Licensing (2003 Act) Sub-Committee

**Date of Hearing:** 10 September 2020  
**Applicant:** Philippa Infanti  
**Premises Address:** The Lodge, Duxford, Ickleton Road, Duxford,  
CB22 4RT  
**Application:** To vary a premises licence

### Those present at the hearing:

**Sub-Committee:** Councillor Anna Bradnam (Chair)  
Councillor Bill Handley  
Councillor Peter McDonald

**SCDC Officers:** Jane Jackson, Licensing Officer  
Paul Weller, Legal Adviser  
Aaron Clarke, Democratic Services Officer  
Chris Coker, Environmental Health Officer

**Applicant:** Mrs Philippa Infanti  
Mr Craig Vines

**Representees:** Mr Tim McMahon  
Mr Alun James

### The application

The application for a Premises Licence for The Lodge, Duxford was received on 13 July 2020. The requirements for advertising and displaying relevant notices were carried out in accordance with the Licensing Act 2003.

The application is for the variation of an existing Premises Licence SCDCPL0098 to include the sale of alcohol in the garden area of the premises. Currently the garden is excluded from the

premises. The requested days and times for Sale of Alcohol for consumption on the premises in the garden are as follows:

Monday to Sunday                      12:00 to 22:30

### **Background**

The premises can be found on Ickleton Road, Duxford, CB22 4RT which is mainly residential properties and some businesses.

As required by the Licensing Act policy, the application was sent to all responsible authorities for consultation as part of the licensing application process.

Notification of the application was sent to 118 neighbouring properties.

The Blue Notice was correctly displayed, and a notice was placed in the Cambridge Evening News on the 27 July 2020.

### **Relevant representations**

Representations have been received from seven interested parties. A list was sent to the applicant.

A representation was received from Environmental Health and this was sent to the applicant.

As part of the application process the applicant has been made aware of the representations.

One of the existing representees supplied additional information, on the day of the hearing, which with the consent of the applicant and all other parties, was placed before the sub-committee.

### **Observations:**

The panel heard representations from the applicant who explained the nature of the business, which they had taken over in September 2018 and opened as a hotel in November 2019. They had expanded the operation in the garden in July 2020. The applicant outlined how parking is managed, indicating 33 spaces available for guests, with staff instructed to park off site on busy days.

The panel were notified that The Lodge, Duxford had engaged the services of a sound engineer to investigate noise prompted by the recommendations of the Environmental Health Officer. The applicant explained that the direction in which the speakers were pointing had been changed to reduce noise that residents had experienced and indicated that they would be happy to make further changes to reduce the impact of their business on nearby residents, including reviewing the location of their designated smoking area.

Environmental Health had received three complaints with regards to The Lodge, Duxford due to noise and smoke from the end of July, shortly after the application to vary the premises licence was submitted. No further information could be given as these complaints were under investigation.

### Decision

Taking all the above into account the Sub-Committee **agreed** to grant the variation of the Premises Licence subject to the incorporation of conditions.

### Conditions imposed by the Sub-Committee

Additionally, to address the Licensing Objective of the prevention of public nuisance, the Sub-Committee applied the following conditions

- In accordance with the request from the applicant, the sale of alcohol from the outside bar shall commence at 12:00
- The sale of alcohol from the outside bar shall cease at 21:30.
- All sound must go through a sound limiter, the level of which shall be monitored.

### Environmental Health Conditions

All the conditions proposed for the prevention of public nuisance and the protection of public safety suggested by Environmental Health shall be incorporated into the Premises Licence.

### Reasons:

- The application addresses in a satisfactory manner, the four Licensing objectives.
- The inclusion of these conditions will assist in promoting the Licensing objectives.
- To minimise the disturbance to neighbours.

The panel also indicated that they would like the Lodge, Duxford to review moving the smoking area, so as to reduce the impact on their immediate neighbours.

The applicant has a right of appeal against the decision to impose conditions on the licence to the Cambridge Magistrates' Court within 21 days of receiving notification of this decision.

Any objector has a right of appeal against the decision to grant the licence or that, on granting the licence, the licensing authority ought to have imposed different or additional condition on the licence to the Cambridge Magistrates' Court within 21 days of receiving notification of this decision.

Signed:

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Councillor Anna Bradnam (Chair)

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Councillor Bill Handley

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Councillor Peter McDonald

Dated: 10 September 2020