

Whittlesford Social Club variation application – list of representations received by interested parties

Representation number 1

We have received a notification from yourselves regarding an application to vary the club license for the Social Club and would like to make some comments for your consideration please, as follows:

We note that the club is re-applying to allow alcoholic drinks to be consumed outside in their courtyard and would object to this. Many neighbours (in fact all in the local vicinity objected last time) for these reasons -

- There were nuisance issues a few years ago with noise outside late at night / continued swearing that can be heard by close neighbours / over hours drinking with on regular occasion people leaving at 2 a.m.
- I note the application states 'there have been no recent complaints', this is the case but only true due to the club keeping doors and windows closed and limiting outside use to just a small smoking area, as agreed by the neighbours. This has been good for us as locals as we do not notice disturbance now but of course, if there were outside drinking it would be highly likely for this kind of disturbance again
- The noise from live music was very intrusive but since the agreement a few years ago, where sound proofed windows and doors are kept closed this has been dealt with
- The application states 'it was only one neighbour who complained and recruited others' - this is not the case, the meeting we had in the village hall was packed with interested parties who were all complaining at that time and I doubt this will change this time

So, just a few reasons above that I am sure all local neighbours will agree with (certainly the neighbours who were living here a few years ago when we had the issues).

Representation number 2

Thank you for your letter dated 26 June concerning the above establishment.

I am writing to object or at least ask for conditions to be placed on the Social Club. I was surprised to read that they wish to alter the licence to allow the option of sitting outside with alcoholic drink as this has already been happening. When an area was made outside, presumably for smokers, this became a regular occurrence.

However, I wish to respond to the detail given

“we have received no complaints about our members behaviour or the club in general”

I have raised, at least 4 times, with the Parish Clerk and with another member of the Parish Council the parking of cars by members all around the entrance to Maynards. Not only should you not park opposite or within 10 meters of a junction (of which the Club is) it makes leaving the road dangerous as you have to nudge forward into the High Street to see around the cars. This item I believe has been discussed at Parish Council meetings and I believe the Club have been asked to ask their members to park in line with the Highway Code. This has not happened.

I hope that this information is helpful in you making your decision.

Representation number 3

We do object to this change for the social club. We already have had in the past problems with parking outside The club causing a hazard for cars pulling out from the entrance to Maynards. There have even been occasions when people parked their cars on the corner which meant the need for double yellow lines to be painted. These are not always respected. The proposed drinking zone is right next to the pavement, which is used all the time by residents of the village, and the likely spilling over of drinkers would force people to walk in the road. I would urge the appropriate planning committee to refuse this application.

Representation number 4

I have received your notification of an application for variation of the Club Licence.

As you are aware the Club is situated at the heart of the village and surrounded on all sides by residential property, in certain cases literally side by side.

The variation to allow outdoor drinking would be inappropriate in such close proximity to quiet residential properties. It is not in keeping with the other adjacent uses.

I note the application states that the survival of the club depends upon the variation being granted and cites Covid 19 as the driver for the application.

Has this statement been supported by financial information, such as cash at bank statements, rental liabilities etc.

Representation number 5

In reference to your letter dated 26 June 2020 (Your ref 378340) I'm writing to express my objection to the proposed licence variation. My objection is driven by 3 concerns:

- 1) there is no physical boundary between the outdoor premise (which is being proposed as an area in which alcohol can be drunk) and the pavement. This is likely to lead to people spilling out beyond the boundary, blocking the pavement, and drinking alcohol;
- 2) there is likely to be increased noise as a result of the proposal up until 10pm. Given my young family this is a concern; and
- 3) whilst the application appears to be in response to covid 19 there is no time limit on the variation, and so once the virus has passed we appear to have to live with this proposal permanently.

Representation number 6

With reference to the above application to vary the condition:

NO ALCOHOL SUPPLIED UNDER THE SCOPE OF THE CLUB PREMISES CERTIFICATE SHALL BE CONSUMED OTHER THAN WITHIN THE CONFINES OF THAT PART OF THE PREMISES INTERIOR, AS IS MORE PARTICULARLY DENOTED AND ANNOTED "*CONSUMPTION OF ALCOHOL*" UPON THE FLOOR PLAN DATED 21ST JULY 2005 AS IS INCORPORATED WITHIN THE OPERATING SCHEDULE TO THE CERTIFICATE.

I would like to register my objection. I live on North Road about 182 metres from the Social Club and far less as the crow flies and directly opposite the Tickell Arms. Noise from outdoor drinking & music at the Social Club when it does occasionally happen because of parties held there is clearly audible from my house and garden. This area has become very noisy of an evening and all day long at weekends because of outdoor drinking at the Tickell Arms Public House - loud voices, shouting and general pub noise at this ever more popular venue and the noise goes on regularly until 1am as drinkers continue to enjoy themselves long after the pub has officially closed at 11pm. I imagine that the same issue will arise at the Social Club. The noise level at the Tickell has become worse over the year since tables were erected in front of the pub so the noise is not only coming from the rear and side gardens.

Any additional noise from the Social Club would be very unwelcome. Outdoor drinking will increase the number of drinkers in attendance which will exponentially increase noise levels and light pollution.

Representation number 7

Thank you for your letter of 26 June notifying us of the application to vary the premises licence of Whittlesford Social Club. The Club is directly opposite our house. We would have no objection to members sitting outside on the club patio with their drinks, but we would object to associated noise from this. This therefore depends entirely on how the club members will behave, which is outside our control and we do not know in advance if it will cause a problem for us or not.

We wondered if it's possible to vary the licence to permit the patio drinking, but to reserve the right to withdraw the licence if excessive noise becomes problematic, for example after a test period of some months.

Thank you for giving us this opportunity to comment.

Representation number 8

Further to your letter dated 26 June regarding licence application ref 378340 we would like to express our objection to the proposed licence variation at Whittlesford Social Club based on a number of reasons:

1. We are concerned that although the licence variation is stated as a response to the current Covid-19 situation, this is not proposed as a temporary measure.
2. The social club is located within a residential area of the village and permission for drinking outside will raise noise levels significantly, which is particularly concerning for those close by with young children, like ourselves. Although drinking outside beyond 22.00 will not be permitted, inevitably there will be more people sat outside late into the evening having a detrimental effect on noise in the local area.
3. The area outside the club is not separated from the main road by any physical boundary, meaning large numbers of people are likely to congregate on or close to the pavement drinking alcohol. This could be threatening or intimidating to passers by, particularly into the evening, but also a concern for young children walking past during the day.

Representation number 9

I am writing to object to the above-mentioned application to vary the club premises licence of Whittlesford Social Club. The proposal to allow alcohol to be consumed outside on the patio area of the social club until 22.00 hours will impact negatively on my quality of life. I live immediately behind the Social Club and the patio area in question. The current situation where smoking is allowed in this area already affects my day to day life due to the noise created by people talking and sometimes shouting in this area. However, due to the area only being limited to smoking the noise does not last for long as people return inside the building to continue drinking. If the application to vary the licence was approved I am convinced the noise outside in the patio area would be unbearable for all neighbours who live near to the club as people would choose to sit outside for the duration of their evening. The more alcohol consumed the louder the voices of the members would

become and also the increased risk of anti-social behaviour. This would not only affect the neighbours but also anybody who was walking past the area and could possibly force some villagers to avoid the area at certain times. This would cause immense inconvenience to people as the High Street is the main thoroughfare through the centre of the Village.

In the summer time the use of the outside space has more of an impact on me as when I have my windows open the noise can be unbearable and the constant smell of smoke from the smoking area infiltrates by home. This forces me to close my windows on warm days and evenings.

I am also concerned about the amount of broken glass I have encountered outside the club some evenings or early the next morning. Broken glasses have been found and collected directly outside of the club on the pavement area, across the road on the pavement outside the house opposite and further down the High Street by the bus stop. The likelihood of the glasses originating from the Social Club are very high and this would increase if the proposal was approved.

I have little confidence that any conditions put in place for members to be quiet and consider neighbours would be enforced as a number of conditions already in place are not adhered to e.g. the fire exit doors are left open on numerous occasions and drinks are taken outside already and left outside smashed on the pavement.

I feel extremely disappointed at the lack of consideration the Club officials are showing to their immediate neighbours by applying for this variation of approval. They are aware that any increased noise would impact negatively on their neighbours which will involve an increase in complaints and create a poor relationship between the two.

I respectfully request that you take my objection to this proposal into consideration as the negative impact it will have on my quality of life is immense and life changing.

Representation number 10

Please note my concerns are raised in a private capacity as a local resident from the address below.

My concerns are as follows:

1. The previous application was, in fact, opposed by a number of local residents. They expressed their views at a meeting so it is incorrect to say that 'one particular resident then recruited others.' Indeed a different local resident explained that she had wanted to object to the application but was frightened to do so by fear of a negative reaction from some users of the Club. It should be explained that before the previous application it had become the habit of drinkers to use the patio and parking area as a drinking area.

2. It became apparent at the local meeting that the proposed variation would be in breach of the lease held by the Club to occupy the land. That lease does not permit sale of alcohol apart from within the actual club building itself. So sale is not permitted from the yard. Neither does the lease permit using the parking area as a seating or standing area to drink. I do not believe as of the date of the application that the current Committee has considered the terms of the lease or liaised with their Landlord.

3. The Club stands at the narrowest part of the High Street. It is already a regular occurrence that buses and delivery vehicles cannot pass along the High Street at that point if vehicles are parked on both sides of the street. There are no parking restrictions at that part of the High Street. It is inevitable that if the application is granted this will lead to additional parking and make passage along the High Street more difficult.

4. There is no barrier between the edge of the parking area and the footpath so that it is also inevitable that drinkers will spill out from the parking area (to be used for drinking) onto the footpath and possibly the High Street as well. This happened from time to time during the previous period of unauthorised use of the parking area for drinking.

5. It is obvious that it will be impossible or extremely difficult to maintain any form of social distancing in the parking area if it is used as a service or drinking area particularly if some have drunk alcohol which makes consumers less cautious. This could have repercussions for club members (some of whom are elderly) and local residents walking along the highway.

I would like to be included in any local consultation about the application arranged by the Licensing Team with local residents.

Representation number 11

For the last 8 years I have lived peacefully near the social club, having no reason to complain. This is since the club stopped serving alcoholic drink outside their

premises. Before that the level of noise I had to endure was almost intolerable – shouting, screeching, breaking glass and bad language. I am concerned that if the social club is permitted once again to serve alcohol outside the old undesirable situation will return.

I am also concerned that the club intends to allow socialising on the car parking area. As many of their members come from outside the village, cars will be parked on the High Street where there is already a parking problem.

If outside drinking of alcohol is permitted during the day children passing on the High Street may be exposed to raucous behaviour and swearing. This is not desirable in a quiet Cambridgeshire village.

I therefore object to the granting of the application of Whittlesford Social Club for the variation of a Club Premises Licence

Representation number 12

We wish to voice our concerns regarding the request to use the outside area of the club to drink alcohol until 22.00 hrs. After the Whittlesford Parish Council meeting on 14th of July & listening to residents living even closer than ourselves to the club, we are worried about the excessive noise from late night drinking. We understand that with the 'Covid' outbreak that it would be difficult for the club to maintain social distancing inside, but even with a temporary permit limiting numbers it would be difficult to police if noise becomes a problem. We would therefore not like to see a permanent licence for outside drinking granted.

I have obtained a copy of the lease from the 'Lessor' stating the following quote :

"The Tenants hereby covenant with the lessor as follows
(h) Not to do or permit any act or thing which shall or may become a nuisance, damage, annoyance, or inconvenience to the lessor or his tenants, or the occupiers of any adjoining premises or the neighbourhood."

Representation number 13

I have received your notification of an application for variation of the Social Clubs Licence.

As you are aware this was previously applied for in 2012 and was rejected by the Environmental Health Officer on the grounds that it was surrounded by houses and

would cause a nuisance both by music and people talking loudly. The Police also stated the same objections and stated it would have a negative effect not only on local residents but would promote 'Crime and disorder and Public Nuisance' (copies attached).

Their application states there have been no complaints, this is not true.

Our previous neighbour did complain about the noise to the Steward and only received rude replies. We have had occasions, when we could have complained but let it go, as we thought we could just about tolerate a few Tens per year but not anything above and beyond that.

The car parking has already been reduced to accommodate the smokers, any further reduction would only exacerbate the already congested High Street and surrounding roads.

When the Club holds a function they have numerous people driving in and parking on double yellow lines, across people's driveways, up on the pavements and right up to T'junctions.

On several occasions the buses, lorries and emergency services have not been able to proceed along the High Street.

Their lease states and I quote: " Not to do or permit any act or thing which shall or may be or become a nuisance to the occupiers of any adjoining premises or the neighbourhood".

Therefore, by applying for a change of License they are breaking the terms of their lease.

As far as surviving the current Pandemic, I refer you to their last published accounts and to the Fact that they only pay a Peppercorn rent of £1 + 1 Shilling per year !

There is far more space for social distancing inside the Club than outside.

This change of lease would make our lives intolerable.

Representation number 14

We make the following comments on this application by Whittlesford Social Club:

- We were one of several objectors to the application made by the club eight years ago.
- It is true that one of the other neighbours who objected at that time has since moved. However, we understand that the application in 2012 was rejected on the facts of the case, and not not simply to satisfy any one objector.

- The objection raised about use of the outdoor area in 2012 referred to noise and the use of foul language, and this objection was supported by the Police and the Environmental Health team. These concerns are still relevant today.
- From the papers received and the plan of the premises, it not totally clear which area is proposed for consumption of alcohol. If this application is approved, this must be restricted to the patio area, and not include the area nearer to the public pavement that is designated as "parking area". Moreover, the 10.00pm limit on outside drinking must be maintained.

Thank you for the opportunity to comment

Representation number 15

I am responding to your letter of 26th June informing us that Whittlesford Social Club has applied for the variation of their Club Premises Licence. This refers to members being allowed to sit outside and consume alcoholic drinks up to 22.00 hours.

Being a resident on High Street some 50 yards from the Social Club, my main concerns are noise, either from music or loud talking and boisterous behaviour by the members drinking outside, and spreading out near to and onto the pavement and road, causing nuisance to nearby local residents and passers-by.

The position of the Social Club, closely surrounded by residential houses and gardens, makes any outside activity by the Club raising noise levels inappropriate. I therefore oppose granting of the licence variation. If despite objections the District Council does decide to grant the variation, then I would urge that this is only done if:

- The outside drinking area is restricted to the Patio Area, where there is seating and a barrier on the High Street side, which is a suitable area for controlled outside activity, a suitable distance away from the pavement.
- There is a guarantee that no music, live or recorded, will be played outside .
- There is no drinking allowed on the Parking Area, for a range of reasons:
 - This will bring people and noise close to the pavement and High Street, with a significant danger of overspill beyond the Parking Area;
 - That area is directly adjoining property 18A High Street, for which the congregation of people would be particularly disruptive even if just talking normally;
 - If the Parking Area is not used for members' parking, this will add to the already busy parking in the High Street when the Club is open, often extending in both directions, up to the junction with Duxford Road and beyond Scott's Gardens, with consequent safety and obstruction issues.

- No loud, boisterous or physical behaviour will be permitted outside, whether or not there is a danger of collision with furniture, and children are closely controlled, for safety as well as noise reasons.

I hope that that you will take these views into account when considering the application for variation of the Club Premises Licence.

Representation number 16

I understand that Whittlesford social club are applying to extend their outdoor seating area and outdoor licensing permit.

Unfortunately, being a close neighbour, I feel this would be to the detriment of quiet village life as we experience at the moment.

Many issues have been raised, historically, and I feel these reasons, where the club was refused in 2012 **still exist**, so to allow them to expand their seating area and outside drinking, would invite the disruptive problems of before.

Late-night noise, swearing and sometimes abusive behaviour is not desirable. Also, it could lead to further congested parking problems on the High Street, especially where, in parts, the High Street is narrow with no yellow lines on either side of the road.

I would like to strongly object to Whittlesford Social Club's new proposals.

Representation number 17

I object to the application for variation of this licence on the following grounds:

1. Public nuisance:
 - The social club is surrounded by residential properties in very close proximity to the seating patio that adjoins the club. Due to this proximity, the unavoidable noise from this area will disturb the neighbours and cause a public nuisance.
 - The current smoking location (on the patio) causes a problem to immediate neighbours as smoke drifts directly into open windows, however, whilst alcoholic drinking is not allowed outside, customer's smoking is limited to short periods. If outside drinking were allowed smoking would be more continuous as they could smoke and drink at the same time therefore causing more smoke to enter surrounding houses causing nuisance and safety issues.

- The seating patio area suggested has not been marked on the plan. Very recently the fencing between the patio and the small car parking has been removed. It may be that the intention is to use the entire outside space, patio and car parking area, for outside drinking and even if this is not the case, there is no physical barrier preventing drinkers from spilling out into the car park and the adjoining High Street, the main thoroughfare of the village and disturbing more neighbours.

2. Public Safety

- The suggested cut-off time of 22:00 may cause significant problems. If the number of people outside cannot safely move into the internal drinking space at 22:00 (or if it becomes cold or rains) whilst maintaining social distancing, then there will be a public safety issue. Therefore, the total number of people must not exceed the number that they already have provision for 'given the current pandemic', and so cannot be additional trade that appears to be suggested as required for the clubs survival.
- The current parking issues involving the club have meant that double yellow lines have had to be installed at the junction to Maynards to ensure access for emergency vehicles that had become an issue. This will be exacerbated if the car parking space is used for outside drinking. Inconsiderate car parking along the High Street is a regularly tolerated and demonstrates the lack of consideration for neighbours and that a significant proportion of customers (who may also be members) are not residents of Whittlesford and are potentially drinking and driving.

3. Intimidation and misrepresentation

- The licence application mentions 'one particular neighbour who then recruited others'. This is a blatant misrepresentation of fact. The parish council called a meeting to discuss the application in 2012 and the attendance was significant, the village hall being filled and people standing. As an attendee, I can assure you I was not 'recruited' by any single neighbour and the same can be said of people I spoke to there. Living at 250m distance from the club, I was personally aware of the lack of consideration demonstrated to the neighbours near and far with noise and parking as were most of the attendees of that meeting. The inclusion of this phrase has resulted in immediate neighbours expressing concern that they will be singled out by the club as objectors and that this will make their residence untenable but will also blight the value of their homes so that they cannot move. This intimidation may result in those closest to the club not submitting objections.
- The club states it has been in existence for 100 years and implies its continuance is vulnerable. However, the club benefits from a 'peppercorn' rent and has paid up members. The recent accounts show healthy assets. The application states that 'given the current pandemic, the variation would be vital to the club surviving' However, this is not a temporary application for the

duration of restrictions (which may be covered by other legislation) this is a permanent application and would, as explained above, not provide additional capacity due to requirement to have room inside to continue drinking. It is disingenuous to threaten closure when it is in a stronger position than many other licenced premises.

- The club has presented an opinion that it is a victim of elitism in the village however most attendees and complainants at the meeting in 2012 that I spoke with did not want to have the club close down but wanted it to be a 'good neighbour' and to work with the people in the immediate environs. This is still the case. However, once again, a variation has been submitted without the chairman or officers attempting to inform or mediate with neighbours before the council notifications were received. The persistent disrespect for its neighbours is still as evident as it was in 2012.

Representation number 18

We have received a notification from yourselves regarding an application to vary the club license for the Social Club and and would object to this.

We have two young children and live in very close proximity to the club and are concerned that we will suffer from noise disturbance as well as increased traffic and parking and blocking of drives.

The application seems to not only suggest outside drinking, but outside dispensing, therefore actively encouraging people to be outside late into the evening.

These times are often well stretched as people may consume drinks long after the time they were served at.

We also note that a previous application faced objection from the EHO and Police due to likely nuisance

Representation number 19

Many members of the Whittlesford Society, especially those who live on High Street or roads /housing off it, feel very concerned by the **Application for Variation to premises Licence by Whittlesford Social Club** "as soon as possible" to extend the terms of the licence to cover the **outside area** of the club too and specifically to "**offer their members the option of sitting outside** (in the 'Patio' area) **with their alcoholic drink - with the proviso that no alcoholic drink to be consumed outside after 22.00 hours.**"

BACKGROUND –history Eight years ago, this same sort of 'Variation' application seeking permission for licensable activities outside as well as inside the club premises' (along with other requests about extended hours etc not included now) had been decisively **refused** – as documented in the 'Public reports pack 12102012 Licensing Sub Committee' (copy sent to Whittlesford Society by a member) with details of the Hearing on **FRIDAY, 12 OCTOBER 2012..** Current neighbours still identify strongly with all the points of complaint and concern registered by a score of local residents then and quoted – (with names & addresses blacked out in those papers), as many then (and now) feared repercussions..

Additionally, this Public Reports Pack also includes details of Planning Approval for a **permanent Smoking Shelter - January 2008**; and communication from the Assistant Licensing Officer dated **1December 2010** stressing points from a recent meeting, about the great importance of their compliance with changes to Licensing law that had come into effect in **November 2005** –(apparently misunderstood or breached?).(eg: “ only open to a member of the public who is and can prove to be bonafide guest”;(of a member) and how important it was to “police strictly that alcohol was not permitted outside and that consumption of alcohol outside would constitute breach of licence.”

LOCATION The Social Club is located in the middle of High Street, the historic main road through the village, from the 'Guildhall' junction with the Duxford Rd/North Road route between the A505 and Gt Shelford, and with its continuation into West End to its junction with Whippetree and Hill Farm Road leading to the A505- and the M11. High Street also includes a Conservation Area and the village's largest cluster of Listed buildings plus other historic homes. Victorian or earlier cottages and former farm or other businesses, now some substantial homes. A number of modern housing developments such as Maynards and the Scotts Gardens cul de sac, plus .both ancient and 20th century homes in Orchard Terrace, and its offshoot Whiskins, CAN ONLY BE ACCESSED from High Street.

In particular, Whittlesford Social Club is located right in the middle of High Street surrounded on all sides by family houses, some barely an arm's length away ,or opposite its premises. and all well within earshot of music and voices, especially in the evening/at nightfall. .

WHAT' HAS CHANGED SINCE OCTOBER 1912 to justify a change this time

Local residents are as concerned now as ever about the impact on 'Licensing Objectives 'in section 16 of 18 in the Application and query **the plans and capacity of the Club to meet even their own sketchy descriptions of HOW they would ensure everyone acted appropriately** as indicated and HOW they would act when compliance or desirable standards were NOT achieved.

Especially under 'Prevention of Crime and Disorder' the vexed issue relates especially to alcohol and details are lacking about where, when and how many members/ guests would be able to consume it on the Patio Area or elsewhere as the plan provided seems to indicate that the 'outside area' includes the entire site, other than the clubhouse itself, which would be completely unacceptable to neighbours. The combination of NOISE & alcohol is one of the greatest fears, especially late at night and again the only satisfactory way to ensue this, would be that no-one should be allowed to sit outside at all after 10pm

The plan for and capacity of the 'Patio Area' is entirely unstated- odd when considering they appear to hope **relaxation of Covid19 restrictions** might be a way towards achieving their wish for members to consume alcohol outside in the evening, There is no indication how that area could meet safety standards or social distancing -(but neither is there any detail of spacing and limiting group size INSIDE either). Indeed, it is not even clear whether the 'plan' provided indicates the PRESENT dimensions of the Patio and Parking areas or their application hopes/proposals – and all dimensions are missing anyway.

Another missing item is the location of the SMOKING area and the location, use and supervision of that is another especially vexed issue as at least one close neighbour cannot open windows because the smoke is apparently now even closer to the boundary.

Similarly there is a lack of detail about **Prevention of Public Nuisance** – especially NOISE - which is probably their weakest element – and the greatest problem – because of the proximity of so many neighbours and the fact that they include many frail and elderly people and households with small children, when noise carries so at night.

The comments and objections presented by Police and also Environmental Officer at the previous Hearing 8 years ago are especially relevant again now.

NEW FACTORS IN THE VILLAGE AND THE CLUB

The most striking change – and problem - since 8 years ago is the volume and state of TRAFFIC and kerbside PARKING in High Street – and there would be particular protest if this application were to lead to losing any of the very little parking on Club premises.

As well as acknowledging the pressure on parking generally in High Street, effectively narrowing it to single lane at busy times, and problems for buses and deliveries to the shop , there have already been problems for at least one emergency ambulance getting along High Street. The Club already provokes anger, annoyance, inconvenience and RISK for neighbours because of inconsiderate and illegal parking

especially during the evening on 'busy' evenings. – by parking on yellow lines, the entire footpath and pavement kerbs and impinging on private driveways, especially very close to the club and the High St /Maynards junction, but also right down to the village shop at the far east of High Street.

One question many frustrated neighbours ask is exactly WHERE do the apparently greatly increased numbers of Club Members LIVE compared with even 8 years ago. The only new housing developments in the past 8 years have been in Station or Royston Road areas or, to a lesser extent, Newton Road - all of which addresses are well outside the average distance people now expect to walk (especially late at night) It has been suggested that the closure of other similar members clubs in Sawston or elsewhere has brought a great increase in members who do not come from Whittlesford and who neither know any neighbours here – or are known to them!. THE CLUB IS REQUESTED TO PROVIDE DETAILS OF CLUB MEMBERS' ADDRESSES – to verify whether it actually merits the title 'Whittlesford Social Club' (other than by dint of location of the premises!- and to quantify the problem of licensed premises without any off street parking . The system of guests being signed in by a members would certainly bring an advantage of prompt and efficient 'Track and Trace' Covid aid!

FINAL UNKNOWN FACTOR IN APPROVING THIS VARIATION OF LICENCE

What was vaguely questioned in the past and is again something of especial interest of the Whittlesford Society is the LOCAL SOCIAL HISTORY – and especially currently and for the past 5 or 6 years – the impact of World War One on the Village. We have a great deal of archive information about the village in that period and especially the former very impressive Working Mens Institute building at the far east of High Street, built by the village entrepreneur and founder of the Maynards Works in West End in 1860 – which was requisitioned as a VAD Hospital in 1914. All furniture and fittings it contained were stored in a barn in Orchard Terrace for the duration – but totally destroyed in a huge fire early in 1918. Many legends about what happened when ex-servicemen returned after 1918 but it is true that the 'Manor' of Whittlesford had been inherited recently by Captain Joseph Tickell – who had fought in WW1 himself, so empathised with local young men returning from unspeakable experience in the war needing somewhere where they could gather with others who had been through the same. So after the new Memorial Hall had been built in Mill Lane, as well as donating to the village the land for the War Memorial stands, he also funded the building of the Social Club on its current site which was leased back to them for a tiny peppercorn lease for something like 100 years. There was however, at least one condition. There was mention of this apparently in 2012 – but just after this application for Variation was made a photocopy of that original lease was shown to the Whittlesford Society, which makes interesting reading and is being looked into because Captain Tickell made a specific condition in the lease in the lease:

“(h) Not to do or permit any act or thing which shall or may be or become a nuisance, damage, annoyance or inconvenience to the Lessor or his servants **or the occupiers of any adjoining premises or the neighbourhood.**

The Whittlesford Society is unable at present to support this Application

Representation number 20

As I mentioned yesterday, I would like to submit a representation about the Club's application to vary their license.

I have received a number of representations from residents who are concerned and very anxious about the application. Their concerns cover a number of issues, but particular emphasis has been placed on noise problems for neighbouring properties as well as parking problems that could arise from the variation.

The Social Club is on quite a small plot of land in the heart of the village and is surrounded by residential properties that are very close to the club. As such any consumption of alcohol outside would by definition take place very close to neighbouring properties. The area where the club is situated is near a busy junction and there are already some parking problems, which explains the resident's concerns. If you were able to visit the site that would, I think, be appreciated by the residents.

The Club has existed with, as far as I am aware, few difficulties with its neighbours. This application obviously has the potential to change the nature of the relationship between the Club and its immediate locality and needs to be approached with caution.

I very much hope that the Club is able to engage with the residents to see if an acceptable compromise can be found. I know that the club is keen to do this.

However, I do have concerns about the current application due to the proximity of the club to the neighbouring properties and the other issues that have been raised by residents of the village.

Representation number 21

First, I would like to request that you update your records to ensure that I receive letters / notifications about the Social Club as I am their closest neighbour.

I refer to the attached documents from the last application made 8 years ago and request that the variation is refused as quite simply nothing has changed. Houses are the same distance from the club and the noise will travel as it always has when people are outside. The club is large enough for people to social distance inside.

Please note on Page 55 of the PDF why the Environmental Health Officer recommended refusal and Page 59 the Police. If these are not deemed relevant due to the age, then I assume new ones have been taken?

I should be grateful if you could confirm safe receipt of this email and then your decision in due course.

Representation number 22

In respect of the above application, it is disappointing that for the second time that we have not been notified by the council despite our house being the closest property to the club. Without the benefit of that I wish to object to the application as best as I understand it.

It has historically been the case that the Social Club previously operated outside of its licence which caused numerous problems for the local residents. Following their application to alter their licence in 2012, that process reminded the club of the regulations under which they could operate. The conditions imposed following that hearing were very successful in regularising the use of the club and minimising most of the problems since that hearing. It has resulted in a harmony between the clubs activities and the local residents over the last eight years.

I do not see however that the proposal of allowing outside use will prevent the re-occurrence of the problems which occurred previously, when beyond the scope of their licence, outside use was a common occurrence. Those problems were;

- Noise from ebullient conversation, noise from comings and goings and the escape of music whilst doors were open.
- Some unruly behaviour leading on occasions for the police to be called.
- Foul language, audible to families living nearby.
- Rubbish and drinking vessels thrown into nearby gardens.
- Safety of the club members children whilst outside the club, in relation to the nearby road particularly in relation to its reduction in width as a result of the numerous parked cars of the club members.

Without sight of the application it is unclear on what grounds the club is requesting an extension of their licence. If this is due to financial concerns caused by the coronavirus emergency I believe this is refutable. The club operates on a

membership basis and that number I understand to be approaching nearly 200 members. The club has the exceptional advantage that its rent is based on a historic lease dating back a hundred years and amounts to a little more than a few pounds a year. Any suggestion therefore that the virus emergency is causing the club financial difficulties would have to be examined closely before accepting that it is mitigating circumstances.

More relevant to the coronavirus would be the safety of club members and the wider village community if this licence was permitted. Any activity within the premises of a club can be safely controlled by regulating the number of people allowed in to the property at any point in time. With the outside area of the club entirely open to the pavement, it would not be possible for the club to regulate the number of people socialising in their outside area. With the club having a membership of around two hundred members, and the outside area only about 40 m² in size, I cannot see the circumstances under which safe social distancing can be implemented.

The potential for one club member to spread this lethal disease during a busy evening of alcohol fuelled revelry, with the likelihood of safety concerns taking a back seat, is quite high. In this event the implications for the wider village community would be self-evident. For this reason above all others I would urge the licensing authority to refuse this application