

# Appendix E

## Representation list – The Lodge Duxford

### Representation 1

I live beside the Duxford Lodge Hotel and we share a dividing wall.

I would like to express my strong objection to their application for a variation of their licence due to the inconvenience that it will cause and has already caused.

Food is already being cooked on a BBQ in close proximity to our garden. This results in continuous smoke coming into our garden and has a terrible consequence of us not being able to enjoy some peace and fresh air in our garden.

Music is played loudly outside at weekends. We are also affected by cigarette smoke which comes into our garden due to the large numbers of people congregating in direct proximity to our garden.

We have contacted the owners to express our concerns about the smoke and the noise from the music but this has been to no avail.

I am very concerned that granting a variation of this licence will allow continuous noise outside right beside our garden and disrupting our right to basic peaceful enjoyment of our garden.

I have lived here since 2009 and have never experienced such problems with the previous hotel owners before 2019 / 2020. Noise was kept to a reasonable level and there was never any BBQ or other facilities right beside our garden with smoke coming in.

Our worry is that granting the variation of the licence will result in even more noise, smoke, music all coming into our garden. Serving alcohol and food outside will only increase the level of disruption that we will experience.

We bought our house knowing full well that it was located next to the hotel but we were aware of their licence and only very rarely was noise ever an issue.

The new owners are disrupting us every weekend with noise, smoke and music in close proximity to our garden.

I would be very grateful if you could consider our objections when you look at this application.

I strongly believe that the disruption is unreasonable, excessive and wholly detrimental to myself and my neighbours.

## Representation 2

I am a resident in Markby Close, Duxford, CB22 4RS. We live directly behind the Lodge hotel. I have big concerns about their application to serve food and play music outside. I'm very worried about this as we are already getting a lot of noise from the hotel every weekend. The music is loud and it goes on until very late, after dark. I have young children who are saying they have a headache from the constant music and are finding it hard to go to sleep. We have contacted the owners and tried to plead with them and their good nature to turn the music down, but so far, they are not very accommodating with this. Also, they serve food outside and the smoke from their barbeques are coming directly into our garden. Now they also have a pizza oven and not only we get the smoke from the bbq's also now from the pizza oven. We are not able to keep any windows or doors open as the smoke gets into the house and makes everything smell. We are not able to enjoy being outside in our garden as the smoke is heavy, we also get cigarette smoke coming in to the garden as I believe the hotel has their designated smoking place behind the wall, we share with them.

Last year when they were doing their building work, we suffered from the building noises and dust all through the year. They started early in the morning, without any consideration to the residents living nearby and often on top of this played music loudly whilst working. They also had some scaffolding work carried out and the workmen were up on the roof at 10 pm, my partner had to go and ask them to stop, but all he got was some rude words back from the builders. I also contacted the owner's various times and asked when the work would be finished. I got lies after lies as in when it would be completed. They didn't have any time frame for the work completion!! When they finally opened in November, there were a few late parties where music was played very loud. Obviously, the neighbours weren't informed.

Unfortunately, with corona crisis they had to close, but then they started the building works again. We were getting so tired of hearing saw/drill noises day after day and when I contacted them again, they just bluntly lied again as in when the works would finish! In June they had a massive BBQ in the gardens (this was during lockdown). Again, with loud noises and music.

I have lived in Markby Close for 11 years and never before have we had any issues with the hotel until now. We bought our house knowing we would be living near the hotel, but never would we thought it would cause us so much stress and worry for not being able to do anything or have a say in anything what the hotel owners are able to do. We had no idea they would be even considering playing music outside and serve food outdoors. If I wanted to live near a night club I would have moved to Soho!  
Please take our views into consideration as residents when making your decision on the Lodge hotel's application. Me and my neighbours deserve to have our peace back.

### Representation 3

#### Prevention of Public Nuisance

The application is for up to 300 people and up until 23.20 – I totally object to this:

A) Parking – there are no provisions for coping with this number of people. There have already been evenings when people have attended the property and parked on the road outside – this, I think, is unacceptable as there is a blind bend where the entrance to the Lodge is. Cars coming from Duxford village would not see these until very late on and if cars are coming from Ickleton this would be so very dangerous. I also do not want cars parking at the end of my driveway causing nuisance – again this would be dangerous on the bend. All in all very dangerous and total unacceptable ... this is a small village and the hotel is a small boutique hotel and should stay so!

B) Noise – the noise that would come from all these people would be totally unacceptable! Already a few noisy nights have occurred when music playing outside and people have been drinking has caused unacceptable levels of noise. Cars leaving beeping horns and people shouting at each other! The hotel is a great asset to the village, however, this application is a step too far. It is situated right on a sharp bend and in the middle of a residential area surrounded closely by lots of private housing. As such this is not a place for entertaining 300 people outdoors!

#### Public Safety

Parking – As previously mentioned the cars parking on the dangerous bend is unacceptable. Cars have already parked half on the road and half on the pavement so making it hard to walk past.

## Representation 4

### The Prevention of Crime & Disorder

There will always be concerns about anti-social behaviour where drinking is involved. I am worried that the young and inexperienced staff will be unable to cope with groups of drunk and / or abusive revellers within groups up to 300.

### The Prevention of Public Nuisance

I have lived happily in this house since 1999. Sadly, I lost my husband and now, living on my own, become scared : if I hear shouting, noises, cars, late in the evening or night. With numbers of up to 300 leaving I would also worry about damage to my property and vehicles.

### Public Safety

I realise tis section deals with public safety on site but I feel I must mention cars parking on the busy road and on the bend. Imagine how much worse this could be when numbers increase.

## Representation 5

### The Prevention of Public Nuisance

We are making representations to the Lodge, Duxford. We have grave concerns about the safety of parking if more events are to be held on the premises, as on several occasions already numerous cars have parked on the side of the road outside the Lodge, making it unsafe for passing on the pavement and dangerous for cars coming round the corner and having to pass a whole row of parked cars. There is already not enough parking for cars on the premises. There is also a white line to stop parking outside of the Lodge, which so far has been ignored. Also the aspect of noise, which has meant people leaving the premises at midnight, shouting swearing, tooting their horns and driving too fast down Ickleton Road.

## Representation 6

### The Prevention of Crime and Disorder

Anti-social behaviour: since re-opening the incidence of large groups of people outside the Lodge, drinking until closing time and being noisy when leaving has increased.

It is impossible to imagine how 300 people at an event in such a small space can be accommodated safely in the light of COVID-19 laws around social distancing, therefore we anticipate such events will breach the relevant legislation.

#### The Prevention of Public Nuisance

The application calls for up to 300 people to attend events until late into the evening. This will generate significant noise during opening hours and particularly as those people leave. There is also insufficient parking available on site (up to 30 car spaces on site if all bins are moved and stored elsewhere) to accommodate such large numbers, and so there will be potentially more than 100 extra cars parked throughout the village (assuming two people per car). This is a recognised problem on air days, when temporary parking restrictions are put in place by the police and highways agency, as inconsiderate drivers leave cars parked across driveways or double-parked, restricting access to residents. 300 attendees at The Lodge will therefore result in an increase in public nuisance for people in the village.

#### Public Safety

If 300 people attend an event at The Lodge, then there is insufficient on-site parking, as described above. Therefore cars will be parked immediately outside the Lodge, on Ickleton Road, which includes a blind bend, up a hill on a relatively narrow road, which is also a regular cycling route. This is bound to increase the risk and incidence of road traffic incidents. It could also compromise emergency access to and from Cambridge hospitals and fire stations for Duxford and its neighbouring villages. We repeat our statement above that it is impossible to imagine how 300 people at an event in such a small space can be accommodated safely in the light of COVID-19 laws around social distancing, therefore it constitutes a significant public health risk.

#### Protection of Children from Harm

We assume that all necessary precautions are in place, so do not object on these grounds.

## **Representation 7**

#### Prevention of Crime and Disorder

We have major concerns regarding crime and disorder particularly as it is stated that the licence holder cannot be responsible for the conduct of individuals once they leave the vicinity of the premises. There is a clear correlation between alcohol consumption and increased antisocial behaviour. This could be in the form of criminal damage and opportunistic threats to property in Ickleton Road, St Peters Street and Mariaby Close. Because The lodge at Duxford does not have the capacity to cope with a huge increase in guests; people will spill out from the hotel to be picked up by

uber taxis/mini buses or walk/slurble/meander to their parked cars. It rs during this time where the potential for problems lie.

#### Public safety

We have major concerns regarding public safety and the plans submitted by The lodge at Duxford. The hotel is situated on a blind corner where St Peter's St meets Ickleton Road and is opposite another busy junction ;:it the end of Hunts Road. The need to maintain clear access in both directions i□ paramount due to lhe regular movement of b1.1Siness traffic from Hexcel and farm traffic including tractors and combine harvesters passing through.

With the plan for increased capacity, where are the guests going to park? Recently, a party took place where guests' minibuses and tax,s parked directly ovlSide The Lodge. This caused ongoing disruption to traffic flow and was a clear danger to people entering c1nd exiting their vehicles. Drivers on St Peters St travelling to Ickleton/Saffron Walden will reach the apex of the blind corner where it meets tckleton Rd and not be aware of the 'obstacles' in front of them before it's too late. This is a major accident waiting to happen!!!!

Them is also The Plough pub, at lhe end of St Peters SL This is popular during the day and evenings and they have their own parking issues. Further parking from the Lodge will compound the problem!!!!