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10 November 2021

To: Chair – Councillor
Members of the Licensing (2003 Act) Sub-Committee – Councillors
Anna Bradnam, Jose Hales and Deborah Roberts

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 **Thursday, 18 November 2021 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.

Agenda		Pages
1. Appointment of Chair		
2. Introductions / Procedure	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.	1 - 2
3. Declarations of Interest		
4. Application to grant a premises licence for Clopton Manor, Croydon		3 - 74



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

Report to:	Licensing Sub-Committee (Licensing Act 2003) 18 November 2021
Lead Cabinet Member:	Brian Milnes
Lead Officer:	Bode Esan

Application for a Premises Licence: Clopton Manor, Clopton Farm, Lower Road, Croydon, SG8 0EF

Executive Summary

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

Recommendations

2. It is recommended that the Committee determine the application for 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 6 September 2021, an application for a premises licence for Clopton Manor, Clopton Farm, Croydon, SG8 0EF was submitted to the Licensing Authority, and advertised and consulted upon.
5. The application is to permit:
 - the supply of alcohol for consumption on the premises
 - the provision of recorded music (indoors) and;
 - live music (both indoors and outdoors)

from 12:00 until 23:00 Monday to Sunday.

6. The application form is attached as Appendix A, and a location plan attached as Appendix B.

7. The application was advertised in the Cambridge News on 14 October 2021, and the site notice displayed on the premises as required.
8. Cambridge Fire and Rescue Service have no objection to the application, but requested that a suitable and sufficient fire risk assessment must be conducted and documented of the premises under the Fire Safety Order, to help identify fire hazards and the measures and arrangements required to safeguard all relevant persons on the premises. The fire risk assessment should be conducted by a competent person with relevant knowledge, skills and experience of fire safety matters.
9. Cambridgeshire & Peterborough Trading Standards Service have provided the applicant with information relating to with Challenge 25, and confirmed they have no comments to make in relation to this application.
10. There were no responses from other Responsible Authorities.
11. Representations have been received from Clopton Parish Council and three local residents. The Parish Council also submit that 5 residents (households) support the application. There was a further resident in support of the application.
12. The redacted representations are attached as Appendix C.
13. The Licensing Act (Hearings) Regulations 2005 prescribe that a Hearing must commence within 20 working days beginning with the day after the end of the consultation period i.e. by 12 November 2021. Due to operational issues, it was necessary to extend the timescales in which a Hearing was to take place by six days. All parties have been advised of this.
14. There are no policy presumptions within the Council's Statement of Licensing policy, against the grant of the licence unless it can be shown that the application would undermine or prejudice the licensing objectives.

Options

15. The Sub-Committee in determining the application will consider the steps set out in section 18(4) Licensing Act 2003.
16. 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.

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

Implications

18. 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

19. 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.

20. 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.

21. 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.

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

Risks/Opportunities

23. 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 \(legislation.gov.uk\)](http://legislation.gov.uk)**

The Licensing Act 2003 (Hearings) Regulations 2005 **[The Licensing Act 2003 \(Hearings\) Regulations 2005 \(legislation.gov.uk\)](http://legislation.gov.uk)**

Appendices

Appendix A: Copy of Application form

Appendix B: Location plan

Appendix C: Copy of representations

Report Author:

Brooke O'Neill – Licensing Technical Officer

Telephone: (01954) 712945

**Application for a premises licence to be granted
under the Licensing Act 2003**

PLEASE READ THE FOLLOWING INSTRUCTIONS FIRST

Before completing this form please read the guidance notes at the end of the form. If you are completing this form by hand please write legibly in block capitals. In all cases ensure that your answers are inside the boxes and written in black ink. Use additional sheets if necessary.

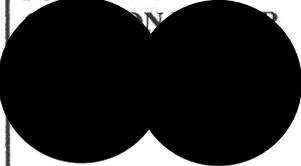
You may wish to keep a copy of the completed form for your records.

I ADAM RUSSELL WHITE

(Insert name(s) of applicant)

apply for a premises licence under section 17 of the Licensing Act 2003 for the premises described in Part 1 below (the premises) and I/we are making this application to you as the relevant licensing authority in accordance with section 12 of the Licensing Act 2003

Part 1 – Premises details

Postal address of premises or, if none, ordnance survey map reference or description			
			
Post town	CAMBRIDGESHIRE	Postcode	
Telephone number at premises (if any)			
Non-domestic rateable value of premises		£ NEW BUILD	

Part 2 - Applicant details

Please state whether you are applying for a premises licence as Please tick as appropriate

- | | | |
|--|--------------------------|-----------------------------|
| a) an individual or individuals * | ✓ | please complete section (A) |
| b) a person other than an individual * | | |
| i as a limited company/limited liability partnership | <input type="checkbox"/> | please complete section (B) |
| ii as a partnership (other than limited liability) | <input type="checkbox"/> | please complete section (B) |
| iii as an unincorporated association or | <input type="checkbox"/> | please complete section (B) |
| iv other (for example a statutory corporation) | <input type="checkbox"/> | please complete section (B) |
| c) a recognised club | <input type="checkbox"/> | please complete section (B) |
| d) a charity | <input type="checkbox"/> | please complete section (B) |

- e) the proprietor of an educational establishment please complete section (B)
- f) a health service body please complete section (B)
- g) a person who is registered under Part 2 of the Care Standards Act 2000 (c14) in respect of an independent hospital in Wales please complete section (B)
- ga) a person who is registered under Chapter 2 of Part 1 of the Health and Social Care Act 2008 (within the meaning of that Part) in an independent hospital in England please complete section (B)
- h) the chief officer of police of a police force in England and Wales please complete section (B)

* If you are applying as a person described in (a) or (b) please confirm (by ticking yes to one box below):

- I am carrying on or proposing to carry on a business which involves the use of the premises for licensable activities; or
- I am making the application pursuant to a statutory function or
- a function discharged by virtue of Her Majesty's prerogative

(A) INDIVIDUAL APPLICANTS (fill in as applicable)

Mr <input checked="" type="checkbox"/>	Mrs <input type="checkbox"/>	Miss <input type="checkbox"/>	Ms <input type="checkbox"/>	Other Title (for example, Rev)	
Surname WHITE			First names ADAM		
Date of birth ●●●●		I am 18 years old or <input checked="" type="checkbox"/> Please tick yes			
Nationality ●●●●					
Current residential address if different from premises address					
Post town			Postcode		
Daytime contact telephone number			●●●●●●		
E-mail address (optional)		●●●●●●●●●●			

SECOND INDIVIDUAL APPLICANT (if applicable)

Mr <input type="checkbox"/>	Mrs <input type="checkbox"/>	Miss <input type="checkbox"/>	Ms <input type="checkbox"/>	Other Title (for example, Rev)	
-----------------------------	------------------------------	-------------------------------	-----------------------------	--------------------------------	--

Surname		First names	
Date of birth		I am 18 years old or over <input type="checkbox"/> Please tick yes	
Nationality			
Current residential address if different from premises address			
Post town		Postcode	
Daytime contact telephone number			
E-mail address (optional)			

(B) OTHER APPLICANTS

Please provide name and registered address of applicant in full. Where appropriate please give any registered number. In the case of a partnership or other joint venture (other than a body corporate), please give the name and address of each party concerned.

Name
Address
Registered number (where applicable)
Description of applicant (for example, partnership, company, unincorporated association etc.)
Telephone number (if any)
E-mail address (optional)

Part 3 Operating Schedule

When do you want the premises licence to start?

DD	MM	YYYY
<input type="text"/>	<input type="text"/>	<input type="text"/>

A. S. A. P. PLEASE.

If you wish the licence to be valid only for a limited period, when do you want it to end?

DD	MM	YYYY

Please give a general description of the premises (please read guidance note 1)
New build- The premises is on my farm, within an area of land of 36 acres, which I own. I plan to use the buildings as a training centre for people who want to learn how to use Passivhaus.

If 5,000 or more people are expected to attend the premises at any one time, please state the number expected to attend.

What licensable activities do you intend to carry on from the premises?

(please see sections 1 and 14 and Schedules 1 and 2 to the Licensing Act 2003)

Provision of regulated entertainment (please read guidance note 2)

Please tick all that apply

- a) plays (if ticking yes, fill in box A)
- b) films (if ticking yes, fill in box B)
- c) indoor sporting events (if ticking yes, fill in box C)
- d) boxing or wrestling entertainment (if ticking yes, fill in box D)
- e) live music (if ticking yes, fill in box E)
- f) recorded music (if ticking yes, fill in box F)
- g) performances of dance (if ticking yes, fill in box G)
- h) anything of a similar description to that falling within (e), (f) or (g) (if ticking yes, fill in box H)

Provision of late night refreshment (if ticking yes, fill in box I)

Supply of alcohol (if ticking yes, fill in box J)

√

In all cases complete boxes K, L and M

A

Plays Standard days and timings (please read guidance note 7)			Will the performance of a play take place indoors or outdoors or both – please tick (please read guidance note 3)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish	Please give further details here (please read guidance note 4)		
Mon					
Tue			State any seasonal variations for performing plays (please read guidance note 5)		
Wed					
Thur			Non standard timings. Where you intend to use the premises for the performance of plays at different times to those listed in the column on the left, please list (please read guidance note 6)		
Fri					
Sat					
Sun					

B

Films Standard days and timings (please read guidance note 7)			<u>Will the exhibition of films take place indoors or outdoors or both – please tick</u> (please read guidance note 3)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish	<u>Please give further details here</u> (please read guidance note 4)		
Mon					
Tue			<u>State any seasonal variations for the exhibition of films</u> (please read guidance note 5)		
Wed					
Thur			<u>Non standard timings. Where you intend to use the premises for the exhibition of films at different times to those listed in the column on the left, please list</u> (please read guidance note 6)		
Fri					
Sat					
Sun					

C

Indoor sporting events Standard days and timings (please read guidance note 7)			<u>Please give further details</u> (please read guidance note 4) ONLY SPORTING EVENTS SUCH AS WORLD CUP FOOTBALL
Day	Start	Finish	
Mon	12:00	23:00	
Tue	12:00	23:00	<u>State any seasonal variations for indoor sporting events</u> (please read guidance note 5) EVERY 2 YEARS
Wed	12:00	23:00	
Thur	12:00	23:00	<u>Non standard timings. Where you intend to use the premises for indoor sporting events at different times to those listed in the column on the left, please list</u> (please read guidance note 6)
Fri	12:00	23:00	
Sat	12:00	23:00	
Sun	12:00	23:00	

- No.

D

Boxing or wrestling entertainments Standard days and timings (please read guidance note 7)			<u>Will the boxing or wrestling entertainment take place indoors or outdoors or both – please tick</u> (please read guidance note 3)		Indoors	<input type="checkbox"/>
					Outdoors	<input type="checkbox"/>
Day	Start	Finish			Both	<input type="checkbox"/>
Mon			<u>Please give further details here</u> (please read guidance note 4)			
Tue						
Wed			<u>State any seasonal variations for boxing or wrestling entertainment</u> (please read guidance note 5)			
Thur						
Fri			<u>Non standard timings. Where you intend to use the premises for boxing or wrestling entertainment at different times to those listed in the column on the left, please list</u> (please read guidance note 6)			
Sat						
Sun						

E

Live music Standard days and timings (please read guidance note 7)			<u>Will the performance of live music take place indoors or outdoors or both – please tick</u> (please read guidance note 3)	Indoors	√
				Outdoors	√
				Both	√
Day	Start	Finish	<u>Please give further details here</u> (please read guidance note 4)		
Mon	12:00	23:00	WE WILL ON OCCASION HAVE CHARITY EVENTS.		
Tue	12:00	23:00			
Wed	12:00	23:00	<u>State any seasonal variations for the performance of live music</u> (please read guidance note 5)		
Thur	12:00	23:00			
Fri	12:00	23:00	<u>Non standard timings. Where you intend to use the premises for the performance of live music at different times to those listed in the column on the left, please list</u> (please read guidance note 6)		
Sat	12:00	23:00			
Sun	12:00	23:00			

F

Recorded music Standard days and timings (please read guidance note 7)			Will the playing of recorded music take place indoors or outdoors or both – please tick (please read guidance note 3)	Indoors	<input checked="" type="checkbox"/>
Day	Start	Finish		Outdoors	<input type="checkbox"/>
Mon	12:00	23:00	Please give further details here (please read guidance note 4) BACKGROUND MUSIC IN THE BAR. THE BUILDING IS COMPLETELY SOUND PROOFED.	Both	<input type="checkbox"/>
Tue	12:00	23:00			
Wed	12:00	23:00	State any seasonal variations for the playing of recorded music (please read guidance note 5)		
Thur	12:00	23:00			
Fri	12:00	23:00	Non standard timings. Where you intend to use the premises for the playing of recorded music at different times to those listed in the column on the left, please list (please read guidance note 6)		
Sat	12:00	23:00			
Sun	12:00	23:00			

G

Performances of dance Standard days and timings (please read guidance note 7)			<u>Will the performance of dance take place indoors or outdoors or both – please tick</u> (please read guidance note 3)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish	<u>Please give further details here</u> (please read guidance note 4)		
Mon					
Tue			<u>State any seasonal variations for the performance of dance</u> (please read guidance note 5)		
Wed					
Thur			<u>Non standard timings. Where you intend to use the premises for the performance of dance at different times to those listed in the column on the left, please list</u> (please read guidance note 6)		
Fri					
Sat					
Sun					

H

Anything of a similar description to that falling within (e), (f) or (g) Standard days and timings (please read guidance note 7)			Please give a description of the type of entertainment you will be providing		
Day	Start	Finish	<u>Will this entertainment take place indoors or outdoors or both – please tick</u> (please read guidance note 3)	Indoors	<input type="checkbox"/>
Mon				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Tue			<u>Please give further details here</u> (please read guidance note 4)		
Wed					
Thur			<u>State any seasonal variations for entertainment of a similar description to that falling within (e), (f) or (g)</u> (please read guidance note 5)		
Fri					
Sat			<u>Non standard timings. Where you intend to use the premises for the entertainment of a similar description to that falling within (e), (f) or (g) at different times to those listed in the column on the left, please list</u> (please read guidance note 6)		
Sun					

I

Late night refreshment Standard days and timings (please read guidance note 7)			Will the provision of late night refreshment take place indoors or outdoors or both – please tick (please read guidance note 3)	Indoors	<input type="checkbox"/>
Day	Start	Finish		Outdoors	<input type="checkbox"/>
Mon			<u>Please give further details here</u> (please read guidance note 4)	Both	<input type="checkbox"/>
Tue					
Wed			<u>State any seasonal variations for the provision of late night refreshment</u> (please read guidance note 5)		
Thur					
Fri			<u>Non standard timings. Where you intend to use the premises for the provision of late night refreshment at different times, to those listed in the column on the left, please list</u> (please read guidance note 6)		
Sat					
Sun					

J

Supply of alcohol Standard days and timings (please read guidance note 7)			<u>Will the supply of alcohol be for consumption – please tick</u> (please read guidance note 8)	On the premises	<input checked="" type="checkbox"/>
				Off the premises	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish	<u>State any seasonal variations for the supply of alcohol</u> (please read guidance note 5)		
Mon	12:00	23:00			
Tue	12:00	23:00			
Wed	12:00	23:00			
Thur	12:00	23:00			
Fri	12:00	23:00			
Sat	12:00	23:00			
Sun	12:00	23:00			
			<u>Non standard timings. Where you intend to use the premises for the supply of alcohol at different times to those listed in the column on the left, please list</u> (please read guidance note 6)		

State the name and details of the individual whom you wish to specify on the licence as designated premises supervisor (Please see declaration about the entitlement to work in the checklist at the end of the form):

Name ADAM WHITE
Date of birth ●●●●
Address CLOPTON MANOR CLOPTON FARM LOWER ROAD CROYDON CAMBRIDGESHIRE
Postcode ●●●●
Personal licence number (if known) ADAM WHITE HAS PASSED AND WAITING TO RECEIVE LICENCE
Issuing licensing authority (if known) CAMBRIDGE CITY COUNCIL

□□□□

K

Please highlight any adult entertainment or services, activities, other entertainment or matters ancillary to the use of the premises that may give rise to concern in respect of children (please read guidance note 9).

L

Hours premises are open to the public Standard days and timings (please read guidance note 7)			State any seasonal variations (please read guidance note 5)
Day	Start	Finish	
Mon			<p>NOT OPEN TO GENERAL PUBLIC UNLESS SPECIFICALLY ADVERTISED ON OPEN DAYS FOR CHARITY EVENTS OR VILLAGE FETE, ALSO IF WE HAVE A CHRISTMAS OPEN AFTERNOON FOR CHILDREN IN VILLAGE AND SURROUNDING AREA TO MEET OUR FARM ANIMALS AND SANTA. THESE WILL BE ONE-OFF INVITES, NO MORE THAN AT MOST PROBABLY 6 TIMES PER YEAR.</p> <p>WE WOULD LIKE THE LOCAL COMMUNITY TO BE ABLE TO USE THE FACILITY FOR PRE- ARRANGED MEETINGS/COFFEE AFTERNOONS/ROUND TABLE/LIONS MONTHLY MEETINGS ETC.</p> <p>AT ALL OTHER TIMES IT WILL BE FOR PERSONAL AND PRIVATE USE AS OUR TRAINING FACILITY ONLY.</p>
Tue			
Wed			
Thur			
Fri			
Sat			
Sun			
			<p><u>Non standard timings. Where you intend the premises to be open to the public at different times from those listed in the column on the left, please list</u> (please read guidance note 6)</p>

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

a) General – all four licensing objectives (b, c, d and e) (please read guidance note 10)

The applicant is an experienced world-leading trainer of Passivhaus and eco-friendly buildings. The applicant proposes to always pre organise events held at the premises. The applicant will liaise with this licencing authority and their agreement to always promote their licence objectives. The premises license holder and DPS will be responsible and accountable for all events taking place at the premises, to ensure compliance, any responsible authority will have access to the premises at all times.

b) The prevention of crime and disorder

The applicant has many CCTV cameras surrounding and within the premises, as well as security gates with authorised entry and AMPR cameras which show the vehicle number plates. We plan to work with all responsible authorities and they will be notified in the case of any incidents of crime and disorder where an intervention is required. All staff will be trained to act and react accordingly to all situations which may or may not occur.

c) Public safety

The premises capacity is 100 maximum in the bar and staff will be health and safety trained. At all times there may be groups of people, the premises license holder will be accountable and oversee the safety of anyone that enters and leaves the premises. Fire exits will be at designated points around the premises and clearly signed to ensure everyone can see. All temporary structures will be suitable for the intended purposes and installed accordingly with agreement with premises license holder. Outside is 36 acres of fields and we have plenty of parking facilities, rest rooms, disabled access, trained first aiders and the whole area is checked annually for fire and safety hazards by an outside qualified company.

d) The prevention of public nuisance

The premises license will be displayed and visible within the premises and clearly visible at all times to customers and authority. The premises licence holder is committed to ongoing engagement with local residents and parrish councils to establish a way forward to ensure no problems arise, discussions have already been held and everyone invited on to the premises for their perusal. No noise will be emitted from the premises due to the sound proof structure, this means that residents within the nearby facility will not be disturbed by sound in the day or night. Various exits and nearby areas are all carefully monitored to ensure no waste material/rubbish is left. There is also a no smoking policy in and immediately around our buildings. We have a zero tolerance towards drugs.

e) The protection of children from harm

Safeguarding of children and vulnerable adults trained, staff will be briefed on safeguarding measures and no alcohol will be served to anyone under the age of 18. Children will be allowed access but only with attendance and occupied by someone over the age of 18 who has responsibility of the respective child at all times.

Checklist:

Please tick to indicate agreement

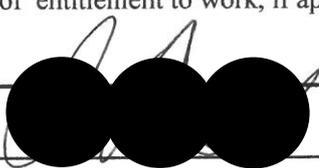
- I have made or enclosed payment of the fee. ✓
- I have enclosed the plan of the premises. ✓
- I have sent copies of this application and the plan to responsible authorities and others where applicable. ✓
- I have enclosed the consent form completed by the individual I wish to be designated premises supervisor, if applicable. ✓
- I understand that I must now advertise my application. ✓
- I understand that if I do not comply with the above requirements my application will be rejected. ✓
- [Applicable to all individual applicants, including those in a partnership which is not a limited liability partnership, but not companies or limited liability partnerships] I have included documents demonstrating my entitlement to work in the United Kingdom (please read note 15). ✓

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.

IT IS AN OFFENCE UNDER SECTION 24B OF THE IMMIGRATION ACT 1971 FOR A PERSON TO WORK WHEN THEY KNOW, OR HAVE REASONABLE CAUSE TO BELIEVE, THAT THEY ARE DISQUALIFIED FROM DOING SO BY REASON OF THEIR IMMIGRATION STATUS. THOSE WHO EMPLOY AN ADULT WITHOUT LEAVE OR WHO IS SUBJECT TO CONDITIONS AS TO EMPLOYMENT WILL BE LIABLE TO A CIVIL PENALTY UNDER SECTION 15 OF THE IMMIGRATION, ASYLUM AND NATIONALITY ACT 2006 AND PURSUANT TO SECTION 21 OF THE SAME ACT, WILL BE COMMITTING AN OFFENCE WHERE THEY DO SO IN THE KNOWLEDGE, OR WITH REASONABLE CAUSE TO BELIEVE, THAT THE EMPLOYEE IS DISQUALIFIED.

Part 4 – Signatures (please read guidance note 11)

Signature of applicant or applicant’s solicitor or other duly authorised agent (see guidance note 12). **If signing on behalf of the applicant, please state in what capacity.**

Declaration	<ul style="list-style-type: none"> [Applicable to individual applicants only, including those in a partnership which is not a limited liability partnership] I understand I am not entitled to be issued with a licence if I do not have the entitlement to live and work in the UK (or if I am subject to a condition preventing me from doing work relating to the carrying on of a licensable activity) and that my licence will become invalid if I cease to be entitled to live and work in the UK (please read guidance note 15). The DPS named in this application form is entitled to work in the UK (and is not subject to conditions preventing him or her from doing work relating to a licensable activity) and I have seen a copy of his or her proof of entitlement to work, if appropriate (please see note 15)
Signature	
Date	06/09/2021
Capacity	Owner of premises

For joint applications, signature of 2nd applicant or 2nd applicant's solicitor or other authorised agent (please read guidance note 13). If signing on behalf of the applicant, please state in what capacity.

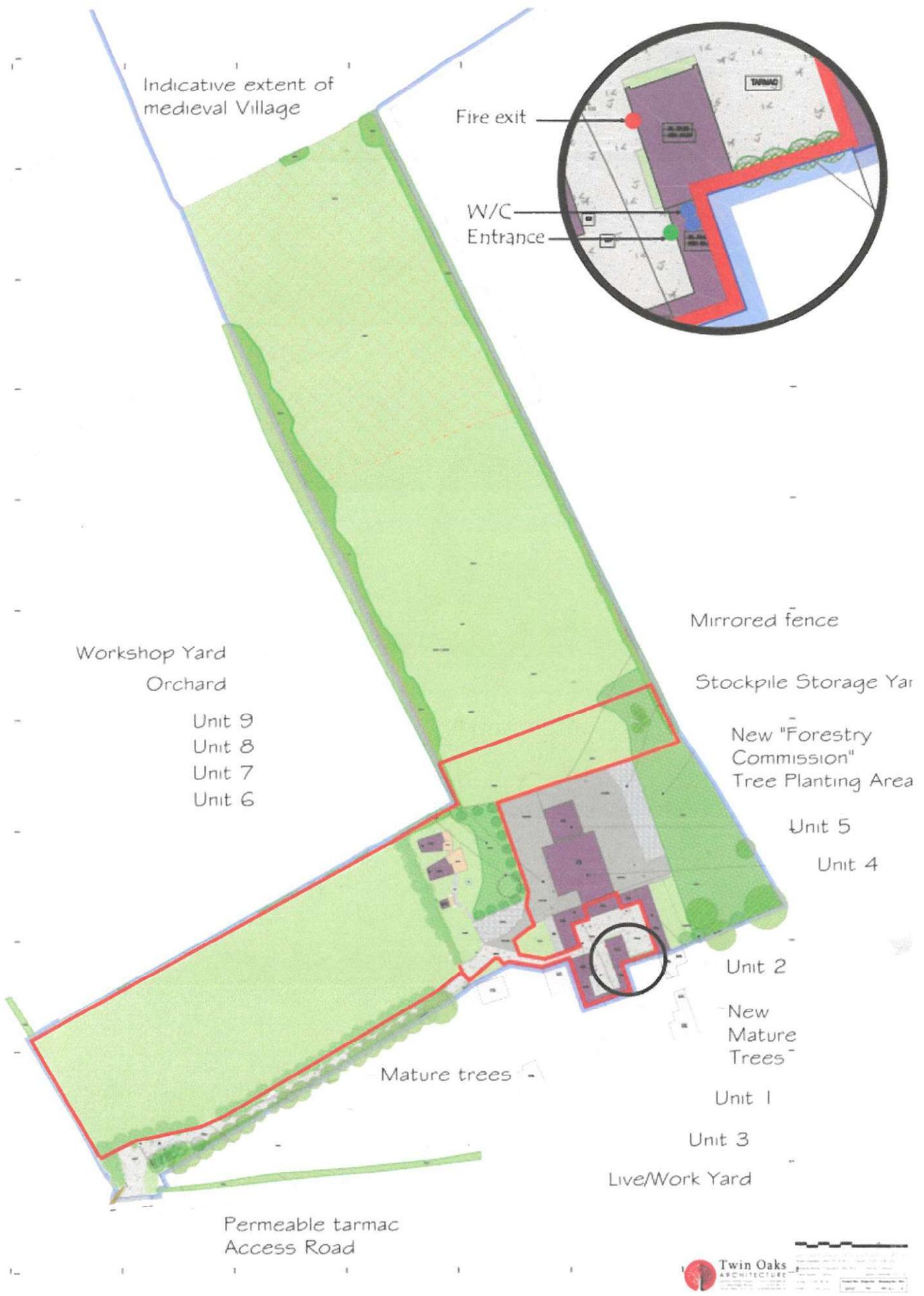
Signature	
Date	
Capacity	

Contact name (where not previously given) and postal address for correspondence associated with this application (please read guidance note 14)			
Post town		Postcode	
Telephone number (if any)			
If you would prefer us to correspond with you by e-mail, your e-mail address (optional)			

Notes for Guidance

- 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.
- In terms of specific regulated entertainments please note that:





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Brooke O'Neill

From:
Sent:
To:


11 October 2021 07:42


Hi

I would just like to comment on the new bar at Copton farm.

Reason against the bar.

- 1) On the road opposite the entrance to the farm there is no box area, for turning right into this farm. Also there is no hard shoulder. This is a serious concern, knowing the amount of people that could attend the bar.
 - 2) The road is very fast and there is two dangerous bends near the farm entrance, and also a small hill that both, can obscure views.
 - 3) No road lighting.
 - 4) There has been numerous collisions, on this part of the road.
 - 5) Unfair for the neighbours, noise level that comes from this amount of people attending the bar, Lots for people will be drinking outside.
 - 6) The bars position is very close to two neighbours house, I would say within 20 meter, they didn't expect to live next to a noisy bar, when they brought a house, next to a old farm .
 - 7) Music level will be difficult to control, as it is very remote location.
 - 8) There has been numerous police visits to the White Haus farm property, for illegal burning of plastic, burning of a large gas container, unsociable behaviour to neighbours, and also fist fighting on the property, plus more!
- pls contact south Cambs police for numerous incident numbers.
- 9) Difficult place to control drugs.
 - 10) This person is not mature enough to sell Alcohol , and would not know when to stop to serve a person who is going to get into their car and drive home.
 - 11) we need to support the local pub, in these difficult times
 - 12) I don't believe the bar will be used by the village for village functions as we have a village hall.
 - 13) There is numerous planning permissions, that haven't been followed by this family, why would the local council want to help this family, by granting alcohol license. When they have not been able to follow the other rules.

Thanks



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From: [REDACTED]
Sent: 10 October 2021 15:22
To: Licensing (SCDC)
Subject: Fwd: Licence Application by Adam White

Sent from my iPhone

Begin forwarded message:

From: [REDACTED]
Date: 6 October 2021 at 13:18:36 BST
To: [REDACTED]
Subject: Licence Application by Adam White

I would like to make the following points to the Parish Council about this application
There seems to be only two changes to the previous withdrawn application.
These involve the opening hours and the fact that it would not be open to the public.
If it is not to be open to the public who would the customers be?
My objections to this application are that people using the bar would have to travel to it as there is no accommodation on site and people in cars, having drunk alcohol, would be exiting on to a busy road. From a road safety point of view this is not an ideal situation.
It is also very close to neighbouring properties which could cause problems with noise if outside music is played.
There is no mention of any provision for food to be served with the alcohol.

Sent from my iPhone

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From: [REDACTED]
Sent: 11 October 2021 12:51
To: Licensing (SCDC)
Cc: [REDACTED]
Subject: Passivhaus (Adam White) - New Premises Alcohol Licence Application

Hello

RE: PASSIVHAUS (Adam White) - New Premises Licence

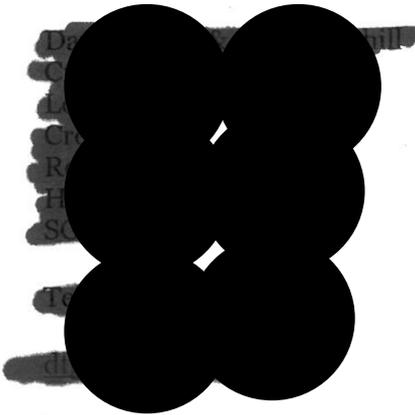
Clopton Manor Farm, Lower Road, Croydon, SG8 0EF

[REDACTED] please find below our comments which we wish to be taken into consideration with regards to their licence application :

- The bar requiring an alcohol licence already in situ is attached to our boundary wall and the outside decking is just on the other side of our wall.
- Ourselves and the rest of our neighbours chose to live in a quiet rural setting outside of a village or town and the thought of a drinking/entertainment establishment with outdoor facilities being attached to our boundary wall is unfathomable and not in character of the 'rural aesthetic' that planning have been so eager to preserve.
- A drinking venue with an indoor capacity of 100 people with the addition of aiming to host live music events indoors and outdoors has no bearing on any plan ever submitted to the Scams planning department - has any change of use from a car port to a training room to a bar ever been applied for ?
- It states in the application that it would be used for events open to the general public 'PROBABLY' up to 6 times a year. The word 'Probably' concerns us.
- The application states that the bar is sound proofed. After hearing recent events taking place inside it this is incorrect. The outside decking area is certainly not sound proofed.
- The application states that the local community will be able to use the facility for pre-arranged meetings/coffee afternoons/Round Table/Lions monthly meetings ETC. The local community is already served well by the Wood grill pub and restaurant and the reading room.
- The only access to Clopton Manor Farm is by car. As we all know, it is situated on very busy road with a 50mph speed limit. Pulling out on to that road is at best...a little hairy. We have witnessed several accidents over the past 5 years of living here..sadly some of them fatal. Unfortunately the road is all too often abused by motorists and bikers using it like a race track....we are very worried that by increasing the traffic entering and leaving Clopton Farm that inevitably it may result in an increase in motor accidents. Visibility can be very poor on the bends.
- As above, the only access to the farm is on a single track from the main road by car /bike - drinking and driving definitely DO NOT mix well together.
- From a nuisance perspective, this seems worse than the previous application. Again, lack of clarity in numbers potentially in attendance. A decking area has now been added and outdoor live music has also been applied for. Mr White reminds us of his property extending to 36 acres so we may ask the question on why he could possibly think that building and utilising a bar by his neighbours boundary walls could be a satisfactory proposal ?

- Why is it necessary to provide alcoholic beverages in a training facility ? How do these trainees get to the farm ? If they are driving then they probably should not be drinking and ...if they are not driving then where are they being accomodated ? We heard that he is planning to build accommodation-with no planning approvals in place.
- Finally, the original planning was granted on Clopton Farm on the basis that a 'farmyard rural aesthetic' was maintained. It has not been. The previous permission for development was granted with noise and traffic restrictions. This latest application seems to ignore that these were limits to protect the neighbourhood and 'not a starting point for future developments'. Whilst we appreciate that licensing and planning may be considered separately, we do not feel that this is the possible when a distinct disregard for planning procedures and change of use has been undertaken by Mr White. What are his long term plans and goals one has to question ?

Please find attached location of the bar and outside decking area adjacent to our and our neighbours boundary...which includes a structure built alongside our wall-built without planning consent. After your visit to the premises it would be helpful to find out what this is being used for within the bar vicinity ? Is it a store, corridor, exit ? He said that it was to store a water tank.





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The Licensing Act 2003

Representation form for 'Interested Person/ Body'

Your Name/ Company Name	●●●●●
Full Postal Address	●●●●●●●●●●●●●●●●●●
Post Code	●●●●
Telephone number	●●●●●
Email address	●●●●●●

Name of premises you are making a representation about	Passivhaus
Address of premises you are making a representation about	Clopton Manor, Clopton Farm, Lower Road, Croydon, SG8 0EF

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

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 Noise and light pollution**

We are concerned about the negative effects of increased noise and light pollution caused by the 11 hr per day sale of alcohol, music, sporting events and arrivals/departures at the Clopton Manor site.

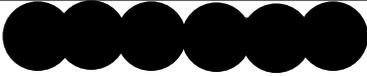
Public Safety Effect on road traffic

B1042 is a busy road, affected by constant over speeding with a history of road traffic accidents. The entrance to Clopton Manor is situated on a bend in the road and any further increase in traffic, particularly leaving and entering a 50 mph highway, could increase the risk of further accidents at an already dangerous location

.

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	
Signed	
Date	2 nd October 2021

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 Licensing Act 2003

Representation form for 'Interested Person/ Body'

Your Name/ Company Name	[REDACTED]
Full Postal Address	[REDACTED]
Post Code	[REDACTED]
Telephone number	[REDACTED]
Email address	[REDACTED]

Name of premises you are making a representation about	PASSIVHAUS
Address of premises you are making a representation about	CLOPTON MANOR, CLOPTON FARM, LOWER ROAD, CROYDON, ROYSTON, HERTS SG8 0EF

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

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.

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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

NO ISSUES RAISED

The Prevention of Public Nuisance

CONCERN HAS BEEN RAISED ABOUT NOISE AND DISTURBANCE OF NEIGHBOURS. ALTHOUGH THE BAR ITSELF MAY BE INSULATED, OUTDOOR DECKING AND CAR PARKS WOULD GENERATE NOISE. OUTDOOR MUSIC EVENTS WOULD ALSO GENERATE NOISE. CLOSE RURAL NEIGHBOURS WOULD NOT HAVE EXPECTED TO BE LIVING WITH AN EVENT VENUE UP AGAINST THEIR PROPERTY BOUNDARIES.

Public Safety

THE MAJOR CONCERN FROM THE PUBLIC AND THE PARISH COUNCIL IS ROAD SAFETY, ACCESS TO AND FROM THE SITE IS ONTO THE BUSY B1042 ON A BEND WITH POOR VISIBILITY. THE SECTION OF ROAD HAS A HISTORY OF COLLISIONS INCLUDING AT LEAST ONE FATALITY. THIS RISK WOULD BE COMPOUNDED BY LARGE NUMBERS ENTERING AND LEAVING THE SITE, ESPECIALLY AT NIGHT.

Protection of Children from Harm

CONCERN RAISED THAT THE BRAND OF BEER AND SIGNAGE "PHUCK" IS NOT SUITABLE FOR CHILDREN.

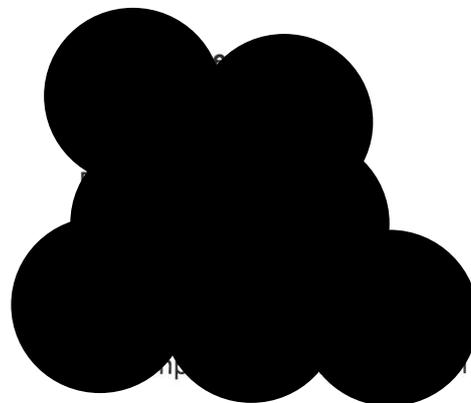
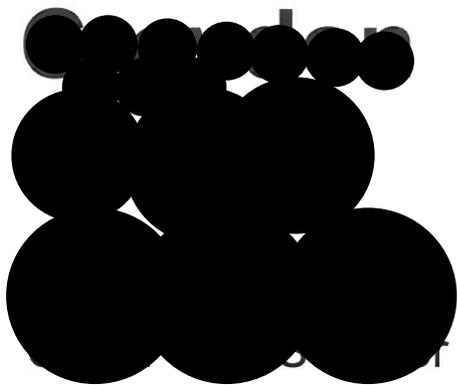
If the Licensing Authority considers that relevant representations are made the Licensing team will consider mediation meeting between the relevant parties to try and reach a settlement. If this informal process is unsuccessful a hearing before the Licensing Sub-Committee will follow unless the interested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

Print Name	FOR CROSDON PARISH COUNCIL MRS MARIAN BURLING CLERK TO COUNCIL
Signed	
Date	11 OCTOBER 2021

Please return this form with any additional sheets to licensing@scams.gov.uk

Or by post to:

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



Passivhaus Licensing Application, Lower Road, Croydon

Mr Adam White

Extract from the minutes of the meeting

Consideration by Council, by heading

Council heard five submissions of support and five raising objections

Prevention of Crime & Disorder:

No issues raised

Public safety:

The major area of concern from the public and the Parish Council is road safety. Access to and from the site is onto the busy B1042 on a bend with poor visibility. This stretch of road has a history of collisions including at least one fatality. This risk would be compounded by large numbers entering and leaving the site, especially at night.

Prevention of public nuisance:

Concern has been raised about noise and disturbance of neighbours. Although the bar itself may be insulated, outdoor decking areas and car parks would generate noise. Outdoor music events would also generate noise. Close rural neighbours would not have expected to be living with an event venue up against their property boundaries.

Protection of children from Harm:

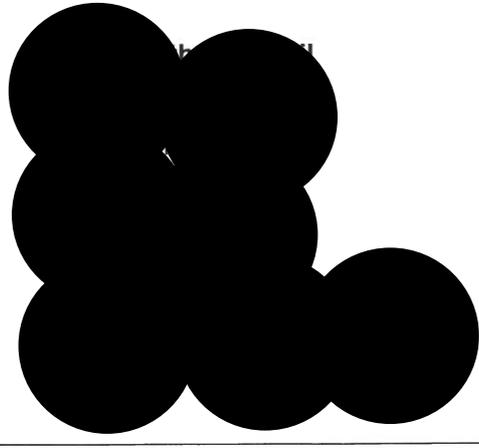
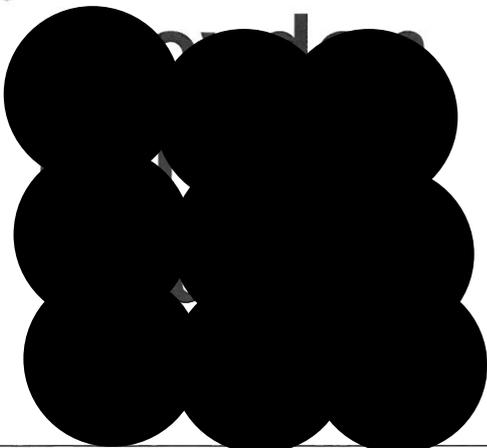
Concern raised that the brand of beer and signage, "Phuck" is not suitable for children.

Decision

Council decided they could not make an informed decision regarding the Licensing application, as the application form was incomplete and lacked detail.

The previous application was withdrawn as the applicant said he did not want events up to 5000 people. The new application still has a ceiling of 5,000 people, although it states the bar area is for 100, and no figures have been given for the size of the outdoor charitable events and the number of events per year is vague. In addition, it has been made known to the council that the site lacks appropriate planning permission and the planning department has requested a reapplication for the whole site including the bar area. Council cannot support the application for a licence to a site that does not have appropriate planning permission. (Planning detail attached)

Council's unanimous decision was against the Licensing application.



Passivhaus Licensing Application, Lower Road, Croydon

Mr Adam White

Against - 5 households

Road & Traffic safety:

The licence applied for alcohol only not a restaurant and only reasonable access, even to the majority of people living in Croydon or Tadlow is vehicular by road.

The B1042 Lower Road is a busy road and I have witnessed many accidents on the road since moving to this address in 2001. These have included three occasions when vehicles have crashed in my front garden (only one with police intervention). However, since the turn of the year there have been two accidents between Downing House and Larkins Road to my knowledge, one of which occurred close to the applicant's premises

The access to the site would require traffic from Croydon to cross one solid white line for the old farm entrance to the property and two solid white lines if the Clopton Manor entrance was used.

B1042 is a busy road, affected by constant over speeding with a history of road traffic accidents. The entrance to Clopton Manor is situated on a bend in the road and any further increase in traffic, particularly leaving and entering a 50 mph highway, could increase the risk of further accidents at an already dangerous location

1) On the road opposite the entrance to the farm there is no box area, for turning right into this farm. Also there is no hard shoulder. This is a serious concern, knowing the amount of people that could attend the bar.

2) The road is very fast and there is two dangerous bends near the farm entrance, and also a small hill that both can obscure views.

3) No road lighting.

4) There has been numerous collisions, on this part of the road.

My objections to this application are that people using the bar would have to travel to it as there is no accommodation on site and people in cars, having drunk alcohol, would be exiting on to a busy road. From a road safety point of view this is not an ideal situation.

The only access to Clopton Manor Farm is by car. As we all know, it is situated on very busy road with a 50mph speed limit. Pulling out on to that road is at best...a little hairy. We have witnessed several accidents over the past 5 years of living here..sadly some of them fatal. Unfortunately the road is all too often abused by motorists and bikers using it like a race track....we are very worried that by increasing the traffic entering and leaving Clopton Farm that inevitably it may result in an increase in motor accidents. Visibility can be very poor on the bends.

As above, the only access to the farm is by car - drinking and driving definitely DO NOT mix well together....if they are not driving then where are they being accommodated ?

Noise & nuisance

Unfair for the neighbours, noise level that comes from this amount of people attending the bar, Lots for people will be drinking outside.

The bar's position is very close to neighbours' houses

Noise and light pollution.

We are concerned about the negative effects of increased noise and light pollution caused by the 11 hr per day sale of alcohol, music, sporting events and arrivals/departures at the Clopton Manor site.

There seems to be only two changes to the previous withdrawn application. These involve the opening hours and the fact that it would not be open to the public.

If it is not to be open to the public who would the customers be?

It is also very close to neighbouring properties which could cause problems with noise if outside music is played.

There is no mention of any provision for food to be served with the alcohol.

The bar requiring an alcohol licence already in situ is attached to our boundary wall and the outside decking is just on the other side of our wall.

Ourselves and the rest of our neighbours chose to live in a quiet rural setting outside of a village or town and the thought of a drinking/entertainment establishment with outdoor facilities being attached to our boundary wall is unfathomable and not in character of the rural aesthetic that planning have been so eager to preserve.

A drinking venue with an indoor capacity of 100 people with the addition of aiming to host live music events indoors and outdoors has no bearing on any plan ever submitted to the S Cambs planning department

It states in the application that it would be used for events open to the general public 'PROBABLY' up to 6 times a year. The word 'Probably' concerns us. Also phrases like 'special events such as the world cup' and 'use of on occasion' are not specific enough within this application.

The application states that the bar is sound proofed. The outside decking area is not.

The application states that the local community will be able to use the facility for pre-arranged meetings/coffee afternoons/Round Table/Lions monthly meetings ETC. The local community is already served well by the Wood grill pub and restaurant and the reading room.

From a nuisance perspective this is worse than the previous application, as decking has been added and outdoor music is being requested the applicant states he has 36 acres so why does this bar have to be against our boundary wall next to our courtyard.

In conclusion ...The original planning was granted on Clopton Farm on the basis that a 'farmyard rural aesthetic' was maintained. It has not been . The permission for development was granted then, with noise and traffic restrictions. This latest application seems to ignore that these were limits to protect the neighbourhood , not a starting point for future developments

Other activities of site:

Concern Dirty Flash Club, a company incorporated in January 2021 with its registered office at Clopton Manor.

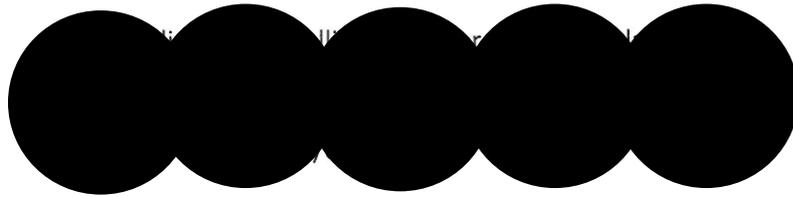
What are the proposed activities of this business as its registration documents indicate 'sales of beverages, leather goods, footwear and other clothing'?

Is it appropriate to serve alcohol to employees before they drive home or those in training.

Children

Concern over the advertised name of beer, being a pun in writing but by sound a swear word "PHuck."

From:
Sent:
To:
Subject:



Categories: Purple Category, Green Category

Dear 

With regard to the planning application that is still undetermined reference 20/03239/, I can confirm that the principle of development has been established through the extant consent S/2581/11 and the appearance of the buildings has been changed from the original permission through changes granted under Section 73 references S/2358/16/VC & S/1127/17/VC. The extensions to unit 3 above granted under reference S/2581/11 have been authorised under planning permission S/3770/19/FL.

As the application proposes amendments to development which is covered by more than one planning permission, namely S/2581/11 and S/3770/19/FL, it is not possible to deal with this submission as a Section 73 application. If we were minded to approve the amendments, we would not be regularising the situation by issuing a consent as it would only cover part of the development within the current red line of the application site.

We are also aware that additional building work has been carried out recently the boundary with Croydon House Farm and this is to house a water tank. It is the opinion of Officers that planning permission is also required for this. This is because there are no permitted rights for extensions for commercial premises under The Town and Country Planning (General Permitted Development) Order 2015 as amended, Schedule 2, Part 7 Non-domestic extensions, alterations etc.

At a visit to the site, Officers also became aware of other building operations which have been carried out on the wider site in the applicant's ownership but outside the red line of the current application site. We have no records of any applications for planning permission for the detached window display building, for the two chalet style outbuildings and the outbuilding sited to the north of the car park.

Officers consider that the current application **20/03239/S73**, is invalid and should be withdrawn and a full application for planning permission is made to retain all the works that have been carried out on site. This application would seek to regularise all works carried out and will entail a larger application site and revised red line.

The recently constructed timber building alongside the boundary with Croydon House Farm must be included and full elevation and floor plans would be required

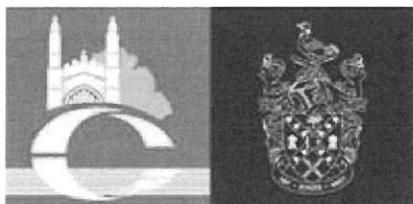
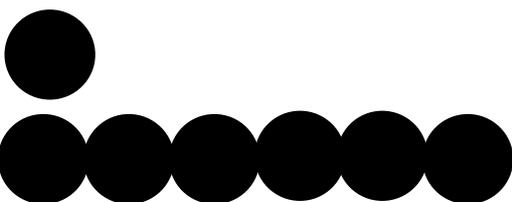
showing the use and internal layout of the building. The training room has bar facilities and reference to this should be included also.

We will be writing to the applicant to advise him to withdraw the current application and resubmit.

With respect to the application for licensing, there is a bar in the training room. However licensing is a separate matter to planning permission.

I hope this has explained the situation for the parish council.

Kind regards



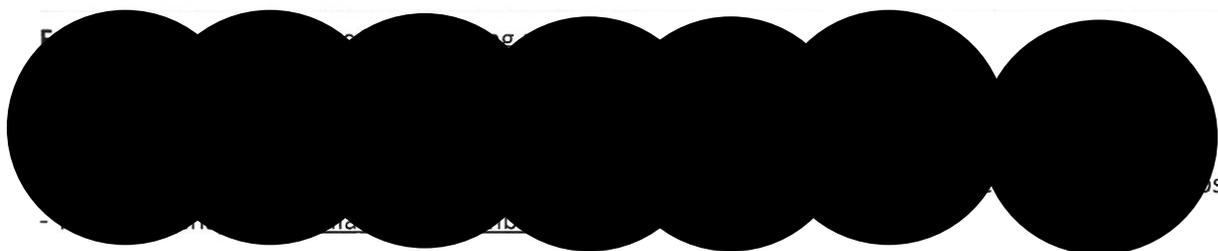
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<https://www.cambridge.gov.uk/planning>

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Subject: FW: Clopton Farm

Importance: High

Dear Officers

Council would like to know what is happening with the planning application 20/03239/S73 for Clopton Farm, which is now over a year old and still outstanding. As you can see from the emails below, I have tried already to obtain information, but have not received any response. I have heard that Mr Adam White will shortly be reapplying for a premises licence. Is there anything that you can disclose regarding the outstanding planning application? If a premises licence is forthcoming, it would be helpful to know what is going on at the site and especially any plans for it in the future.

Thanking you in anticipation

[Redacted signature]

[Redacted email history]

Dear [Redacted]

Council would appreciate your response to the enquiry below. The meeting at which the licensing and new premises applications are to be discussed is on Wednesday 16th June.

Thanking you in anticipation,

[Redacted signature]

[Redacted email history]

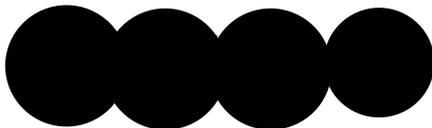
Dear [Redacted]

I have been asked to contact you in relation to a planning application, which remains undetermined after almost a year. Details of the application are shown below.

Reference:	20/03239/S73	Applicant:	Mr White
Status	Consultation period closed	Agent:	Mr Thomas O'Connor Old Fire Station House 12 Cambridge Road Sandy SG19 1JE
Date valid	27/07/2020		
Case Officer	Mary Collins		
Type	Section 73 - Remove/Vary Condition		
Site	Clopton Farm, White Carpentry Lower Road Croydon SG8 0EQ		
Proposal	Variation of condition 2 (approved plans) pursuant to planning application S/2581/11 - to reflect 'as-built' amendments, to make additional amendments, and, simplify and unify a number of previous applications/approvals.		

Council has been asked to comment on a licensing application for this site and would like to know what the position on the application is at the moment. Council would like to know if it has all relevant permissions before considering a response to the licensing application.

Regards

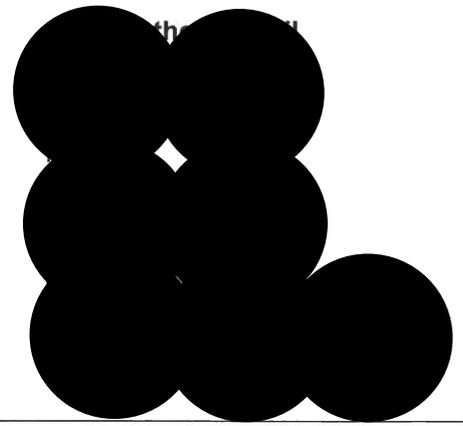
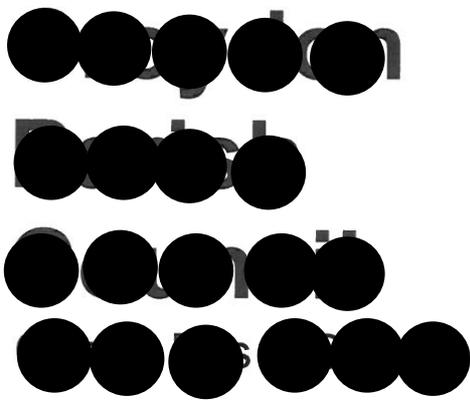


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Passivhaus Licensing Application, Lower Road, Croydon
Mr Adam White

In support - 5 households

We would like to voice our support for the applicant and their business plans in Croydon. The facilities, to be outlined again shortly have already been partly executed and can only be an asset to a Village, which has shrunk over many years. The Eco Friendly and educational nature of the business is laudable. The applicant has informed us he was badly advised & the original application was wrong in many sections. We need to support and foster local business which employs some 35 people and their families.

I'm emailing to voice my support for the recent licence permit for Passivhaus.
In such a small village having another venue to be able to visit for a coffee or a beer in my eyes is a positive thing. There is always talk about attracting younger people to the village and this will help.
The applicant and the team work closely with the Pink Ribbon charity and I understand the majority of the proceeds will be going to charity.
I think it's a great concept and am in full support.

We would like to take this opportunity to support the applicant's application for a premise license. He has a thriving business within 300yds of our property, a wonderful farm for the local children to experience, alongside a caring conservation purpose. I believe allowing a license to the applicant would be very beneficial to the community and surrounding area by bringing locals together, which can only benefit all of us. Living so close we never hear anything and don't see any issues with noise, traffic or light pollution. If we can assist in any way in the future regarding this application please do not hesitate to contact us.

I would just like to offer my support for the application for licence of the Eco bar White Haus place on the Lower Road , Croydon. I think it would be a nice alternative option for people to have another venue in the village as well as the Wood Grill in the centre of the village.

Overall, given that this is a rural business, and in view of the above considerations, I see more reasons to support this application than oppose it.

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From: 
Sent: 05 October 2021 15:55
To: Licensing (SCDC)
Subject: Licence Application Passivhaus

To whom it may concern,

I am writing this email as a neighbour to Adam White who is applying for a license at Passivhaus, Clopton Manor, Clopton Farm, Lower road, Croydon. We have lived next to Adam since he moved into Clopton Farm, everyone there always seems very courteous and professional. The job that they have done in restoring the farm yard is incredible. Adam clearly loves the area and has done great things for the local community. I have no objections whatsoever to him having a license to sell alcohol on the premises.

Kind regards



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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

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

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.

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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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