



Cambridge City Council  
**Licensing Sub Committee**

**Date:** Monday, 1 July 2024

**Time:** 10.00 am

**Venue:** Council Chamber

**Contact:** [democratic.services@cambridge.gov.uk](mailto:democratic.services@cambridge.gov.uk), tel:01223 457000

**Agenda**

- 1 Appointment of a Chair
- 2 Declarations of Interest
- 3 Meeting Procedure
- 4 The Alcademy, Premises Licence Application (Pages 7 - 84)

**Licensing Sub Committee Members:** Blackburn-Horgan, McPherson and Young

## **Information for the public**

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- Website: <http://democracy.cambridge.gov.uk>
- Email: [democratic.services@cambridge.gov.uk](mailto:democratic.services@cambridge.gov.uk)
- Phone: 01223 457000

This Meeting will be live streamed to the Council's YouTube page. You can watch proceedings on the livestream or attend the meeting in person.

Those wishing to address the meeting will be able to do so virtually via Microsoft Teams, or by attending to speak in person, if you have completed an LRA1 form to express your intention to speak.

The form will have been sent to you from the Licensing Department.

## Licensing Act 2003 - Licensing Sub-Committee: Hearings Procedure

### Preliminary Matters

1. **The Chair** will commence the hearing by introducing him/herself, the other two members of the Sub-Committee and the officers present.
2. **The Chair** will ask the applicant(s)/the responsible authorities/the interested parties present, and their representatives (if applicable), to introduce themselves and identify their interest in the proceedings.

### Failure of a party to attend the hearing

3. If a party has informed the licensing authority that he/she does not intend to attend or be represented at a hearing, the hearing may proceed in his/her absence.
4. If a party who has not so indicated fails to attend or be represented at a hearing, the Sub-Committee may –
  - (a) where it considers it to be necessary in the public interest, adjourn the hearing to a specified date, or
  - (b) hold the hearing in the party's absence.
5. Where the Sub-Committee holds the hearing in the absence of a party, the Sub-Committee will consider at the hearing the application, representations or notice made by that party.
6. **The Chair** will explain the procedure to be followed at the hearing and will confirm whether the Sub-Committee must reach its decision at the end of the hearing or within 5 working days of the hearing, depending on the application being heard.
7. **The Clerk to the Sub-Committee** will indicate whether any party has requested permission for any other person(s) (other than his/her representative) to appear at the hearing to assist the Sub-Committee in relation to the application, representations or notice of the party making the request. The Sub-Committee will decide whether to grant permission to allow any other person(s) to appear at the hearing on behalf of the party; such permission will not be unreasonably withheld.
8. **The Clerk to the Sub-Committee** will ask whether any party is seeking to introduce any document(s) or other information not previously disclosed to all the other parties to the hearing and the licensing authority. If all the other parties consent, the previously undisclosed document(s) or other information can be produced by a party in support of their application, representations or notice (as applicable).
9. The hearing will take the form of a discussion led by the Chair of the Sub-Committee. Cross-examination will not be permitted unless the Sub-Committee considers that cross-examination is required to

consider the representations, application or notice as the case may require.

10. The Sub-Committee will consider any requests to permit cross-examination on a case-by-case basis. When permission is given to one party, it will also normally be extended to all other parties.
11. The Sub-Committee will decide the equal maximum period of time that each party will have to present their case.

## **The Hearing**

12. *The Licensing Officer will present the report to the Sub-Committee.*
13. Members may ask any relevant questions of the Licensing Officer.
14. *The applicant, or the party who has initiated the hearing, will present their case first.*
15. The party shall be entitled to:
  - (a) give further information in support of their application, representations or notice (as applicable) in response to a specific request by the licensing authority prior to the hearing;
  - (b) question any other party (if permission has been given by the Sub-Committee);
  - (c) address the Sub-Committee.
16. If the Police are a party to the hearing, they will present their case. The Police have the rights listed in paragraph 15 (a) – (c) above.
17. If any other “responsible authority” are a party to the hearing, they will present their case in turn after the Police and have the rights listed in paragraph 15 (a) – (c) above.
18. Any other interested parties will then present their case in turn and have the rights listed in paragraph 15 (a) – (c) above.
19. Members of the Sub-Committee may ask questions of the/each party or any other person permitted to appear at the hearing in support of the party.
20. **The Chair** will invite the applicant, or the party who has initiated the hearing, and any parties making representations, to briefly summarise their points if they wish.
21. **The Chair** will ask the applicant, or the party who has initiated the hearing, and all parties making representations, that they are satisfied that they have said all they wish to.

## **The Decision**

22. In considering any representations or notice made by a party, the Sub-Committee may take into account documentary or other information produced by a party in support of their application, representations or notice (as applicable) either before the hearing or, with the consent of all the other parties, at the hearing.

23. In reaching its decision, the Sub-Committee will disregard any information given by a party, or any person who has been permitted to appear at the hearing, which is not relevant to –
- (a) the application, representations or notice (as applicable) or in the case of another person, the application, representations or notice of the party requesting their appearance, and
  - (b) the promotion of the licensing objectives or, in relation to a hearing to consider a notice given by the Police, the crime prevention objective.
24. The Sub-Committee may consider its decision in private and may move into private session where it considers that the public interest in so doing outweighs the public interest in that part of the hearing taking place in public. If the Sub-Committee do move into private session then all the parties and their representatives, any other person permitted to appear at the hearing, officers, the public and the press will be asked to leave the room whilst the decision is made.

**The Chair** will tell those present at the meeting the decision taken by the Sub-Committee and the reasons for the decision.

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## CONSIDERATION OF AN APPLICATION FOR A PREMISES LICENCE TO BE GRANTED

**The Alcademy, 54 Chesterton Road, Cambridge, CB4 1EN**

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**To: Licensing Sub-Committee:**

**Report by: Luke Catchpole**

**Environmental Health and Licensing Support Team Leader**

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**Wards affected: West Chesterton**

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### INTRODUCTION

- 1.1 An application under section 17 of the Licensing Act 2003 to apply for a Premises Licence for the sale by retail of alcohol with respect to The Alcademy, 54 Chesterton Road, Cambridge, CB4 1EN has been received from Othersyde Limited. The application was served on Cambridge City Council (the Licensing Authority) on 8<sup>th</sup> May 2024. A copy of the application was also served on each responsible authority. The application and plan is attached to the report at Appendix 1.
- 1.2 The applicant is seeking to provide the following licensable activities:
  - Plays – Monday to Saturday 08:00 to 23:00; Sunday 08:00 to 22:30;

- Films – Monday to Saturday 08:00 to 23:00; Sunday 08:00 to 22:30;
- Live Music – Monday to Saturday 12:00 to 23:00; Sunday 12:00 to 22:30;
- Recorded Music – Monday to Saturday 08:00 to 23:00; Sunday 08:00 to 22:30;
- Supply of alcohol (both on and off the premises) – Monday to Saturday 11:00 to 23:00; Sunday 11:00 to 22:30;

- 1.3 In accordance with the regulations of the Act, the application was advertised on the premises and in Cambridge News on 10<sup>th</sup> May 2024 to invite representations from responsible authorities and other persons. The last date for submitting representations was 10<sup>th</sup> May 2024.
- 1.4 Representations were received from 20 ‘Other Persons’. The representations are attached to the report at Appendix 2. 17 of these representations are against the grant of the licence, with 3 in support of the grant of the licence.
- 1.5 No representations were received from any of the Responsible Authorities but Environmental Health agreed conditions with the applicant. A list of these conditions is attached to the report at Appendix 3.
- 1.6 The application needs to be determined.

## **2. RECOMMENDATION**

- 2.1 That Members determine the application on its individual merits having reference to the statutory licensing objectives and Cambridge City Council’s Statement of Licensing Policy and the Cumulative Impact Assessment.

## **3. BACKGROUND**

- 3.1 The proposed premises is located within a Cumulative Impact Area (CIA) and is therefore subject to the Cumulative Impact Assessment.
- 3.2 The onus is on the applicant to demonstrate why the granting of the



licence would not add to the cumulative impact already being experienced within the area.

3.3 In carrying out its licensing functions, the Licensing Authority must have regard to its Statement of Licensing Policy, the Cumulative Impact Assessment and additionally the statutory guidance issued under Section 182 of the Licensing Act 2003. The relevant sections from the Council's Statement of Licensing Policy are:

- Objectives, section 2
- Fundamental principles, section 4
- Cumulative Impact, section 5
- Licensing Hours, section 6
- Licence Conditions, section 8

#### **4. CONSULTATIONS**

4.1 The Licensing Act 2003 requires applications made under section 17 of the Act to be served on the Responsible Authorities and also advertised on the premises and in a local newspaper circulating within the vicinity of the premises. During the consultation period, Responsible Authorities and Other Persons (any individual, body or business entitled to make representations to licensing authorities) may make a representation in respect of the application.

4.2 Statutory consultation has therefore taken place with Responsible Authorities and interested parties in accordance with the procedures set out in the Licensing Act 2003 and associated regulations made under the Act.

#### **5. OPTIONS**

5.1 Whilst having reference to the information provided by the applicant, the information raised in the representations and also Cambridge City Council's Statement of Licensing Policy and Cumulative Impact Assessment, the Sub-Committee's decision must be made with a view to promoting one or more of the four licensing objectives, namely:

- (a) the prevention of crime and disorder;
- (b) public safety;
- (c) the prevention of public nuisance; and

(d) the protection of children from harm.

5.2 Members should take such steps that they consider are necessary for the promotion of the licensing objectives. The Sub-Committee may resolve:

(a) to grant the licence subject to the mandatory conditions and those conditions offered by the applicant which may be modified to such extent as the authority considers necessary for the promotion of the licensing objectives;

(b) to exclude from the scope of the licence any of the licensable activities to which the application relates;

(c) to refuse to specify a person in the licence as the premises supervisor;

(d) to reject the application.

5.3 Members must give reasons for their decision.

## **6. CONCLUSIONS**

6.1 The Licensing Authority has a duty under the Licensing Act 2003 to promote the Licensing Objectives. Each objective has equal importance. In carrying out its licensing functions, the Licensing Authority must also have regard to its Statement of Licensing Policy, the Cumulative Impact Assessment and the Statutory Guidance under the Licensing Act 2003, and it is bound by the Human Rights Act 1998. The Council must also fulfill its obligations under Section 17 of the Crime and Disorder Act 1998 to do all that it reasonably can to prevent crime and disorder in Cambridge.

## **7. IMPLICATIONS**

### **(a) Financial Implications**

Cambridge City Council (the Licensing Authority) has a statutory duty to determine applications made under the Licensing Act 2003. The application fees associated with such applications are set by Central Government and are intended to cover the cost of administering the licensing regime.

There are no specific financial implications associated with this report.

(b) **Staffing Implications**

There are no staffing implications associated with this report.

(c) **Equal Opportunities Implications**

No Equality Impact Assessment has been conducted as the only consideration in reaching a decision is whether the granting of the application will undermine the statutory licensing objectives.

(d) **Environmental Implications**

Any environmental implications that need to be considered must specifically relate to the promotion of the statutory licensing objectives and will be contained in the representations made by the responsible authorities or interested parties.

(e) **Community Safety**

Cambridge Constabulary, Cambridgeshire Fire & Rescue Service, Cambridge City Council's Environmental Health Team, Cambridge City Council's Planning Service, Cambridgeshire County Council's Child Protection & Review Unit, Cambridgeshire County Council's Trading Standards Department and the Public Health Director were consulted as part of the application process and could have made representation if it was considered that the granting of the application would undermine one or more of the statutory licensing objectives.

Those making representations would have raised any relevant community safety implications.

**8. BACKGROUND PAPERS:** The following are the background papers that were used in the preparation of this report:

- [Licensing Act 2003](#)
- [The Licensing Act 2003 \(Premises licences and club premises certificates\) Regulations 2005](#)
- [Guidance issued under section 182 of the Licensing Act 2003](#)
- [Cambridge City Council's Statement of Licensing Policy](#)

- [Cambridge City Council's Cumulative Impact Assessment](#)

**Appendix 1** – Application Form and Plans

**Appendix 2** – Representations

**Appendix 3** – Agreed conditions with

To inspect these documents either view the above hyperlinks or contact the Commercial & Licensing Team at [taxi@cambridge.gov.uk](mailto:taxi@cambridge.gov.uk).

The author and contact officer for queries on the report is [luke.catchpole@cambridge.gov.uk](mailto:luke.catchpole@cambridge.gov.uk)

Date originated: 17<sup>th</sup> June 2024

Last updated: 17<sup>th</sup> June 2024

\* required information

**Section 1 of 21**

You can save the form at any time and resume it later. You do not need to be logged in when you resume.

System reference	Not Currently In Use	This is the unique reference for this application generated by the system.
Your reference	The Alcademy	You can put what you want here to help you track applications if you make lots of them. It is passed to the authority.
<p>Are you an agent acting on behalf of the applicant?</p> <p><input type="radio"/> Yes      <input checked="" type="radio"/> No</p>		<p>Put "no" if you are applying on your own behalf or on behalf of a business you own or work for.</p>

**Applicant Details**

* First name	Matthew	
* Family name	Taylor	
* E-mail	[REDACTED]	
Main telephone number	[REDACTED]	Include country code.
Other telephone number		
<input type="checkbox"/> Indicate here if you would prefer not to be contacted by telephone		
<p>Are you:</p> <p><input checked="" type="radio"/> Applying as a business or organisation, including as a sole trader</p> <p><input type="radio"/> Applying as an individual</p>		<p>A sole trader is a business owned by one person without any special legal structure. Applying as an individual means you are applying so you can be employed, or for some other personal reason, such as following a hobby.</p>

**Applicant Business**

Is your business registered in the UK with Companies House?	<input checked="" type="radio"/> Yes <input type="radio"/> No	<p>Note: completing the Applicant Business section is optional in this form.</p>
Registration number	11126270	
Business name	Othersyde Ltd trading as The Alcademy	If your business is registered, use its registered name.
VAT number	<input style="width: 30px;" type="text" value="GB"/> <input style="width: 100px;" type="text" value="291445688"/>	Put "none" if you are not registered for VAT.
Legal status	Private Limited Company	

Continued from previous page...

Your position in the business

Home country

The country where the headquarters of your business is located.

**Registered Address**

Address registered with Companies House.

Building number or name

Street

District

City or town

County or administrative area

Postcode

Country

**Section 2 of 21**

**PREMISES DETAILS**

I/we, as named in section 1, apply for a premises licence under section 17 of the Licensing Act 2003 for the premises described in section 2 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.

**Premises Address**

Are you able to provide a postal address, OS map reference or description of the premises?

- Address     OS map reference     Description

**Postal Address Of Premises**

Building number or name

Street

District

City or town

County or administrative area

Postcode

Country

**Further Details**

Telephone number

Non-domestic rateable value of premises (£)

**Section 3 of 21****APPLICATION DETAILS**

In what capacity are you applying for the premises licence?

- An Individual or Individuals
- A limited company / limited liability partnership
- A partnership (other than limited liability)
- An unincorporated association
- Other (for example a statutory corporation)
- A recognised club
- A charity
- The proprietor of an educational establishment
- A health service body
- A person who is registered under part 2 of the Care Standards Act 2000 (c14) in respect of an independent hospital in Wales
- A person who is registered under Chapter 2 of Part 1 of the Health and Social Care Act 2008 in respect of the carrying on of a regulated activity (within the meaning of that Part) in an independent hospital in England
- The chief officer of police of a police force in England and Wales

**Confirm The Following**

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

**Section 4 of 21****NON INDIVIDUAL APPLICANTS**

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

**Non Individual Applicant's Name**

Name

**Details**

Registered number (where applicable)

Description of applicant (for example partnership, company, unincorporated association etc)

Continued from previous page...

Company

**Address**

Building number or name

Street

District

City or town

County or administrative area

Postcode

Country

**Contact Details**

E-mail

Telephone number

Other telephone number

\* Date of birth  /  /

\* Nationality

[Documents that demonstrate entitlement to work in the UK](#)

**Section 5 of 21**

**OPERATING SCHEDULE**

When do you want the premises licence to start?  /  /   
dd mm yyyy

If you wish the licence to be valid only for a limited period, when do you want it to end  /  /   
dd mm yyyy

Provide a general description of 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.

The Alcademy is a new ground floor bar and cafe with a small-scale event space and cocktail bar in the basement. It is located at 54 and 56 Chesterton Road on the site of the former HSBC Bank. The Alcademy is a project that is being developed by OtherSyde Ltd. OtherSyde Ltd was formerly based at the Engineer's House at the Museum of Technology where the company restored the Engineer's House and grounds and transformed the site into a thriving and popular destination in the City.



Continued from previous page...

The cafe/bar will be open in the mornings for non-alcoholic beverages, coffee, tea, sandwiches, cakes etc. From 11am until 11pm the cafe/bar will be serving alcoholic drinks as well as non-alcoholic beverages. During the day, the basement space will be used for small-scale community activities such as yoga and drawing classes. In the evenings, the basement space will be used as a cocktail bar and as a hireable space for talks, presentations and for various arts activities such as poetry readings and exhibitions, as well as DJ and comedy nights.

In putting this application together we have taken pre-application advice from Cambridgeshire Constabulary, the Environmental Health Agency. We have also sought the advice of the local councillors for the ward of West Chesterton (Councillor Sam Carling, Councillor Richard Swift and Councillor Rachel Wade).

Considering the location of the premises within one of the City's designated Cumulative Impact Areas, the business owners are dedicated to ensuring that their operations will contribute positively to the neighbourhood and enhance the well-being of its residents.

The premises are located on the edge of the De Freville Conservation Area, and are within the Mitcham's Corner Development Framework area.

The premises are on two floors, ground floor and basement, and comprise the two retail units mentioned below, that have now been merged into a single unit.

The building is on the site of the former HSBC bank and is on a part of Chesterton Road where there is a continuous run of retail premises that stretches from the Old Spring public house to the east to the Boat House pub to the west.

Planning permission has been granted (reference 17/2157/FUL) on the site for the provision of two ground floor commercial units (Use Class A1 and A2) with 8 apartments (above and behind the retail units) and associated infrastructure.

Amendments under application reference (19/1214/FUL) were subsequently made to that planning application that allow for A4 use at the ground floor commercial units and basement as well as a B2 use.

In July 2020, the use class order was amended which resulted in the approved used Classes of A1, A2 and A4 on the site now falling under Use Class E.

The principle of development of the premises was considered acceptable subject to the proposal not causing harm to the character and appearance of the area, living conditions of neighbouring properties, highways and provided it satisfies Environmental Health Concerns.

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

## Section 6 of 21

### PROVISION OF PLAYS

[See guidance on regulated entertainment](#)

Will you be providing plays?

- Yes  No

### Standard Days And Timings

Continued from previous page...

MONDAY

Start

End

Give timings in 24 hour clock.  
(e.g., 16:00) and only give details for the days  
of the week when you intend the premises  
to be used for the activity.

Start

End

TUESDAY

Start

End

Start

End

WEDNESDAY

Start

End

Start

End

THURSDAY

Start

End

Start

End

FRIDAY

Start

End

Start

End

SATURDAY

Start

End

Start

End

SUNDAY

Start

End

Start

End

Will the performance of a play take place indoors or outdoors or both?

- Indoors       Outdoors       Both

Where taking place in a building or other  
structure tick as appropriate. Indoors may  
include a tent.

State type of activity to be authorised, if not already stated, and give relevant further details, for example (but not  
exclusively) whether or not music will be amplified or unamplified.

Small plays, used to promote community projects, might be staged within the venue. But only within the basement area.

Some amplified music might be played during the performance of a play. But only up to the decibel limit agreed to with the  
Council.

State any seasonal variations for performing plays

For example (but not exclusively) where the activity will occur on additional days during the summer months.

Continued from previous page...

Non standard timings. Where the premises will be used for the performance of a play at different times from those listed in the column on the left, list below

For example (but not exclusively), where you wish the activity to go on longer on a particular day e.g. Christmas Eve.

## Section 7 of 21

### PROVISION OF FILMS

[See guidance on regulated entertainment](#)

Will you be providing films?

Yes  No

#### Standard Days And Timings

MONDAY

Start

End

Start

End

Give timings in 24 hour clock.  
(e.g., 16:00) and only give details for the days of the week when you intend the premises to be used for the activity.

TUESDAY

Start

End

Start

End

WEDNESDAY

Start

End

Start

End

THURSDAY

Start

End

Start

End

FRIDAY

Start

End

Start

End

SATURDAY

Start

End

Start

End

Continued from previous page...

SUNDAY

Start

End

Start

End

Will the exhibition of films take place indoors or outdoors or both?

- Indoors       Outdoors       Both

Where taking place in a building or other structure tick as appropriate. Indoors may include a tent.

State type of activity to be authorised, if not already stated, and give relevant further details, for example (but not exclusively) whether or not music will be amplified or unamplified.

Films will only be shown in the basement. Music will be amplified, but only up to the limit that has been agreed on with the Council.

State any seasonal variations for the exhibition of film

For example (but not exclusively) where the activity will occur on additional days during the summer months.

Non standard timings. Where the premises will be used for the exhibition of film at different times from those listed in the column on the left, list below

For example (but not exclusively), where you wish the activity to go on longer on a particular day e.g. Christmas Eve.

#### Section 8 of 21

##### PROVISION OF INDOOR SPORTING EVENTS

[See guidance on regulated entertainment](#)

Will you be providing indoor sporting events?

- Yes       No

#### Section 9 of 21

##### PROVISION OF BOXING OR WRESTLING ENTERTAINMENTS

[See guidance on regulated entertainment](#)

Will you be providing boxing or wrestling entertainments?

- Yes       No

#### Section 10 of 21

##### PROVISION OF LIVE MUSIC

[See guidance on regulated entertainment](#)

Will you be providing live music?

Continued from previous page...

### Standard Days And Timings

MONDAY

Start

End

Start

End

Give timings in 24 hour clock.  
(e.g., 16:00) and only give details for the days  
of the week when you intend the premises  
to be used for the activity.

TUESDAY

Start

End

Start

End

WEDNESDAY

Start

End

Start

End

THURSDAY

Start

End

Start

End

FRIDAY

Start

End

Start

End

SATURDAY

Start

End

Start

End

SUNDAY

Start

End

Start

End

Will the performance of live music take place indoors or outdoors or both?

- Indoors       Outdoors       Both

Where taking place in a building or other  
structure tick as appropriate. Indoors may  
include a tent.

State type of activity to be authorised, if not already stated, and give relevant further details, for example (but not  
exclusively) whether or not music will be amplified or unamplified.

Live music will only be played in the basement and only up to the decibel limit agreed to with the Council.

State any seasonal variations for the performance of live music

For example (but not exclusively) where the activity will occur on additional days during the summer months.

Continued from previous page...

Non-standard timings. Where the premises will be used for the performance of live music at different times from those listed in the column on the left, list below

For example (but not exclusively), where you wish the activity to go on longer on a particular day e.g. Christmas Eve.

**Section 11 of 21**

**PROVISION OF RECORDED MUSIC**

[See guidance on regulated entertainment](#)

Will you be providing recorded music?

- Yes                       No

**Standard Days And Timings**

MONDAY

Start

End

Start

End

Give timings in 24 hour clock.  
(e.g., 16:00) and only give details for the days of the week when you intend the premises to be used for the activity.

TUESDAY

Start

End

Start

End

WEDNESDAY

Start

End

Start

End

THURSDAY

Start

End

Start

End

FRIDAY

Start

End

Start

End

SATURDAY

Start

End

Start

End

Continued from previous page...

SUNDAY

Start

End

Start

End

Will the playing of recorded music take place indoors or outdoors or both?

- Indoors       Outdoors       Both

Where taking place in a building or other structure tick as appropriate. Indoors may include a tent.

State type of activity to be authorised, if not already stated, and give relevant further details, for example (but not exclusively) whether or not music will be amplified or unamplified.

Recorded music will be played within the venue. On the ground floor, the recorded music will sometimes be playing in the background at a low level that has been agreed on with the Council.

In the basement, recorded music will mostly be for background purposes. However, there will sometimes be, usually at the weekends, recorded music played by a DJ. This music will be played through the venue's PA and won't exceed the decibel level agreed on with the Council.

State any seasonal variations for playing recorded music

For example (but not exclusively) where the activity will occur on additional days during the summer months.

Non-standard timings. Where the premises will be used for the playing of recorded music at different times from those listed in the column on the left, list below

For example (but not exclusively), where you wish the activity to go on longer on a particular day e.g. Christmas Eve.

### Section 12 of 21

#### PROVISION OF PERFORMANCES OF DANCE

[See guidance on regulated entertainment](#)

Will you be providing performances of dance?

- Yes       No

### Section 13 of 21

#### PROVISION OF ANYTHING OF A SIMILAR DESCRIPTION TO LIVE MUSIC, RECORDED MUSIC OR PERFORMANCES OF DANCE

[See guidance on regulated entertainment](#)

Will you be providing anything similar to live music, recorded music or performances of dance?

- Yes       No

### Section 14 of 21

#### LATE NIGHT REFRESHMENT

Continued from previous page...

Will you be providing late night refreshment?

- Yes  No

**Section 15 of 21**

**SUPPLY OF ALCOHOL**

Will you be selling or supplying alcohol?

- Yes  No

**Standard Days And Timings**

MONDAY

Start

End

Start

End

Give timings in 24 hour clock.  
(e.g., 16:00) and only give details for the days  
of the week when you intend the premises  
to be used for the activity.

TUESDAY

Start

End

Start

End

WEDNESDAY

Start

End

Start

End

THURSDAY

Start

End

Start

End

FRIDAY

Start

End

Start

End

SATURDAY

Start

End

Start

End

SUNDAY

Start

End

Start

End

Will the sale of alcohol be for consumption:

- On the premises  Off the premises  Both

If the sale of alcohol is for consumption on  
the premises select on, if the sale of alcohol  
is for consumption away from the premises  
select off. If the sale of alcohol is for  
consumption on the premises and away  
from the premises select both.

State any seasonal variations



Continued from previous page...

For example (but not exclusively) where the activity will occur on additional days during the summer months.

Non-standard timings. Where the premises will be used for the supply of alcohol at different times from those listed in the column on the left, list below

For example (but not exclusively), where you wish the activity to go on longer on a particular day e.g. Christmas Eve.

State the name and details of the individual whom you wish to specify on the licence as premises supervisor

**Name**

First name

Paul

Family name

Archer

Date of birth

dd mm yyyy

**Enter the contact's address**

Building number or name

[Redacted]

Street

[Redacted]

District

[Redacted]

City or town

[Redacted]

County or administrative area

[Redacted]

Postcode

[Redacted]

Country

[Redacted]

Personal Licence number  
(if known)

[Redacted]

Issuing licensing authority  
(if known)

Uttlesford District Council

**PROPOSED DESIGNATED PREMISES SUPERVISOR CONSENT**

How will the consent form of the proposed designated premises supervisor be supplied to the authority?

Electronically, by the proposed designated premises supervisor

Continued from previous page...

- As an attachment to this application

Reference number for consent form (if known)

If the consent form is already submitted, ask the proposed designated premises supervisor for its 'system reference' or 'your reference'.

**Section 16 of 21**

**ADULT ENTERTAINMENT**

Highlight any adult entertainment or services, activities, or other entertainment or matters ancillary to the use of the premises that may give rise to concern in respect of children

Give information about anything intended to occur at the premises or ancillary to the use of the premises which may give rise to concern in respect of children, regardless of whether you intend children to have access to the premises, for example (but not exclusively) nudity or semi-nudity, films for restricted age groups etc gambling machines etc.

**Section 17 of 21**

**HOURS PREMISES ARE OPEN TO THE PUBLIC**

**Standard Days And Timings**

MONDAY

Start

End

Start

End

Give timings in 24 hour clock (e.g., 16:00) and only give details for the days of the week when you intend the premises to be used for the activity.

TUESDAY

Start

End

Start

End

WEDNESDAY

Start

End

Start

End

THURSDAY

Start

End

Start

End

FRIDAY

Start

End

Start

End

SATURDAY

Start

End

Start

End

Continued from previous page...

SUNDAY

Start

End

Start

End

State any seasonal variations

For example (but not exclusively) where the activity will occur on additional days during the summer months.

Non standard timings. Where you intend to use the premises to be open to the members and guests at different times from those listed in the column on the left, list below

For example (but not exclusively), where you wish the activity to go on longer on a particular day e.g. Christmas Eve.

## Section 18 of 21

### LICENSING OBJECTIVES

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

a) General – all four licensing objectives (b,c,d,e)

List here steps you will take to promote all four licensing objectives together.

1. Comprehensive Policies and Procedures: We will develop and implement comprehensive written policies and procedures that explicitly address each of the four licensing objectives. Our staff members will be well-informed about these policies, and we will ensure that they understand how they will contribute to achieving these objectives.

2. Training and Staff Awareness: We will provide training for all our staff members to ensure they are fully aware of the licensing objectives and how they will contribute to their promotion. Our training will cover responsible alcohol service, age verification, recognizing signs of intoxication, and emergency procedures.

3. Risk Assessments: We will regularly conduct risk assessments of our premises to identify potential risks and challenges related to each of the licensing objectives. These assessments will inform our strategies and actions to ensure their promotion.

4. Collaboration with Authorities: We will work closely with local authorities, including the police, fire department, and environmental health officers. We will maintain open lines of communication with these agencies to address concerns and seek their input and guidance on promoting the licensing objectives.

5. Security Measures: We will implement security measures that address both the prevention of crime and disorder and public safety. These measures will include the presence of trained security personnel, a well-monitored CCTV system, and emergency response plans.

6. Noise Control and Nuisance Mitigation: We will use noise control measures to prevent public nuisance while respecting our neighbours. These measures may involve soundproofing, noise level monitoring, and staff training on noise control.

7. Age Verification and Child Protection: We will ensure strict adherence to age verification procedures and child protection

Continued from previous page...

policies. We will implement "Challenge 25" or similar age verification practices for all age-restricted sales. We will monitor and review these practices regularly to prevent harm to children.

8. Regular Reviews and Adjustments: We will continuously review and adjust our policies and procedures as necessary. We will regularly assess our practices to ensure they are effective in promoting all four objectives. We will make necessary improvements based on feedback and changing circumstances.

9. Community Engagement: We will engage with the local community to address concerns and foster a positive relationship. We will attend local community meetings or events, if applicable, to show our commitment to being responsible and considerate members of the community.

10. Documentation and Record-Keeping: We will maintain thorough records of all our policies, training sessions, risk assessments, and incidents. Documenting our efforts to promote the licensing objectives will be valuable when demonstrating our commitment to the licensing authority.

#### b) The prevention of crime and disorder

To prevent crime and disorder on our premises, we will implement several security measures. These will include a comprehensive CCTV system covering all public areas. Our staff will be instructed to remain vigilant and promptly report any suspicious or disruptive behavior. We will also establish a close working relationship with the local police and participate in the Pubwatch scheme, allowing for the swift sharing of information regarding any issues related to crime and disorder in the area.

Though SIA door supervisors are not considered necessary for the day to day business operation, an ongoing risk assessment will be undertaken to ensure at during licensed hours where it is considered necessary, sufficient SIA registered security officers will be employed by the License Holder. This risk assessment will be made available for inspection by the police or other authorised officer on request.

Digital CCTV with appropriate recording equipment shall be installed, operated and maintained throughout the premises internally to cover all public areas (apart from toilets). The system will be switched on and live during all times that the public have access to the premises whilst open to members of the public. The CCTV images will record and display dates and times, and these times will be checked regularly to ensure their accuracy and will be changed when British Summer Time starts and ends. The CCTV at customer entrance points will record a clear facial image of every person entering in any light condition. Footage shall be stored for a minimum of 31 days. In the event that images are requested from a constable or authorised officer of a responsible authority the management will ensure a staff member who is conversant with the operation of the CCTV system shall be on the premises at all times the premises are open to the public. This staff member shall give full and immediate cooperation and technical assistance to them in the event that CCTV footage is requested for the prevention and detection of suspected or alleged crime or offence and be able to show a police officer or authorised Council officer recent data or footage. In order to comply with the above requirement management staff will be trained to download images from the system onto relevant media.

Notices advising that CCTV has been installed on the premises shall be displayed so that they are clearly visible to the public within the licensed premises.

Staff will take reasonable steps to ensure that customers do not take partly consumed alcoholic products or drinking receptacles away from the premises.

All incidents which impact on any of the four licensing objectives shall be recorded in a register kept at the premises and will be made available for inspection by police or authorised officer of a responsible authority.

A Refusals log will be kept and made available for inspection by police or authorised officer of a responsible authority.

Staff must have completed their alcohol training (covering relevant licensing legislation and prevention of harm) prior to being authorised to sell alcohol. The training is to be carried out at least once every 6 months and written records of the training must be kept.

Continued from previous page...

Records will be kept of such training and will be immediately available for inspection by Cambridgeshire Police or authorised officer of a responsible authority for inspection upon request.

All staff must complete welfare and vulnerability training, this is to include 'Ask for Angela' Scheme (as long as it is still in operation). The training is to be carried out at least once every 6 months and written records of the training must be kept for inspection by Cambridgeshire Police or authorised officer of a responsible authority.

All spirits shall be displayed behind a counter.

Only beer, cider and lager with an ABV 5.5% or below will be sold, except for premium priced craft products.

The premises shall have a written Drugs Policy. Any seized/found substances believed to be illegal substances will be recorded in a drugs register with the item placed in a secure safe or drawer, and arrangements shall be made at the earliest opportunity to hand to police.

A search policy shall be in place, whereby a person may be subject to a bag or person search as a condition of entry. Any person refusing to be searched shall be refused entry.

After 21:00hrs no person under the age of 18 shall be permitted on the premises whilst licensable activities are taking place unless with a responsible adult.

A written delegation of authority record will be kept at the premises whereby non personal licence holders are authorised to make sales on behalf of the Designated Premises Supervisor.

Any off sales will only be sold in sealed containers.

The outside seating area will be carefully monitored by staff to ensure it is being used in a responsible manner as not to cause a disturbance to local residents.

The person nominated as the DPS will join the Cambac Nightsafe/Pub watch scheme and support its aims and objectives. This includes support of its agreed banning policy and attending meetings; personally, or by sending an authorised representative of the venue.

#### c) Public safety

Public safety is of paramount importance to us. Our premises have been designed with fire safety in mind, and will have clearly marked exits, fire extinguishers, and regular fire drills for staff. We have crowd control measures in place for busy events to prevent overcrowding and maintain safe egress routes. Staff will be trained to handle emergencies, and we will have first-aid facilities available. We will also collaborate with local emergency services and keep our staff informed about emergency procedures through regular training sessions.

#### d) The prevention of public nuisance

To prevent public nuisance, we will implement a robust noise control policy. We will install soundproofing measures to minimize noise emanating from our premises. All live music and amplified entertainment will be kept within acceptable noise levels. Our staff will be trained to ensure that patrons leaving the premises do so quietly and respectfully, particularly during late hours. We will be in constant communication with our neighbours and will have an open-door policy to address any concerns they may have regarding noise or other nuisances.

#### e) The protection of children from harm

We take the protection of children from harm very seriously. All of our staff will be trained in age verification procedures, and we will operate a strict 'Challenge 25' policy for age-restricted sales. Our premises will have clear signage indicating the age restrictions on the sale of alcohol, tobacco, and other age-restricted products. We will not admit individuals under the age of 18 after a certain hour in the evening, and we will regularly review and update our child protection policy to ensure its effectiveness.

**NOTES ON DEMONSTRATING ENTITLEMENT TO WORK IN THE UK**

**Entitlement to work/immigration status for individual applicants and applications from partnerships which are not limited liability partnerships:**

A licence may not be held by an individual or an individual in a partnership who is resident in the UK who:

- does not have the right to live and work in the UK; or
- is subject to a condition preventing him or her from doing work relating to the carrying on of a licensable activity.

Any premises licence issued in respect of an application made on or after 6 April 2017 will become invalid if the holder ceases to be entitled to work in the UK.

Applicants must demonstrate that they have an entitlement to work in the UK and are not subject to a condition preventing them from doing work relating to the carrying on of a licensable activity. They do this in one of two ways: 1) by providing with this application copies or scanned copies of the documents listed below (which do not need to be certified), or 2) by providing their 'share code' to enable the licensing authority to carry out a check using the Home Office online right to work checking service (see below).

**Documents which demonstrate entitlement to work in the UK**

- An expired or current passport showing the holder, or a person named in the passport as the child of the holder, is a British citizen or a citizen of the UK and Colonies having the right of abode in the UK [please see note below about which sections of the passport to copy].
- An expired or current passport or national identity card showing the holder, or a person named in the passport as the child of the holder, is a national of a European Economic Area country or Switzerland.
- A Registration Certificate or document certifying permanent residence issued by the Home Office to a national of a European Economic Area country or Switzerland.
- A Permanent Residence Card issued by the Home Office to the family member of a national of a European Economic Area country or Switzerland.
- A **current** Biometric Immigration Document (Biometric Residence Permit) issued by the Home Office to the holder indicating that the person named is allowed to stay indefinitely in the UK, or has no time limit on their stay in the UK.
- A **current** passport endorsed to show that the holder is exempt from immigration control, is allowed to stay indefinitely in the UK, has the right of abode in the UK, or has no time limit on their stay in the UK.
- A **current** Immigration Status Document issued by the Home Office to the holder with an endorsement indicating that the named person is allowed to stay indefinitely in the UK or has no time limit on their stay in the UK, **when produced in combination with** an official document giving the person's permanent National Insurance number and their name issued by a Government agency or a previous employer.
- A birth or adoption certificate issued in the UK, **when produced in combination with** an official document giving the person's permanent National Insurance number and their name issued by a Government agency or a previous employer.
- A birth or adoption certificate issued in the Channel Islands, the Isle of Man or Ireland **when produced in combination with** an official document giving the person's permanent National Insurance number and their name issued by a Government agency or a previous employer.
- A certificate of registration or naturalisation as a British citizen, **when produced in combination with** an official document giving the person's permanent National Insurance number and their name issued by a Government agency or a previous employer.

Continued from previous page...

- A **current** passport endorsed to show that the holder is allowed to stay in the UK and is currently allowed to work and is not subject to a condition preventing the holder from doing work relating to the carrying on of a licensable activity.
- A **current** Biometric Immigration Document (Biometric Residence Permit) issued by the Home Office to the holder which indicates that the named person can currently stay in the UK and is allowed to work relating to the carrying on of a licensable activity.
- A **current** Residence Card issued by the Home Office to a person who is not a national of a European Economic Area state or Switzerland but who is a family member of such a national or who has derivative rights of residence.
- A **current** Immigration Status Document containing a photograph issued by the Home Office to the holder with an endorsement indicating that the named person may stay in the UK, and is allowed to work and is not subject to a condition preventing the holder from doing work relating to the carrying on of a licensable activity **when produced in combination with** an official document giving the person's permanent National Insurance number and their name issued by a Government agency or a previous employer.
- A Certificate of Application, **less than 6 months old**, issued by the Home Office under regulation 18(3) or 20(2) of the Immigration (European Economic Area) Regulations 2016, to a person who is not a national of a European Economic Area state or Switzerland but who is a family member of such a national or who has derivative rights of residence.
- Reasonable evidence that the person has an outstanding application to vary their permission to be in the UK with the Home Office such as the Home Office acknowledgement letter or proof of postage evidence, or reasonable evidence that the person has an appeal or administrative review pending on an immigration decision, such as an appeal or administrative review reference number.
- Reasonable evidence that a person who is not a national of a European Economic Area state or Switzerland but who is a family member of such a national or who has derivative rights of residence in exercising treaty rights in the UK including:-
  - evidence of the applicant's own identity – such as a passport,
  - evidence of their relationship with the European Economic Area family member – e.g. a marriage certificate, civil partnership certificate or birth certificate, and
  - evidence that the European Economic Area national has a right of permanent residence in the UK or is one of the following if they have been in the UK for more than 3 months:
    - (i) working e.g. employment contract, wage slips, letter from the employer,
    - (ii) self-employed e.g. contracts, invoices, or audited accounts with a bank,
    - (iii) studying e.g. letter from the school, college or university and evidence of sufficient funds; or
    - (iv) self-sufficient e.g. bank statements.

Family members of European Economic Area nationals who are studying or financially independent must also provide evidence that the European Economic Area national and any family members hold comprehensive sickness insurance in the UK. This can include a private medical insurance policy, an EHIC card or an S1, S2 or S3 form.

**Original documents must not be sent to licensing authorities.** If the document copied is a passport, a copy of the following pages should be provided:-

- (i) any page containing the holder's personal details including nationality;
- (ii) any page containing the holder's photograph;
- (iii) any page containing the holder's signature;
- (iv) any page containing the date of expiry; and
- (v) any page containing information indicating the holder has permission to enter or remain in the UK and is permitted to work.

Continued from previous page...

If the document is not a passport, a copy of the whole document should be provided.

Your right to work will be checked as part of your licensing application and this could involve us checking your immigration status with the Home Office. We may otherwise share information with the Home Office. Your licence application will not be determined until you have complied with this guidance.

### Home Office online right to work checking service

As an alternative to providing a copy of the documents listed above, applicants may demonstrate their right to work by allowing the licensing authority to carry out a check with the Home Office online right to work checking service.

To demonstrate their right to work via the Home Office online right to work checking service, applicants should include in this application their 9-digit share code (provided to them upon accessing the service at <https://www.gov.uk/prove-right-to-work>) which, along with the applicant's date of birth (provided within this application), will allow the licensing authority to carry out the check.

In order to establish the applicant's right to work, the check will need to indicate that the applicant is allowed to work in the United Kingdom and is not subject to a condition preventing them from doing work relating to the carrying on of a licensable activity.

An online check will not be possible in all circumstances because not all applicants will have an immigration status that can be checked online. The Home Office online right to work checking service sets out what information and/or documentation applicants will need in order to access the service. Applicants who are unable to obtain a share code from the service should submit copy documents as set out above.

Section 20 of 21

NOTES ON REGULATED ENTERTAINMENT



Continued from previous page...

In terms of specific **regulated entertainments** please note that:

- Plays: no licence is required for performances between 08:00 and 23:00 on any day, provided that the audience does not exceed 500.
- Films: no licence is required for 'not-for-profit' film exhibition held in community premises between 08:00 and 23:00 on any day provided that the audience does not exceed 500 and the organiser (a) gets consent to the screening from a person who is responsible for the premises; and (b) ensures that each such screening abides by age classification ratings.
- Indoor sporting events: no licence is required for performances between 08:00 and 23:00 on any day, provided that the audience does not exceed 1000.
- Boxing or Wrestling Entertainment: no licence is required for a contest, exhibition or display of Greco-Roman wrestling, or freestyle wrestling between 08:00 and 23:00 on any day, provided that the audience does not exceed 1000. Combined fighting sports – defined as a contest, exhibition or display which combines boxing or wrestling with one or more martial arts – are licensable as a boxing or wrestling entertainment rather than an indoor sporting event.
- Live music: no licence permission is required for:
  - o a performance of unamplified live music between 08:00 and 23:00 on any day, on any premises.
  - o a performance of amplified live music between 08:00 and 23:00 on any day on premises authorised to sell alcohol for consumption on those premises, provided that the audience does not exceed 500.
  - o a performance of amplified live music between 08:00 and 23:00 on any day, in a workplace that is not licensed to sell alcohol on those premises, provided that the audience does not exceed 500.
  - o a performance of amplified live music between 08:00 and 23:00 on any day, in a church hall, village hall, community hall, or other similar community premises, that is not licensed by a premises licence to sell alcohol, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance from a person who is responsible for the premises.
  - o a performance of amplified live music between 08:00 and 23:00 on any day, at the non-residential premises of (I) a local authority, or (II) a school, or (III) a hospital, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance on the relevant premises from: (I) the local authority concerned, or (II) the school or (III) the health care provider for the hospital.
- Recorded Music: no licence permission is required for:
  - o any playing of recorded music between 08:00 and 23:00 on any day on premises authorised to sell alcohol for consumption on those premises, provided that the audience does not exceed 500.
  - o any playing of recorded music between 08:00 and 23:00 on any day, in a church hall, village hall, community hall, or other similar community premises, that is not licensed by a premises licence to sell alcohol, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance from a person who is responsible for the premises.
  - o any playing of recorded music between 08:00 and 23:00 on any day, at the non-residential premises of (I) a local authority, or (II) a school, or (III) a hospital, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance on the relevant premises from: (I) the local authority concerned, or (II) the school proprietor or (III) the health care provider for the hospital.

Continued from previous page...

- Dance: no licence is required for performances between 08.00 and 23.00 on any day, provided that the audience does not exceed 500. However, a performance which amounts to adult entertainment remains licensable.
- Cross activity exemptions: no licence is required between 08.00 and 23.00 on any day, with no limit on audience size for:
  - o any entertainment taking place on the premises of the local authority where the entertainment is provided by or on behalf of the local authority;
  - o any entertainment taking place on the hospital premises of the health care provider where the entertainment is provided by or on behalf of the health care provider;
  - o any entertainment taking place on the premises of the school where the entertainment is provided by or on behalf of the school proprietor; and
  - o any entertainment (excluding films and a boxing or wrestling entertainment) taking place at a travelling circus, provided that (a) it takes place within a moveable structure that accommodates the audience, and (b) that the travelling circus has not been located on the same site for more than 28 consecutive days.

## Section 21 of 21

### PAYMENT DETAILS

This fee must be paid to the authority. If you complete the application online, you must pay it by debit or credit card.

Premises Licence Fees are determined by the non-domestic rateable value of the premises. To find out a premises non domestic rateable value go to the Valuation Office Agency site at [http://www.voa.gov.uk/business\\_rates/Index.htm](http://www.voa.gov.uk/business_rates/Index.htm)

The national scale of fees is set out below and also available on our website: <http://www.cambridge.gov.uk/ccm/content/ehws/licensing/fees.en> Please enter and pay the appropriate fee. If you are uncertain of the fee enter 0 in the amount field and the City Council will contact you to advise you of the fee. Please note the application will not be processed until the correct fee has been paid.

Band A - No RV to £4300 £100.00

Band B - £4301 to £33000 £190.00

Band C - £33001 to £87000 £315.00

Band D - £87001 to £125000 £450.00\*

Band E - £125001 and over £635.00\*

\*If the premises rateable value is in Bands D or E and the premises is primarily used for the consumption of alcohol on the premises then you are required to pay a higher fee

Band D - £87001 to £125000 £900.00

Band E - £125001 and over £1,905.00

There is an exemption from the payment of fees in relation to the provision of regulated entertainment at church halls, chapel halls or premises of a similar nature, village halls, parish or community halls, or other premises of a similar nature. The costs associated with these licences will be met by central Government. If, however, the licence also authorises the use of the premises for the supply of alcohol or the provision of late night refreshment, a fee will be required.

Schools and sixth form colleges are exempt from the fees associated with the authorisation of regulated entertainment where the entertainment is provided by and at the school or college and for the purposes of the school or college.

If you operate a large event you are subject to ADDITIONAL fees based upon the number in attendance at any one time

Capacity 5000-9999 £1,000.00

Capacity 10000 -14999 £2,000.00

Capacity 15000-19999 £4,000.00

Capacity 20000-29999 £8,000.00

Capacity 30000-39999 £16,000.00

Capacity 40000-49999 £24,000.00

Capacity 50000-59999 £32,000.00

Capacity 60000-69999 £40,000.00

Capacity 70000-79999 £48,000.00

Capacity 80000-89999 £56,000.00

Capacity 90000 and over £64,000.00

\* Fee amount (£)

100.00

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## DECLARATION

\* I/we understand it is an offence, liable on conviction to a fine up to level 5 on the standard scale, under section 158 of the Licensing Act 2003, to make a false statement in or in connection with this application.

[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).

Ticking this box indicates you have read and understood the above declaration

This section should be completed by the applicant, unless you answered "Yes" to the question "Are you an agent acting on behalf of the applicant?"

\* Full name

\* Capacity

\* Date  /  /   
dd mm yyyy

Once you're finished you need to do the following:

1. Save this form to your computer by clicking file/save as...
2. Go back to <https://www.gov.uk/apply-for-a-licence/premises-licence/cambridge/apply-1> to upload this file and continue with your application.

Don't forget to make sure you have all your supporting documentation to hand.

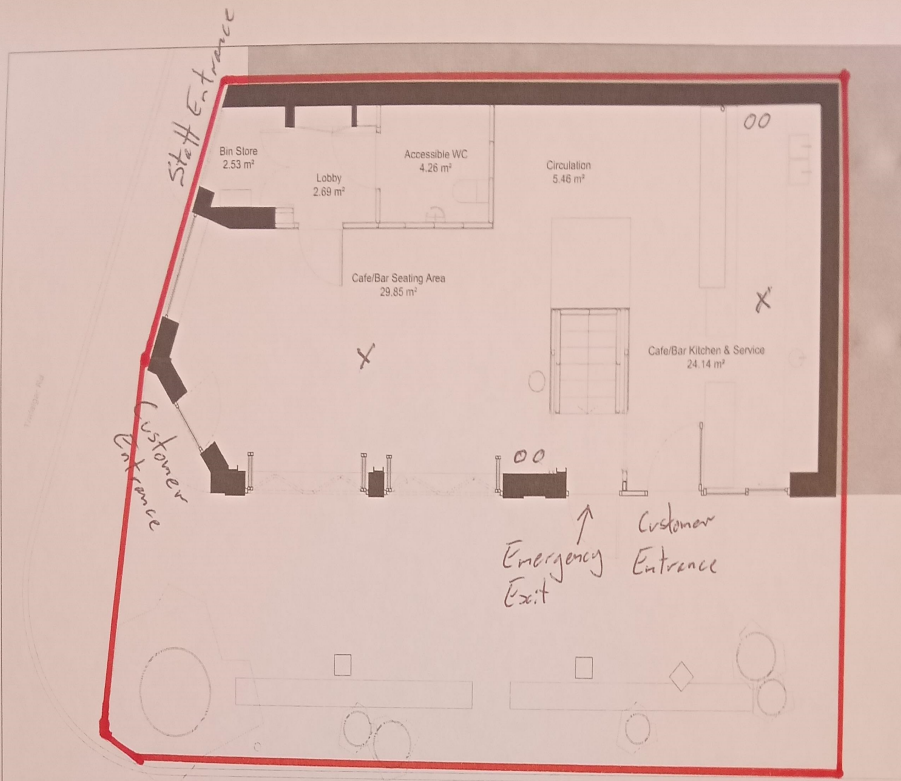
**IT IS AN OFFENCE LIABLE TO SUMMARY CONVICTION TO A FINE OF ANY AMOUNT UNDER SECTION 158 OF THE LICENSING ACT 2003, TO MAKE A FALSE STATEMENT IN OR IN CONNECTION WITH THIS APPLICATION**

**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**

OFFICE USE ONLY

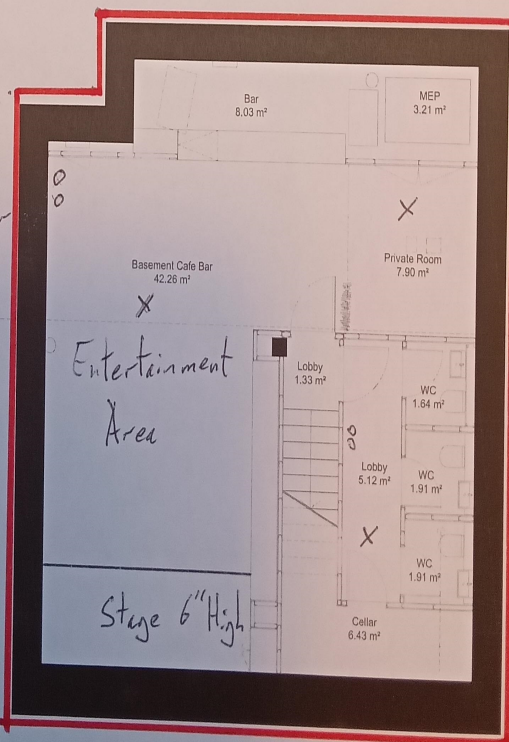
Applicant reference number	<input type="text" value="The Alcademy"/>
Fee paid	<input type="text"/>
Payment provider reference	<input type="text"/>
ELMS Payment Reference	<input type="text"/>
Payment status	<input type="text"/>
Payment authorisation code	<input type="text"/>
Payment authorisation date	<input type="text"/>
Date and time submitted	<input type="text"/>
Approval deadline	<input type="text"/>
Error message	<input type="text"/>
Is Digitally signed	<input type="checkbox"/>

[1](#) [2](#) [3](#) [4](#) [5](#) [6](#) [7](#) [8](#) [9](#) [10](#) [11](#) [12](#) [13](#) [14](#) [15](#) [16](#) [17](#) [18](#) [19](#) [20](#) [21](#) [Next >](#)



Ground Floor Plan

X: Smoke Alarms  
 O: Fire Extinguisher



Basement Plan

The Alcademy  
 54-56 Chesterton Road, Cambridge

Scale @ A4 - 1:100

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[REDACTED]  
Ben Rollings, 5 Trafalar Road, Cambridge, CB4 1EU  
[REDACTED]

See attached

[REDACTED]  
Susan Rollings, 3 Trafalar Road, Cambridge, CB4 1EU  
[REDACTED]

See attached

John Leighton, 104 Stretten Avenue, Cambridge CB4 3ER  
[REDACTED]

This will be a good addition to the area

Hatty Richmond, 41 Vinery Road, Cambridge, CB1 3DN  
[REDACTED]

OtherSyde has a proven track record of investment in spaces for the good of the local population. They worked collaboratively and positively with the Engineers' House committee and created a destination venue. The care and concern they put into this lays the ground for a really positive and impactful use of the old Midland Bank site. My only wish is that I lived nearby, although for 25 years I did live in the de Freville area and something like this would have been wonderful :)

Sarah Upjohn, 22 Trafalgar Road, Cambridge, CB4 1EU  
[REDACTED]

I have concerns about potential public nuisance: specifically 1. noise levels at the top of Trafalgar Road / Chesterton Road, during premises opening hours, and 2. noise levels, drunk behaviour and loitering in Trafalgar Road, and the back lane between Rickard House/ Chesterton Rd and the back gardens of Trafalgar Street after the premises shuts.

Simon Reed, 7 Boathouse Court, Trafalgar Road, Cambridge, CB4 1DU  
[REDACTED]

After carefully reviewing the proposed plans, I strongly object on the following grounds: 1. The chosen location is adjacent to a serene residential street that is already quite narrow. The current access to the roads in that area is already extremely tight, and if vehicles are parked at the entrance, it often becomes necessary to drive on the curb. Introducing a new establishment in such a congested area would only exacerbate the traffic situation and create further inconvenience for residents. 2. Additionally, there is already a concerning level of antisocial behaviour in the vicinity, including alcohol and drug use. The proximity of this new establishment to the residents would only

escalate these issues and potentially lead to even more disruptive and illegal activities. 3. The noise generated by the bar during the night, as well as the commotion outside, would create an intolerable level of disturbance for the residents. This would not only disrupt their peace and tranquillity but also pose a significant threat to public safety due to its unfavourable location. 4. Moreover, the proposed establishment does not align with the existing types of establishments in the surrounding residential area. Introducing a bar in such close proximity to residential properties would disrupt the overall harmony and character of the neighbourhood. In light of these compelling reasons, I strongly urge you to reconsider the plans and explore alternative locations that are better suited for a bar establishment. It is essential to prioritise the well-being and safety of the residents, as well as maintain the integrity and cohesiveness of the neighbourhood.

Sophie Evans, 30 Trafalgar Road, Cambridge, CB4 1EU  
[REDACTED]

I am concerned that the application is for 7 nights a week - late night noise with people potentially loitering and disturbing the peace. This already happens a bit. I hope there will be no antisocial behaviour, but I don't feel confident about that. We have lots of places to drink on Mitchams Corner, this feels like too many. I am also confused about how Alcademy can take over the footpath for outside drinking - isn't it a public footpath?

[REDACTED]  
[REDACTED]  
[REDACTED]

The location on a street corner near a densely packed area of houses and flats makes this very unsuitable. The site is small and there will be overspill by those drinking alcohol. The noise levels will affect the neighbourhood, both from this and from playing music. The premises will be open late and there is a danger of disorderly behaviour in the residential streets of this area and an increase in low level crime that already occurs (thefts from cars etc.) There is no parking available and residents' space will certainly be used instead. This proposal is not acceptable to residents in the area.

[REDACTED]  
[REDACTED]  
[REDACTED]

In the description, it states that "9. Community Engagement: We will engage with the local community to address concerns and foster a positive relationship." We have so far received no communication from OtherSyde Limited apart from the notice placed on their property. There has been nothing done to "foster a positive relationship" or "address concerns" which does not bode well for whether the company will adhere to its other commitments to mitigate any impacts on the local residents. Our property backs on to the alley which opens into Trafalgar Road, at the rear of 54-56 Chesterton Road. As the proposed venue will be on the corner of Trafalgar Road, there is a major concern that people exiting the venue, under the influence of alcohol, will use the alleyway as a free toilet and/or carry out other anti-social behaviours in the darkness of the alley. This will impact on not only the residents, who will suffer from the noise and disturbance, but also the environment as it could lead to



environmental degradation and pose a risk to wildlife which use the alley as a 'wildlife corridor'. In addition, there is the risk that local residents will be disturbed by music emanating from the property from 11am to 11pm. The area behind Chesterton Road is very quiet and noise travels quite far as a result. This could disrupt people's wellbeing and ability to rest and enjoy the quiet in their homes and gardens. Because OtherSyde has not reached out to us as residents, our confidence and trust in the company that they will be respectful to their neighbours and honour the commitments outlined above is severely diminished.

Matthew Hagge, 8 Seymour Street, Cambridge, CB1 3DQ

I lived over on Trafalgar Road for a few years, and believe this would be a fantastic use of the space on Chesterton Road.

Daniela Passolt, 4 Trafalgar Road, Cambridge, CB4 1EU

Long and late hours throughout the week, impact on people's sleep especially during the week and especially for school children Even more pressure on parking Drunk behaviour and disorderly conduct which is already major problem Crime and disorder, drug dealing across main our main door is already problem Lots of pubs already in the vicinity

Mr/s Toth-Sandor, The Flat, 50 Chesterton Road, Cambridge

See attached letter (by post)

Sara Garnham, 2 Boathouse Court, Trafalgar Road, Cambridge, CB4 1DU

Very belatedly we appreciate the efforts of the applicant to finally engage with our residential community. However whilst their apparent aspiration for the site sounds lovely their application does not match. The application takes no account of the residential nature of the location nor the further cumulative impact that such an all encompassing heavy handed licence would have on public safety, public nuisance and potential crime. All day, every day from early to late; outdoor drinking on a public pavement is not appropriate for this venue. The traffic light junction beside the site is busy and a key crossing point likely to dump pedestrians into a melee of drinkers and obstacles. Late night music every night is inappropriate for a site enveloped by residential premises. Narrow streets and pavements adjacent are not suited for more vehicle or foot traffic. The impact of other events which bring drinking to the streets of Mitchams Corner increase petty vandalism, asb and fear, whilst I am sure the applicant would feel they are attracting a responsible audience drunk people do stupid things. The licence should be drawn to reflect the activities and aspiration they are selling to us, not this all encompassing permission that cynically enables them to completely change to a different model to that they are trying to sell to us. Restrict the alcohol hours, restrict the music hours please so we can have a further say if they change their plans

Andrew Dunn, 8 Trafalgar Street, Cambridge, CB4 1ET

To whom it may concern, I am writing to formally object to the application submitted by Alcademy for a licence to serve alcohol, play music, and operate until 11pm every day of the week at a new ground

floor bar and café on Chesterton Road, backing on to Trafalgar Street. My objection is based on the following concerns, which align with the key objectives of the UK Licensing Act 2003: 1. Prevention of Public Nuisance The proposed operating hours and activities are likely to cause significant public nuisance in our residential neighbourhood. Extended opening hours until 11pm, combined with the serving of alcohol and playing of music, will likely result in increased noise levels. This is particularly concerning given that many residents, including families with young children and elderly individuals, reside in the vicinity. The noise from patrons leaving the premises late at night, the potential for loud music, and general disturbances from people congregating outside the bar and café could severely impact the peace and quiet of our community. 2. Prevention of Crime and Disorder There is a strong correlation between late-night alcohol consumption and incidents of crime and disorder. The presence of a bar operating until 11pm increases the likelihood of disorderly conduct, vandalism, and other criminal activities. This is especially problematic in a residential area where the expectation is for a safe and quiet environment. The risk of intoxicated individuals causing disturbances or engaging in anti-social behaviour is a significant concern for local residents. 3. Public Safety The influx of patrons to the area, particularly those who may be under the influence of alcohol, poses a risk to public safety. Increased foot traffic late at night can lead to incidents on the road, accidents, and a higher likelihood of emergency services being required. Additionally, the congregation of individuals outside the premises can create an unsafe environment for residents who may feel intimidated or uncomfortable walking in their own neighbourhood at night. Additional Considerations The residential nature of our area makes it particularly unsuitable for an establishment of this kind. While we appreciate the value of new businesses and community spaces, the location chosen for Alcademy's bar and café is inappropriate given the potential for significant disruption and negative impact on the quality of life for local residents. In light of these points, I urge the council to consider the detrimental effects this establishment could have on our community and to reject the application for this licence. Thank you for your consideration

Bettina Starke, 32 Trafalgar Road, Cambridge, CB4 1EU

[REDACTED]

I object to an alcoholic licence being granted to the commercial premises at 54 Chesterton Road as there are already four pubs and four other licenced businesses around Mitchams Corner. Trafalgar Road and Street are a quiet backwater, and it would be most disturbing, if this changed. With events on Midsummer Common, local residents already get a whiff if undesirable activity in our streets

DO NOT PUBLISH DETAILS ONLINE

[REDACTED]

Dear committee, I would like to express my concern about the proposal for a venue and bar serving alcohol until so late in the heart of a residential location. There are residential flats in the same building and surrounding the property. This will very likely make our lives a misery with the noise and mess associated with a bar here. I really hope there won't be pavement drinking as well. It is concerning they want a license for off the premises too. Their sketches showing people drinking in the street with outdoor tables will potentially cause even more disturbance. If you visit the property you will see there are flats directly above and adjoining at the rear. A club/venue next to our house

is a very worrying prospect. The disturbance caused by customers coming and going, banging their bike locks, potentially being sick, urinating, chatting loudly outside our bedroom windows will be unbearable. We are both hard working, full time and need our sleep as do our children who are studying. Not to mention our neighbours too. I really feel this is not a suitable business for this location by our homes. I am led to believe they had to leave their previous premises after conflict with their neighbours when they were by the river and again with the church. Please do not let this go ahead as planned. Thank you [REDACTED]

Bill  
[REDACTED]

I am writing to strongly object to the proposed license from the Othersyde on the corner of Chesterton Road and Trafalgar Street. This is very much a residential area with flats above, adjacent opposite, and along the road. We have lots of families living along here. Granting them a license for this location seems very inappropriate. I have to say I'm absolutely dreading the potential disturbance underneath my home. Licenses for serving off the premises and proposed outdoor tables would just cause so much disruption to us please strongly consider our neighbours and our objection to this request. There are so many establishments in this area serving alcoholic drinks we really do not need another one. Thank you for giving this request to oppose granting a license serious consideration.

[REDACTED]  
[REDACTED]  
[REDACTED]

I would like to object to the proposal put forward to license the use of alcohol and live music at Rickard House, Trafalgar Road, Cambridge. I live in Trafalgar St and it is already very difficult to find a parking space. I am eighty years old and do not want to walk quite a long way to get home in the middle of the evening. I know the road is open for parking but it does not seem appropriate to have a facility like this in a close-knit community. After the beer festival and other boozy events, we have to put up with men using the street as a lavatory. The noise would be unbearable as well. I strongly object to such an open license for alcohol as well as to a music license. Also, to have people in the street drinking until late is an awful idea. I feel sorry for the people who live in the attached building. I am also not a spoil sport fuddy duddy. I go to Strawberry Fair every year and enjoyed listening to great music on the Flying Pig stage this year. Music and drinking should be away from houses where people live quietly and go to work the next day.

Roger Salmon, 34 Trafalgar Road, Cambridge, CB4 1EU  
[REDACTED]

There are already many licensed premises in this neighbourhood. This one is immediately adjacent to a residential area and is likely to generate noise and drunk behaviour. The applicants have been energetic in seeking local support, but are not willing to limit their license application to reflect their oral assurances.

Michael Lamming, 26 Trafalgar Road, Cambridge, CB4 1EU



I feel there are sufficient alcohol-fuelled, noise and nuisance generating business in this tiny area

Elizabeth Yarrow, 10 Trafalgar Road, Cambridge, CB4 1EU

[REDACTED]

The opening of yet another bar in this locality will add to crime and disorder and public nuisance. the applications mention the proposal not causing harm to the character of the area or the conditions of neighbouring properties- I strongly disagree. Trafalgar Road is a beautiful, peaceful, historic , Residential street leading to the river. The last thing we need is a street bar at the end of it, that serves alcohol all day seven days a week, plays DJ music late into the night and encourages people to drink on the pavement / outside. The outside element in particular deeply concerns me. This will inevitable cause a huge amount of noise disturbance to neighbouring properties such as mine where I live with my three small children. Furthermore the dirt side street next to my property will likely become an ideal place for people attending the DJ nights to buy and sell drugs, as well as a urination area for the people drinking on the streets. The applicants say that they will also be running a coffee shop and yoga and drawing classes which I have no objection to. But there is no need for another bar in this cumulative impact area, especially one that involves street drinking all day , 7 days a week.

Andreas Nymark Jenson, 1 Trafalgar Road, Cambridge, CB4 1EU

[REDACTED]

see attached document

REDACT EMAIL ADDRESS

Katya Mohsen, 12 Trafalgar Street, Cambridge, CB4 1ET

[REDACTED]

see attached

REDACT EMAIL ADDRESS

Alexis Mather, 12 Trafalgar Street, Cambridge, CB4 1ET

[REDACTED]

see attached



## OBJECTION TO

Licence application 279321  
The Alcademy, 54 Chesterton Road  
(PRECAM 000951)

UPDATE #03 to online submitted application - please add to your records

From:  
Ben Rollings  
5 Trafalgar Road  
CB4 1EU

## #3) OBJECTIONS, DETAILED,

NEW: Emailed 4 June 2024

Following recent communications with the applicant, I am making these additional detailed objections: (as "quoted").

**The following are all based on objections to Public Nuisance & Public Safety, specifically:**

- daily, long late hours of alcohol and music licensing
- use of outside pavement area
- ...which relates to prevention of public nuisance (noise, late hours, drunk behaviour, loitering)
- and public safety

### A) MUSIC AND ALCOHOL HOURS:

#### 1) Full time music:

The applicant has stated "it is not our intention to establish a nightclub or full-time music venue".

However the application is requesting full-time music: it states 8am to 23:00 (10:30 Sundays) on every day of the week. It also states recorded music played "within the venue" and "Usually at weekends ...by a DJ". This is alongside live music in the basement.

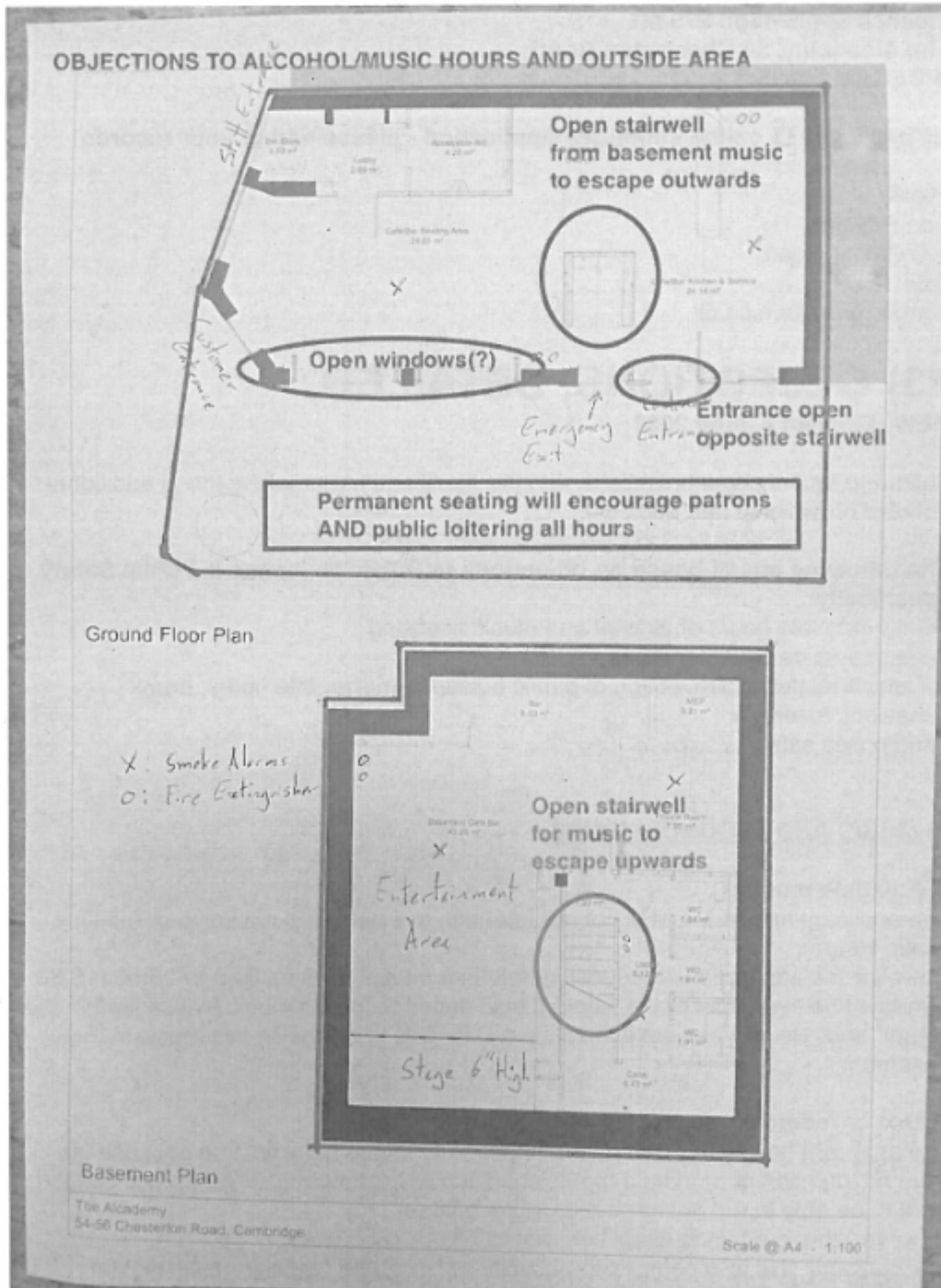
#### 2) Use of recorded music

The applicant has stated "We haven't applied for a late night licence because we have no intention of running a nightclub, disco or full-time music venue (we simply want to be able to run occasional music evenings)".

However, this is again in direct contrast to Alcademy publicity:

- "occasional" this is in contrast to publicity which states "regular music nights"
- "DJ Night with Construct Sounds - Immerse yourself in a perfect blend of electronic beats curated by top-tier record label: Construct Sounds." (Source: crowdfunder page, alongside picture of DJ at mixing table)
- type of music: "from techno and house to drum 'n' bass, grime and trap" (Source: [constructsound.com](http://constructsound.com)) - this loud and heavy music with heavy bass

and repetitive beats



**3) All venue music/alcohol**

Applicant states music "in the basement only", and "...the noise levels are so low that no sounds from the basement will be heard in any of the adjoining flats .... and



they certainly won't be leaking out onto the street (the basement is very well insulated)."

But, in contradiction:

i) as above, the application states states recorded music played "within the venue"

ii) Also, sound, music and people-over-music bounces and travels...

iii) On their floor plans as part of the application, and publicity photos, there is an open flight of stairs in the middle of the venue, directly facing a door on Chesterton Rd, the corner door on Trafalgar Rd - and - open windows if the illustration is correct (in red below)...with this many 'holes' in the building how can any noise "won't be leaking out onto the street" ?

#### **4) Patrons' behaviour**

Applicant states "at which people are sitting down".

However, the type of music above actively encourages dance - it is a 'mini' nightclub with a stage and 'entertainment area'

#### **5) Potential for extension.**

If this licence goes ahead (music to 1030pm/11pm daily), then it is only a minor extension that would create a full nightclub/bar/venue that could potentially continue into the early hours. This would ruin our lives.

#### **6) Extensive hours.**

Applicant states "our opening and closing hours won't be excessive".

But, this is excessive for a residential area. Full time music, every day until 10:30/11pm whilst we are trying to work, study, rest or sleep is not acceptable.

#### **7) Alcohol hours**

All of the above points relate to alcohol use, as well as music

#### **8) Alcohol crowding ('Cumulative zone' limits?)**

- We already have plenty of alcohol on and off places within a minutes walk. It is becoming excessive and I believe there is a limit to this 'crowding'. To state: along Chesterton Road we have The Old Spring, Co-op, La Dispensa, Hungary market and restaurant, Thirsty, Newsagent, Grape Britannia, The Waterman, Tivoli, The Boathouse - plus around Mitcham's Corner The Fort St George, The Portland Arms, Pink Elephant, Fellows.

### **B) LOCATION**

#### **1) Noise & nuisance**

Applicant states "With regard to noise, I think it is highly unlikely that our customers will leave our venue and walk down Trafalgar Road. Trafalgar Road only leads to the river and isn't a shortcut to anywhere else in Cambridge. I am very confident that virtually 100% of our customers will leave the venue and then walk or cycle back home by setting off from our exits onto Chesterton Road - they will have no reason to leave our venue and then walk down Trafalgar Road - unless they happen to live there or if they are members of a rowing club."

2) The above is an incorrect assumption. Plus it completely ignores Trafalgar Street.

And, Trafalgar Road does not "just lead to the river" - it leads to Trafalgar Street, Victoria Bridge, Ferry Path and the Fort St George Bridge, which all lead directly to city centre. For a venue that is seeking to serve the community, it is shocking that it does not even recognise the local layout of the streets: in fact, ignoring them in this statement.

### **3) 20+ years experience**

We have lived here for twenty years so can speak truthfully from experience; ie from direct exposure to Trafalgar Road/Chesterton Road corner. We can hear traffic in the evening. We can hear people talking at the top of the road at night. We have many people 'cutting through' Trafalgar Road and Street; it is a shortcut to the city. And when events are on, we experience increased traffic (cars, on foot, and drunken behaviour) eg Firework Night, May balls, Strawberry Fair, the Fair/circus etc.

### **4) Thirsty (venue, Chesterton Road)**

Side note, again from experience: We recently last year had Thirsty's rear area closed due to noise as we had no peace in our gardens during the summer. And that was not even amplified music, and in the daytime.

## **C) OUTSIDE PUBLIC PAVEMENT AREA**

### **1) Outside seating area**

Applicant states "We will only be serving people in the outside seating area up until 9.30pm".

- However, this use of "outside seating area" is not stated in the application. If so, this means alcohol, glass/breakages, music from the open door/windows, noise and public nuisance in the street, which will easily spill down our road.

- Also, isn't the outside area a danger to pedestrians and cars? Driving up from Trafalgar Road, it is difficult even now with a clear pavement to see left before people are crossing. Having street furniture, alcohol and loitering will increase this danger.

- The plans and publicity photos appear to show solid, fixed seating. If this is there permanently, how can it be policed for people (patrons or not) to sit/drink at any time of day or night?



## 2) People management

Applicant states "after which we will ask customers to move to the inside of the venue."

- I can't see how this is ever to going to be policed and enforced. How can it possibly be controlled to exactly 9:30pm; any later and they are in breach of licence.
- As point earlier - what if the licence is extended, to 10:30/11pm every night?

## 3) Noise

Applicant states "I very much doubt that conversations taking place in the seating area at the front of the venue, on Chesterton Road, will be audible on Trafalgar Road. If customers do start getting noisy, then our staff will request that they keep the noise down as a mark of respect for people living nearby."

- As above. I've lived near a pub on a corner before and I can guarantee that people will get merry, noisy and occasionally rowdy. We simply cannot accept this on our doorstep. How can this be policed/controlled? It will make our lives unbearable.

## 4) Use of the street as a toilet / drug use.

Applicant states "We are constructing toilets in the venue, in the basement, and a disabled toilet on the ground floor. So I don't think there will be any problems with our customers being caught short and needing to relieve themselves in the outside areas that you mention."

- How can this possibly be policed either? What about people leaving the venue - and the outside area?

## D) OTHER ASPECTS TO THE VENUE - NO OBJECTIONS

### 1) Continental Cafe, Community Activities

Applicant states: "The venue that we are seeking to establish is more of a continental type cafe/bar where people gather together for good conversation, to participate in community activities (such as talks, presentations, board game nights, book readings, etc)"

We have NO objection to this, or to a cafe, within cafe hours to the late afternoon, and a community space. As an example, the venue Stir, further east on Chesterton Road, is a similar place and looks like their business is doing well - and they close late afternoon and do not serve alcohol, or play music outside. We suggest this is a better, more neighbourly and community-orientated business model.

## **E) PUBLIC ENGAGEMENT**

### **1) Consultation**

#### **Applicant states:**

"We have consulted with all the necessary Council departments and the Police, so we now have a very clear understanding of what the venue can and cannot be and how it should be managed to ensure that it meets the needs of the community and addresses their likely concerns. On the basis of those consultations, we are now able to consult with you and other members of the locality with a clear description of the venue"

However, this public 'consultation' has happened too late, in fact after the licence application was submitted and displayed. Fact: prior to the application, there has been zero consultation with the neighbourhood. I have not heard from anyone on our Road/Street (and we have a strong community that talks and WhatsApps often) on any form of consultation. It is also very worrying that a business that markets itself as 'community' based does not seek the views/opinions of it's immediate neighbourhood.

### **2) Facebook.**

**Applicant states** "We have also posted information about the venue on the Facebook CB4 community page and invited people to add their thoughts, positive and negative, to the thread."

- Facebook is a closed private social app. It's not a public space and not everyone subscribes or can view it. From what we have seen, there appears to be little support; of which another point:

- Parking: on Facebook CB4, the response to a question of parking was 'plenty of parking in the streets nearby' (paraphrasing). Trafalgar Road/Street are residents only parking for the majority of the time. It is very difficult to find a space, even for residents.

**3) Applicant continues:** "...the application for an alcohol licence is the beginning of this consultation process."

- The application is not a consultation. It is a small notice posted at the END of the business process. How can it be a public consultation if the licence is granted without consultation direct with the local community?

- We have only recently received an invitation to the premises and talk with the applicants (this past week, and the day before the licence ends). This is way too late

and appears to be a last-minute attempt to tick the box of local consultation.

## **F) SUMMARY**

As stated, I object to:

- late licensing hours every day
- alcohol licensing to late hours every day
- music
- outside public seating area

Please can the above points be seriously considered. We are very concerned about this venue's licensing and request that the hours be cut to daytime and alcohol/music removed.

Thank you for your consideration

Ben Rollings  
5 Trafalgar Road  
CB4 1EU

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## **#2) ADDITIONAL POINTS,**

Emailed, 21 May 2024

Additional point 4)

Along with quieter events, the application is asking for live and recorded music (including a DJ), every day until 11pm. So that potential for loud, live, recorded, DJ music could mean a mini-club night every single night until 11pm - and later as patrons leave. If granted, this would then have the potential for extended hours into the morning. Simply, this quiet conservation area is not the place for a disco or a club, and would seriously harm the health, safety and peace of local residents.

Additional point 5)

According to visual plans, the lack of sufficient toilet facilities (particularly for males), would mean outside areas being used as a toilet - particularly the dark private passage between Rickard House and Trafalgar Street rear gardens. This also has the potential for drug abuse, as I have previously witnessed over the years living here. This is of concern for public safety and for my children and neighbours' children who use this rear access.

---

# #1) ORIGINAL OBJECTION,

Online, 13 May 2024

Point 1) The licence application notice was only display for less than a couple of days. Is this legally incorrect? See uploaded file\*, as of the weekend of 11 May there is no onsite notice. This should not be the case, as it does not give the public and neighbourhood sufficient time. Please can this be reinstated and with a longer notice period.

Point 2) Objection related to item '3. Public Nuisance' .

2a) Trafalgar Road is a quite area with many families - especially at night. The excessive licensing hours will lead to noise from patrons leaving the premises, every day and every evening. Noise from the basement will emanate from the surrounding building and especially with a door open. This is not the area for a underground nightclub.

2b) The outside pavement seating area - this will further increase the noise and disturbance; patrons will clearly be heard at night; any queues in our street for the basement events will create noise; on school weekday evenings whilst our children are studying/sleeping it will be very disruptive

2c) There has been zero consultation with the neighbourhood. We have a WhatsApp Group to communicate local news and I have not heard from anyone within our Trafalgar Road and Street community that has been spoken to or consulted about this venue.

2d) The application states "9. Community Engagement: We will engage with the local community to address concerns and foster a positive relationship". This has not happened. It is therefore a worrying precedent that in the future our voices will not be heard and concerns not addressed.

2e) We already have plenty of drinking establishments in this area.

\*3) Your 'upload file' is not working. Please see this link instead:  
<https://www.dropbox.com/s/cl/fi/d62oii0z4kswjzxmzckfg/Site-13-May-no-notice-LoRes.jpg?rlkey=hyolgppjvsysq44pf3mqec7zv7&dl=0>

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**Thank you**

Ben Rollings

**OBJECTION TO**

**Ref: PRECAM 000951 The Alcademy, 54 Chesterton Road  
Licence application 279321**

**UPDATE to online submitted application - please add to your records  
4 June 2026**

**From:  
Susan Rollings  
3 Trafalgar Road CB4 1EU**

**TWO PARTS:  
PART TWO - at top, NEW additional to add please, 4 June  
PART ONE - at bottom, original, 21 May**

-----  
**(PART ONE - additional representation)  
4 June 2024**

**Dear Sir/Madam**

**Additional representations, following written communication from the  
applicant (as "quoted").**

**The following are all based on objections to Public Nuisance & Public Safety,  
specifically:**

- daily, long late hours of alcohol and music licensing
- use of outside pavement area
- ...which relates to prevention of public nuisance (noise, late hours, drunk  
behaviour, loitering)
- and public safety

**A) MUSIC AND ALCOHOL HOURS:**

1) Full time music: The applicant has stated "it is not our intention to establish a nightclub or full-time music venue".

However the application is requesting full-time music: it states 8am to 23:00 (10:30 Sundays) on every day of the week. It also states recorded music played "within the venue" and "Usually at weekends ...by a DJ". This is alongside live music in the basement.

2) The applicant has stated "We haven't applied for a late night licence because we have no intention of running a nightclub, disco or full-time music venue (we simply want to be able to run occasional music evenings)".

However, this is again in direct contrast to Alcademy publicity:

- "occasional" this is in contrast to publicity which states "regular music nights"

- "DJ Night with Construct Sounds - Immerse yourself in a perfect blend of electronic beats curated by top-tier record label: Construct Sounds." (Source: crowdfunder page, alongside picture of DJ at mixing table)
- type of music: "from techno and house to drum 'n' bass, grime and trap" (Source: [constructsound.com](http://constructsound.com)) - this loud and heavy music with heavy bass and repetitive beats

3) Applicant states music "in the basement only", and "...the noise levels are so low that no sounds from the basement will be heard in any of the adjoining flats .... and they certainly won't be leaking out onto the street (the basement is very well insulated)."

But, in contradiction:

- i) as above, the application states recorded music played "within the venue"
- ii) Also, sound, music and people-over-music bounces and travels...
- iii) On their floor plans as part of the application, and publicity photos, there is an open flight of stairs in the middle of the venue, directly facing a door on Chesterton Rd, the corner door on Trafalgar Rd - and - open windows if the illustration is correct (in red below)...with this many 'holes' in the building how can any noise "won't be leaking out onto the street" ?



4) Applicant states "at which people are sitting down". However, the type of music above actively encourages dance - it is a 'mini' nightclub with a stage and 'entertainment area'

5) Potential for extension.

If this licence goes ahead (music to 1030pm/11pm daily), then it is only a minor extension that would create a full nightclub/bar/venue that could potentially continue



into the early hours. This would ruin our lives.

6) Extensive hours. Applicant states "our opening and closing hours won't be excessive".

But, this is excessive for a residential area. Full time music, every day until 10:30/11pm whilst we are trying to work, study, rest or sleep is not acceptable.

7) All of the above points relate to alcohol use, as well as music

8) Alcohol crowding ('Cumulative zone' limits?)

- We already have plenty of alcohol on and off places within a minutes walk. It is becoming excessive and I believe there is a limit to this 'crowding'. To state: along Chesterton Road we have The Old Spring, Co-op, La Dispensa, Hungary market and restaurant, Thirsty, Newsagent, Grape Britannia, The Waterman, Tivoli, The Boathouse - plus around Mitcham's Corner The Fort St George, The Portland Arms, Pink Elephant, Fellows.

## **B) LOCATION**

1) Applicant states "With regard to noise, I think it is highly unlikely that our customers will leave our venue and walk down Trafalgar Road. Trafalgar Road only leads to the river and isn't a shortcut to anywhere else in Cambridge. I am very confident that virtually 100% of our customers will leave the venue and then walk or cycle back home by setting off from our exits onto Chesterton Road – they will have no reason to leave our venue and then walk down Trafalgar Road – unless they happen to live there or if they are members of a rowing club."

2) The above is an incorrect assumption. Plus it completely ignores Trafalgar Street. And, Trafalgar Road does not "just lead to the river" - it leads to Trafalgar Street, Victoria Bridge, Ferry Path and the Fort St George Bridge, which all lead directly to city centre. For a venue that is seeking to serve the community, it is shocking that it does not even recognise the local layout of the streets: in fact, ignoring them in this statement.

3) We have lived here for twenty years so can speak truthfully from experience; ie from direct exposure to Trafalgar Road/Chesterton Road corner. We can hear traffic in the evening. We can hear people talking at the top of the road at night. We have many people 'cutting through' Trafalgar Road and Street; it is a shortcut to the city. And when events are on, we experience increased traffic (cars, on foot, and drunken behaviour) eg Firework Night, May balls, Strawberry Fair, the Fair/circus etc.

4) Side note, again from experience: We recently last year had Thirsty's rear area closed due to noise as we had no peace in our gardens during the summer. And that was not even amplified music, and in the daytime.

## **C) OUTSIDE PUBLIC PAVEMENT AREA**

1) Applicant states "We will only be serving people in the outside seating area up until 9.30pm".

- However, this use of "outside seating area" is not stated in the application. If so, this means alcohol, glass/breakages, music from the open door/windows, noise and public nuisance in the street, which will easily spill down our road.

- Also, isn't the outside area a danger to pedestrians and cars? Driving up from Trafalgar Road, it is difficult even now with a clear pavement to see left before people are crossing. Having street furniture, alcohol and loitering will increase this danger.

- The plans and publicity photos appear to show solid, fixed seating. If this is there permanently, how can it be policed for people (patrons or not) to sit/drink at any time of day or night?

2) Applicant states "after which we will ask customers to move to the inside of the venue."

- I can't see how this is ever to going to be policed and enforced. How can it possibly be controlled to exactly 9:30pm; any later and they are in breach of licence.

- As point earlier - what if the licence is extended, to 10:30/11pm every night?

3) Applicant states "I very much doubt that conversations taking place in the seating area at the front of the venue, on Chesterton Road, will be audible on Trafalgar Road. If customers do start getting noisy, then our staff will request that they keep the noise down as a mark of respect for people living nearby."

- As above. I've lived near a pub on a corner before and I can guarantee that people will get merry, noisy and occasionally rowdy. We simply cannot accept this on our doorstep. How can this be policed/controlled? It will make our lives unbearable.

4) Use of the street as a toilet / drug use.

Applicant states "We are constructing toilets in the venue, in the basement, and a disabled toilet on the ground floor. So I don't think there will be any problems with our customers being caught short and needing to relieve themselves in the outside areas that you mention."

- How can this possibly be policed either? What about people leaving the venue - and the outside area?

#### **D) OTHER ASPECTS TO THE VENUE**

1) Applicant states: "The venue that we are seeking to establish is more of a continental type cafe/bar where people gather together for good conversation, to participate in community activities (such as talks, presentations, board game nights, book readings, etc)"

We have NO objection to this, or to a cafe, within cafe hours to the late afternoon, and a community space. As an example, the venue Stir, further east on Chesterton Road, is a similar place and looks like their business is doing well - and they close late afternoon and do not serve alcohol, or play music outside. We suggest this is a better, more neighbourly and community-orientated business model.

## **E) PUBLIC ENGAGEMENT**

### 1) Applicant states:

"We have consulted with all the necessary Council departments and the Police, so we now have a very clear understanding of what the venue can and cannot be and how it should be managed to ensure that it meets the needs of the community and addresses their likely concerns. On the basis of those consultations, we are now able to consult with you and other members of the locality with a clear description of the venue"

However, this public 'consultation' has happened too late, in fact after the licence application was submitted and displayed. Fact: prior to the application, there has been zero consultation with the neighbourhood. I have not heard from anyone on our Road/Street (and we have a strong community that talks and WhatsApps often) on any form of consultation. It is also very worrying that a business that markets itself as 'community' based does not seek the views/opinions of it's immediate neighbourhood.

### 2) Facebook.

Applicant states "We have also posted information about the venue on the Facebook CB4 community page and invited people to add their thoughts, positive and negative, to the thread."

- Facebook is a closed private social app. It's not a public space and not everyone subscribes or can view it. From what we have seen, there appears to be little support; of which another point:

- Parking: on Facebook CB4, the response to a question of parking was 'plenty of parking in the streets nearby' (paraphrasing). Trafalgar Road/Street are residents only parking for the majority of the time. It is very difficult to find a space, even for residents.

### 3) Applicant continues: "...the application for an alcohol licence is the beginning of this consultation process."

- The application is not a consultation. It is a small notice posted at the END of the business process. How can it be a public consultation if the licence is granted without consultation direct with the local community?

- We have only recently received an invitation to the premises and talk with the applicants (this past week, and the day before the licence ends). This is way too late and appears to be a last-minute attempt to tick the box of local consultation.

## **F) SUMMARY**

As stated, I object to:

- late licensing hours every day
- alcohol licensing to late hours every day
- music
- outside public seating area

Please can the above points be seriously considered. We are very concerned about this venue's licensing and request that the hours be cut to daytime and alcohol/music

removed.

Thank you for your attention

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**(PART TWO)**

**BELOW is a COPY of online submitted application  
21 May 2024**

**A) Objections related to:**

- primarily the long late hours of alcohol and music licensing
- which relates to prevention of public nuisance (noise, late hours, drunk behaviour, loitering)
- and hence public safety

**B) Local area**

Trafalgar Road is a quite family area, especially at night. The excessive licensing hours, to 11pm every single night will be very disruptive to us - noise from patrons at and leaving the premises, every evening. Noise from the basement will travel up within the surrounding building and especially with a door open. This is not the area for a underground bar or nightclub.

**C) Music and DJ night**

The application mentions live and recorded music (including DJ nights), requesting every day until 11pm. So that POTENTIAL for loud, live, recorded, DJ music, could grow into a mini-club night, every single night until 11pm - and more noise later as it closes and patrons leave (till 1130?). If granted, this would then have the potential for extended hours into the morning. Simply, this quiet conservation area is not the place for a disco or a club, and would seriously harm the health, safety and peace of local residents.

**D) Outside pavement seating area**

This will further increase the noise and disturbance. You cannot keep people quiet. We can hear people talking quietly several houses away in our Road. Patrons will therefore be clearly be heard at night, causing us and our children to lose sleep. Any queues in our Road for the basement events will create noise; and on school weekday evenings whilst our children are studying/sleeping it will be very disruptive to our daily life.

**E) Excessive licensing**

We already have plenty of drinking establishments in this area. Along the small strip of Chesteron Road that Alcademy will reside, almost every outlet is serving alcohol. Within a 100m area we have Thirsty, Hungarian, La Dispensa, Grape Britannia, Old Spring, Waterman... Alcademy is on the corner of a residential street - we do not need a pub at the end of our road, please

**F) Toilets and Safety in nearby private road between Rickard House and Trafalgar Street rear gardens**

According to plans, the lack of sufficient toilet facilities would mean outside areas being used as a toilet - particularly the dark private passage between Rickard House and Trafalgar Street rear gardens. This also has the potential for drug abuse, as we have personally witnessed having lived here for 20 years. This is of concern for public safety, for our children and neighbours' children who use this rear access daily.

G) Community

There has been no consultation with the neighbourhood. We have not heard from anyone within our Trafalgar Road and Street community that has been spoken to or consulted about this venue. The application states "9. Community Engagement: We will engage with the local community to address concerns and foster a positive relationship". This has not happened. It is therefore a worrying precedent that in the future our voices will not be heard and concerns not addressed.

H) Conclusion

A community venue with facilities and a cafe until late afternoon is fine (eg Stir, further down on Chesterton Road) - but NOT an all day alcohol drinking venue with music every day until 11pm that will disrupt the lives and affect mental and physical health of residents who have lived here for most of their life.

I object to the licensing of alcohol and music every day until 11pm.

Thank you

---

Thank you

Susan Rollings





Commercial Licensing Team  
Environmental Services  
Cambridge City Council,

Correspondence  
Stamp  
28 MAY 2024  
Edinburgh

P. BOTTOO  
CAMBRIDGE  
CB1 0JH

TH FIAL 23/4/24

50 Chesterton Road

Cambridge

From T. SCORNS

TO WILKOMIT MALI CONCERN

Dear Sir/Madam, I wish to

oppose the idea of making

57 & 58 Chesterton Rd into a market

Drinks ~~the~~ venue for the

Folkway Events.

1. No Parking Neighbours

2. We already have problem

with people making a nuisance

of themselves. using nearby

Private Properties for toilet

Purposes.

3. I cannot see a venue

making money here without

existing venue ~~is~~ losing out

Yours Sincerely

T. SCORNS





Att.: Cambridge Licensing authority

Dr Andreas Nymark Jensen 1 Trafalgar Road CB4 1EU Cambridge
--

## Objection

Application Number: 279321  
Licence Type: Premises Licence  
Licensee: Othersyde Limited  
Trading Name: The Alcademy

Licence Address:  
54 Chesterton Road  
Cambridge  
Cambridgeshire  
CB4 1EN

Concerning Licensing Objective no. 3: **The prevention of Public Nuisance**

Dear Sir/Madam,

My objection in regards to Application Number: 279321 (Licensee: Othersyde Limited) is with the real and demonstrable risk of impact of another licensed premise in Cumulative Impact Area – Mitcham's Corner on the promotion of the licensing objectives under the Licensing Act 2003, in particular no. 3: **The prevention of Public Nuisance**.

With an already significant number of licensed premises concentrated in the immediate vicinity of the proposed premises on the corner of Chesterton Road and Trafalgar Road, this increase in negative, cumulative, impact on the promotion of the four licensing objectives (prevention of Crime and Disorder; Public Safety; the prevention of Public Nuisance; and the Protection of Children from harm), as evidenced in the available statistics, by granting a premises licence to the applicant, will prove detrimental to our neighbourhood.

I therefore here submit my objection. Please see below for specification of reasoning underpinning my objection.

The Licensing Authority is required by duty to have regard to the Cumulative Impact Assessment (CIA), and thereby to actively promote the four licensing objectives. As stated on Cambridge City Council's website under 'Licences and permits > Alcohol and entertainment licensing > Licensing overview', "**Each [licensing] objective is of equal importance. These four objectives must be addressed in every case as they apply to the consideration of all licensing matters**" (emphasis mine).

In light of this, it would be inconsistent with the Licensing Authority's duty under section 4(1) of the Licensing Act 2003 to grant any further relevant authorisations in respect of premises licences (i.e., with Supply Of Alcohol) in this part of West Chesterton Ward, i.e., Chesterton Road within Cumulative Impact Area – Mitcham's Corner, as it would demonstratively add to the rise of 'Alcohol Related Crimes' (cf. 'Cambridge City Cumulative Impact Policy Review 2023'). The rise of 'Alcohol Related Crimes' would add to the cumulative (negative) impact on the licensing objectives, which again goes against the City Council's duty of promotion of the licensing objectives as stated in 'Cumulative Impact Assessment March 2024 - Cambridge City Council, paragraph 4.5'.

This is specified in 'Cumulative Impact Assessment March 2024 - Cambridge City Council', 'Appendix 4', 'Cambridge City Cumulative Impact Policy Review 2023', p. 5:

*"Whilst the figure for reported alcohol related incidents saw a reduction of -36% over the two time periods, the respective crime rate increased by 11%. Despite this both maps still show the clusters of alcohol related crime and incidents within the West Chesterton CIA [...], indicating there is still a correlation between these figures and the concentration of licensed premises, which may be justification for the existing CIA to be retained"* (emphasis mine).

According to Cambridge City Council's 'Statement of Licensing Policy', paragraph 2.2, the Council "**must fulfil its obligations under section 17 of the Crime and Disorder Act 1998 to do all that it reasonably can to prevent crime and disorder in Cambridge**" (emphasis mine). Specifically, it is the duty of the Licensing Authority to "**exercise its various functions with due regard to the likely effect of the exercise of those functions on, and the need to do all that it reasonably can to prevent, (a) crime and disorder in its area (including anti-social and other behaviour adversely affecting the local environment); and (b) the misuse of drugs, alcohol and other substances in its area.**" (Crime and Disorder Act 1998, c. 37, Part I, Chapter I, Miscellaneous and supplemental, Section 17(1)) (emphasis mine).

Consequently, based on the Licensing Authority's "obligation" and "duty" to "**do all that it reasonably can to prevent [...] anti-social and other behaviour adversely affecting the local environment**", it is certainly *within reason*, i.e., 'reasonable', for the Licensing Authority to refuse the application in question (i.e., 279321).

Quoting now from the 'Section from Statement of Licensing Policy in regards to Cumulative Impact, Appendix 5, 5.10' (Licensing Sub Committee meeting - Monday, 15th June, 2020, 10.30 am).

*"This special policy [Cumulative Impact Areas] creates a **rebuttable presumption** that applications within the areas set out in paragraph 5.8 [as of May 2024 including Cumulative Impact Area – Mitcham's Corner] for new premises licences or club premises certificates or variations that are likely to add to the existing cumulative impact **will normally be refused, if relevant representations are received about the cumulative impact on the licensing objectives**, unless the applicant can demonstrate why the operation of the premises involved will not add to the cumulative impact already being experienced"* (emphasis mine).

The facts supporting this designation of Cumulative Impact Area – Mitcham's Corner are grounded in years of monitoring anti-social behaviour in the area in question, i.e., Cumulative Impact Area – Mitcham's Corner, combined with rigorous data analysis produced by Cambridgeshire Constabulary.

Consequently, it is clear that the applicant **will not** be able to demonstrate that the operation of the proposed premises **will not** add to the cumulative impact already being experienced, as 'Crime and Disorder' is directly linked to increase in licensed premises.

On top of this, current local residents in the area immediately adjacent to the proposed premises of the application (including the undersigned), agree on the obvious and unmitigable consequences of another drinking venue on the doorstep of our residential neighbourhood.

These will inevitably include anti-social behaviour from patrons leaving the proposed premises such like raucous conduct while moving through Trafalgar Road and Trafalgar Street. Concerns are further focused on the area behind the proposed premises (upper part of Trafalgar Road and public alley between Chesterton Road and Trafalgar Street) as a convenient place for public urination precipitated by few available customer toilets in the proposed premises (cf. applicant's submitted plans).

By publishing a Cumulative Impact Assessment, the Council claims in its '*Cumulative Impact Assessment March 2024 - Cambridge City Council*', paragraph 4.5, that "*this assessment is being published because the Licensing Authority considers that the number of licensed premises and club premises certificates within the areas specified in 4.1 is such that it is likely that granting further licences or variations to licences would be inconsistent with the authority's duty to promote the licensing objectives.*" The Council is, we are told in paragraph 4.6, "*setting down a strong statement of intent about its approach to considering applications for grant and variations of premises licences or club premises certificates in the area's set out*" (emphasis mine).

If this "strong statement of intent" is to be taken seriously, the Council must refuse this application (279321).

The Council continues in its paragraph 4.7 *"the contents of the Cumulative Impact Assessment does not change the fundamental ways that decisions are made under the Licensing Act 2003"*, and further that *"the Licensing Authority will make all decisions on applications within the cumulative impact area on a case by case basis with a view on how best to promote the licensing objectives. Each application will be considered on its own merits (emphasis mine)."*

While due consideration of every application should of course be the rule, government legislation and local police recommendations on issues of crime and public nuisance must take precedence and be enforced through this clear-cut preventive tool (i.e., Cumulative Impact Assessment) prescribed by those authorities, so as to promote the licensing objectives as faithful as possible.

Therefore, as per the definition in paragraph 4.8 of the same document, the application in question cannot in good faith be considered *"appropriate"* for approval in Cumulative Impact Area – Mitcham's Corner, as *"the onus is on the applicant to demonstrate to the responsible authorities the suitability of how their proposal will not add to the cumulative impact"* (paragraph 4.10, emphasis mine). This will, however, prove impossible to demonstrate for OtherSyde Ltd when considering the available crime statistics, as these – as mentioned above – repeatedly show a correspondence between number of licensed premises and amount of anti-social behaviour.

As stipulated in paragraph 4.12, when *"it cannot be demonstrated that an application will not undermine the licensing objectives or demonstrate it will not increase the cumulative impact with the areas specified in paragraph 4.1, then it shall be the policy of this Licensing Authority to refuse to grant the application"* (emphasis mine).

I would like to comment on a few points found in licensee's (Othersyde Limited) application specifics (279321), as submitted online ([https://pp.3cshareservices.org/registers/index.html?fa=licence\\_register&licence\\_id=279321&council\\_id=1](https://pp.3cshareservices.org/registers/index.html?fa=licence_register&licence_id=279321&council_id=1))

*"Considering the location of the premises within one of the City's designated Cumulative Impact Areas, the business owners are dedicated to ensuring that their operations will contribute positively to the neighbourhood and enhance the well-being of its residents"* (Application Details, page 6. Emphasis mine).

While the alleged good intentions are appreciated, the above statement is unclear as to precisely 'how' this *"dedication"* is supposed to be manifested; whether *"operations"* meant to *"contribute positively to the neighbourhood"* are sought to include 'all' or just 'some' of the listed operations by the proposed premises; and whether *"enhancement of well-being of the*

*neighbourhood residents*" would include 'all' residents or only 'some' (in which case who?), and in what ways.

One thing is Othersyde Limited's proposed operations within their premises. Another thing entirely is the effects of those operations off their premises: while "yoga and drawing classes", "talks", "presentations", and "poetry readings and exhibitions" are all excellent ideas for a community-friendly venue, these features are not at all where my concerns (i.e., objections) lie.

My concerns are with the positioning of a "ground floor bar [...] and cocktail bar in the basement" (Application Details, page 6) on a residential street, serving/selling alcohol from 11am until 11pm all week. That is 80+ hours a week of alcohol sales.

This would be combined with recorded music being "played within the venue. On the ground floor, the recorded music will sometimes be playing in the background at a low level that has been agreed on with the Council. In the basement, recorded music will mostly be for background purposes. However, there will sometimes be, usually at the weekends, recorded music played by a DJ. This music will be played through the venue's PA and won't exceed the decibel level agreed on with the Council" (Application Details, page 9). This would potentially be ca. 80 hours a week of amplified live music, and/or 100+ hours a week of recorded music. This does not rhyme with 'enhancing the well-being of local residents'.

Under 'Conditions offered – General, statement 9, Community Engagement' the applicant assures they "will engage with the local community to address concerns and foster a positive relationship" (Application Details, page 7. Emphasis mine).

Othersyde Limited started their engagement with neighbours on Friday evening 31<sup>st</sup> May, less than 5 days before deadline for submissions of representations on Wednesday 5<sup>th</sup> June. Two representatives from Othersyde Limited went door to door on Trafalgar Road introducing themselves and their business. I was handed a flyer about walking tours and told that their basement space would – among other things – be available for hire for kids' parties, etc. I was told about poetry nights and acoustic music.

This sudden, albeit late, interest in neighbourhood opinion was likely – presumably only – precipitated by the early submissions of objections to the application in question forwarded by the council to Othersyde Limited. Almost as if genuine "engagement with the local community to address concerns and foster a positive relationship" was mere lip service inserted into the application to comply with expectations for applying for an alcohol licence in a cumulative impact area.

This personal (though undocumented) conversation with Othersyde Limited representatives only works to amplify my concerns that other promises (e.g., prevention of crime and disorder and public safety; noise control measures to prevent public nuisance and respecting neighbours; soundproofing, noise level monitoring, and staff training on noise control; regular assessment of

practices to ensure effectiveness in promoting all four licensing objectives, etc.), not testable before after a license has been granted and the cocktail bar has opened, will equally not be taken seriously. In other words, their "*commitment to being responsible and considerate members of the community*" needs to be seriously questioned.

Another point to this end is the lack of consideration of the local city layout (cf. email from Othersyde Limited to Trafalgar Road stakeholder on 23th May 2024) displayed by Othersyde Limited when trying to conciliate an objecting local resident by erroneously arguing Trafalgar Road is a cul-de-sac with no thoroughfare possible to south of river – and therefore would not see any drunk patrons ambling through – when this is demonstrably, even shockingly, false (i.e., the existing of Trafalgar Street as a corridor of traffic from Victoria Avenue, through Trafalgar Road, straight to entrance of proposed premises; public footpaths from the River Cam leading both east (Ferry path/Fort St. George bridge to Midsummer Common) and west (Victoria Bridge/Victoria Avenue).

Under 'Conditions offered - Prevention of Crime and Disorder' it is stated:

*"Staff will take reasonable steps to ensure that customers do not take partly consumed alcoholic products or drinking receptacles away from the premises."* (Application Details, page 7. Emphasis mine).

*"Any off sales will only be sold in sealed containers. The outside seating area will be carefully monitored by staff to ensure it is being used in a responsible manner as not to cause a disturbance to local residents"* (Application Details, page 7. Emphasis mine).

The outside seating area will **by definition** cause a disturbance to local residents. Furthermore, no policy is being offered in the application regarding "un-seated" patrons drinking (and/or smoking, talking, etc.) outside. Will this be allowed? If not, how will it be enforced? My concern here is that un-seated patrons (i.e., standing) will migrate unto the corner of Chesterton Road/Trafalgar Road and the upper part of Trafalgar Road where – according to the floor plan submitted by Othersyde Limited – the proposed premises have a "customer entrance" and "staff entrance", respectively. This would lead to animated patrons loudly conversing on the Trafalgar Road pavement outside the proposed premises (likely spilling into the tarmac of the street thereby causing nuisance to traffic), the noise of which will be amplified and cascaded down through the narrow Trafalgar Road bouncing off the brick houses.

Under 'Conditions offered - Prevention of Public Nuisance', we hear that:

*Our staff will be trained to ensure that patrons leaving the premises do so quietly and respectfully, particularly during late hours. We will be in constant communication with our*

*neighbours and will have an open-door policy to address any concerns they may have regarding noise or other nuisances"* (Application Details, page 8. Emphasis mine).

Again, the consequences of patrons leaving the cocktail bar will not be managed by bar staff, and is – in all fairness – not theirs to manage, as they solely have authority over patrons within their premises -not off their premises. Consequently, as soon as patrons are off the premises managed by Othersyde Limited, they are free to wander in every which direction they choose. Equally, patrons having left "*quietly and respectfully*" are neither bound nor policed by any measures, policies, or promises Othersyde Limited are obligated to enforce.

In conclusion, I hope my above objection will be taken seriously into consideration in order to refuse/reject **Application Number: 279321**

Sincerely,

Dr Andreas Nymark Jensen





Katya Mohsen  
12 Trafalgar Street  
Cambridge, CB4 1ET

To: Cambridge Licensing Authority

Re: Licence application for Othersyde Ltd 'Alcademy' Venue at 54-56 Chesterton Road  
Reference: 279321 Alcademy

5 June 2024

Dear sir/madam:

I write to inform you of my OBJECTION to the above licence application.

I accept to have my contact details published with my objection with the exception of my email address that I wish to have redacted from any/all publications.

Although some of the activities this new venue wishes to run sound nice and like a good community space. I have strong objections to the alcohol license requested and the impact it will have on our neighbourhood, both the residential areas and the people and community who reside in it.

Selling alcohol from 11am to 10:30-11pm will certainly lead to increased nuisance from noise and anti-social behaviour as we already experience from all the other surrounding venues serving alcohol.

The block where this venue is opening has already seen several alcohol licenses granted in a very short period of time: Taste of Hungary x 2 (shop first, then restaurant), Grape Britannia, La Dispensa, Thirsty are all on this one small block that backs onto our garden. We also have several pubs running in our area and many other events held on midsummer common and Jesus Green. We have more than enough alcohol licenses in our neighbourhood as is and certainly more than enough on this one block on Chesterton road. The cumulative impact on our neighbourhood and living conditions is already felt negatively. This is worse in summer with longer days, people out later and on foot more, Noise nuisance is also felt more in summer due to our need to keep windows open.

We have seen an increase in foot and car traffic on our roads. Trafalgar street and Road are both very short and narrow. Narrow enough that many drivers choose to drive on the pavement to drive down.

We get noise coming through from patrons outdoors and live entertainment (music, comedy, quiz night) made worse if any windows or doors of the premises are left open. Patrons existing these venues can be loud and we have had many instances of people urinating, vomiting on our property (through our side iron gate) and in the back alley that is between us and Chesterton road where Alcademy will be located. This is more than a nuisance. We have also witness people using and selling drugs in/around our streets, including in the alley way.

Here are some of my objections relating directly to the application:

**Prevention of Crime and Disorder:**

'Though SIA door supervisors are not considered necessary for the day to day business operation, an ongoing risk assessment will be undertaken to ensure at during licensed hours

**where it is considered necessary, sufficient SIA registered security officers will be employed by the License Holder.'**

The need for private security or the thought of this need is concerning. Although it is in part a prevention, having a venue that requires security at the door does not belong in a residential area and tAlcademy is back directly and neighbouring directly only a residential area.

**'Staff will take reasonable steps to ensure that customers do not take partly consumed alcoholic products or drinking receptacles away from the premises.'**

This is unenforceable as patrons will be able to sit and drink outdoors, and therefore could leave with drinks in hand and also, as we regularly experience, litter our streets with drink containers.

**Any off sales will only be sold in sealed containers.**

This cannot prevent patrons/clients from opening their drinks and consuming on our streets.

**The outside seating area will be carefully monitored by staff to ensure it is being used in a responsible manner as not to cause a disturbance to local residents.**

Once again, this can only be enforced directly in their seating area but won't prevent disturbances around the premises, the alley and our roads.

Staff will be busy serving and catering to their clients, not policing them.

**Conditions offered - Public Safety:**

**'We have crowd control measures in place for busy events to prevent overcrowding and maintain safe egress routes.'**

Where are these safe egress routes? Where will these crowds be queuing to enter the premises for an event? How will they be managed leaving the premises following events? If there are crowds and any issues were to arise, this will certainly have an impact on the neighbourhood from a safety and nuisance point of view.

**Conditions offered - Prevention of Public Nuisance:**

To prevent public nuisance ...

**'robust noise control policy'.**

**'ensure that patrons leaving the premises do so quietly and respectfully, particularly during late hours.'**

This is unenforceable, certainly beyond their door step. In our experience to date, for example with Thirsty on Chesterton road,, staff are busy serving and selling to their patrons and do not have time or interest in policing them or upsetting them to ensure they return for more. We know from our experience with the other premises that patrons, especially those who have been drinking, do not leave quietly, We hear them on foot speaking loudly, singing, shouting. Trafalgar Road and Trafalgar Steet, we hear them slam their car doors parked on our streets. Those who don't drink are also a nuisance on our roads driving on Trafalgar Street against the one way traffic direction/no entry sign that is signposted and park on double yellow lines and in spots that their vehicles do not fit in; all reducing safety on our roads and access on our for cars, cycles, pedestrians and emergency vehicles on our street.

Per the their above statement in Public safety about crowd control, how will they manage noise and nuisance from crowds who are queuing for an event or leaving following an event. Where will these crowds queue? How about toilet facilities? They have a total of 4 toilets and no urinals at all., Where

will people go to urinate during busy events, busy evenings with so few toilets, plus outdoor seating and in an environment where people can drink all day and evening. Leaving after any busy event will create long queues and patrons will choose to leave and use our streets and properties and our alley way as their public toilet. Especially the men, as they are already known to urinate where and when they want, especially when inebriated. We already have this problem in our neighbourhood. See next paragraph for more on this.

We also experience, urinating, vomiting, and defecating on the alley way between Chester Road and Trafalgar Street and on our properties. I have personally had to clean up urine from my side passage/front of house most recently on 1 June after at least two people who took the liberty to urinate through /on my iron gate. I have also witness drug use and what I suspect was drug dealing in the alley way and in front of 14 Trafalgar Street, and between 4 Trafalgar Street and the back of the butcher. Allowing this premise to serve alcohol will only make this worse for our living conditions.

Based on the above. I re-iterate that I fully object to this licence application. This will impact our living conditions and will increase the impact we have already started experience in the neighborhood to the many licences that have been approved over the past couple of years.

Sincerely,  
Katya Mohsen



Alexis Mather  
12 Trafalgar Street  
Cambridge, CB4 1ET

To: Cambridge Licensing authority

Cc: West Chesterton Councillors

Re: Licence application 279321 for Othersyde Ltd 'Alcademy' Venue at 54-56 Chesterton Road

5 June 2024

Dear sir/madam:

I write to inform you of my OBJECTION to the above licence application, and to outline the reasons for this objection.

I accept to have my contact details published with my objection with the exception of my email address that I wish to have redacted from any/all publications. I have taken care not to include it in this letter, but anticipate the letter itself will be delivered by email.

## Introduction and Summary

1. Alcademy, absent alcohol sales, looks like an interesting concept that could bring any number of community benefits.
2. 83.5 hours per week of alcohol sales stands in sharp contrast to positive claims of Alcademy (gaming community, yoga, wellness, poetry readings, walking tours) and does not remotely fit our community, which is already bursting with alcohol outlets of all types.
3. Specifically, it will certainly and **unavoidably lead to increased** noise on our narrow streets, from departing patrons; we already experience this from existing licenced premises. It defies common sense to imagine or state that a new drinking establishment within 50 metres of my home would not increase this existing issue.
4. As the applicant notes in the 'Description' of the application: "The principle of development of the premises was considered acceptable subject to the proposal not causing harm to the character and appearance of the area, living conditions of neighbouring properties, highways and provided it satisfies Environmental Health Concerns."
5. I am categorically of the view that **this licence, if granted, will cause harm** to the living condition of neighbouring properties; I own and live in one that is fifty (50) metres from the front door of this venue.
6. These harms are sufficient that the committee should deny the licence outright. I have made some effort to detail how those harms come about, below.

## Context

The following sets out some local context and history

7. See below map extract (from openstreetmap.org) with Chesterton Road properties from 34 to 56 shown, amongst others.
8. In 2019, two premises on this retail stretch were licensed, or 20% of premises.
  - Newsagent/Off-licence (No. 40)
  - Thirsty (No. 46) – initial licence
9. Since then, licences have been granted/amended to:
  - A taste of Hungary store (No. 50)
  - A taste of Hungary restaurant (No. 48)
  - Grape Britannia (No. 34)
  - La Dispensa (No. 52)
  - Thirsty – expansion with licence variation in 2022
10. If the present licence were to be granted, it would bring the proportion of licenced retail units on this stretch of Chesterton Road to 65%! I am not aware of any other stretch of retail frontage in Cambridge that is so densely licensed, and don't feel my neighbourhood should be experimented on.
11. In the area (immediately outside the below map area, and all within 5 minutes' walk), we have 6 local public houses, some of which have been renovated and extended in recent years:
  - Waterman – expansion of outdoor area
  - Boathouse
  - Portland Arms
  - Old Spring (all-weather covered area outside since Covid)
  - Tivoli – (Renovated ex-Wetherspoons now hosting patrons on 4 floors!)
  - Fort St. George
12. Additionally, we are subjected to several licenced events on Jesus Green and Midsummer Common every year.



## Objection Grounds

### Noise Nuisance

13. Our streets (Trafalgar Road, Trafalgar Street) are already regularly used after local closing times for foot traffic and by people rejoining vehicles, by individuals (other than drivers, one hopes) who are either inebriated enough to disregard any signage imploring quiet respect for neighbours, or **outright drunk enough to be causing extended commotion on our roads**, causing disturbance that carries very clearly along our narrow streets.
14. **NB:** Trafalgar street is only six metres wide from one brick frontage to the opposite one, and sound/noise *carries exceptionally well* down the length of it.
15. It is my personal and lived experience, in the prelude to the licence variation of Thirsty (46 Chesterton Road) in 2022, that the following are frankly useless, and hold absolutely no merit as preventative of such noise:
  - Signage requesting patrons keep quiet on site and upon leaving.
  - Any arrangement, including training of staff to 'police' excessive sound onsite or upon departure. This appears to be being proposed ("staff training on noise control" in *Conditions Offered, item 6*).
16. **EVEN IF** such measures *could* be effective, it would only be on-site and not further afield (i.e. our streets). The applicant has acknowledged (in our meeting June 4<sup>th</sup>) this is the case (he cannot police patrons who have left the premises), but offers that his clientele will be of upstanding character and will be unlikely to cause disturbance. This is not a credible remedy, not least in the face of a potential future change of character (clientele) or business plan for the establishment (that would not require a change to the licence).
17. Alcademy, and notably its corner entrance, is located so as to invite patrons leaving the site to use Trafalgar Road (and then Street) if they are Southbound, providing an exacerbated effect (loud-talking pedestrians or worse as outlined earlier) even as compared to patrons of all other licenced locations locally (who, if Southbound, are more likely to exit premises Westbound along Chesterton Road). **Please also see a later note about a misrepresentation the applicant has made to a neighbour regarding this point.**
18. Specifically, it will certainly and **unavoidably lead to increased noise on our narrow streets**, from departing patrons; we already experience this from existing licenced premises. It defies common sense to imagine or state that a new drinking establishment within 50 metres of my home would not increase the existing harm to me and my neighbours.

### Other Public Nuisance

19. There is a rear alleyway shared by properties of 38-56 Chesterton road, and several Trafalgar Road and Street addresses. The alleyway is parallel to Chesterton Road and to Trafalgar Street; it is shown in the map extract provided (the alleyway is actually longer than shown, reaching all the way to 4 Trafalgar Street rear and 38 Chesterton Road rear ).
20. The access to the alleyway (at the East end) has been measured at **twenty-five metres (25m) from the corner customer entrance of Alcademy.**
21. I have personally witnessed **episodes of individuals vomiting, urinating and even defecating in this alleyway.** I have been informed by others of suspicious activity likely including drug dealing.
22. There is an iron side gate to my property on 12 Trafalgar Street (giving to the street, not alleyway), and on June 1<sup>st</sup> 2024 at least two individuals urinated *through* that gate onto my property, necessitating the unpleasant task of cleaning up.

23. The neighbouring property to mine (14 Trafalgar Street) has a 'nook' in its frontage, which is also regularly used by individuals to relieve themselves.
24. Other surrounding properties have repeatedly had window boxes removed, upended and/or smashed in the street.
25. These episodes, while not the norm, are, in my view, still too regular AND directly tied to alcohol consumption in our neighbourhood under the existing licencing regime/corpus. The current lived experience underpins my objection to the licence: I see no reason whatsoever that my neighbours, my wife and I should be subjected to an iota more of this disgusting behaviour and the direct impacts (harms) they have on us.

### Venue Capacity - General

26. The venue occupies the space of two retail units (54 and 56 Chesterton Road), features a significant basement, and the application seeks to cover the totality of the pavement to the North of these two addresses.
27. The sum of the publicly useable indoor space is in excess of eighty-five (85) square metres. A visual approximation (as no scale or sizing is provided in the applicant's plan) of the outdoor space indicates a further sixty (60) square metres, for a total of almost 150 square metres being served by this business.
28. The applicant has made no effort whatsoever to indicate the capacity of the venue, though in my meeting of June 4<sup>th</sup>, stated that the capacity is to be "sixty usually, with a maximum of one hundred people". I regard this number as suspect given the very generous floor space allocation this entails and again note that the applicant has made no effort to proactively state or limit what the actual maximum capacity is (in writing, in application, that is)
29. **Without this capacity** (or actual floor area including outdoors, at a minimum) being stated, **how can other factors be assessed?** Of particular concern are:
  - Use of the laneway as a toilet, see 'Other Public Nuisance', above.
  - Additional noise coming from patrons outside, that will not be mitigated by soundproofing promised by applicant, see below.

### Venue Capacity & WC provision

30. I note a total of four toilets (WCs) to be provided, with no provision for urinals, and have referred to *British Standard 6465-1:2006+A1:2009 – Sanitary Installations*.
31. According to the above standard, and the floorplans submitted with the application, there is provision for, at maximum, 40 males and 25 females. This does not match with the 'maximum one hundred people' that was verbally represented to me on June 4<sup>th</sup>.
32. The size of the premises, and the fact that the entertainment area is clearly intended as a dancefloor (viz: DJ nights) suggests a capacity **WELL IN EXCESS** of 65 people, and possibly up to 4 or more times that number, indoors alone.
33. Beyond any formal obligations Alcademy has with respect to provision of toilets, the current **significant under-provision of WCs is very obviously going to increase the likelihood of patrons relieving themselves in our alleyway (and/or through my gate).**
34. Moreover, the remoteness of the majority of WCs (indoors, downstairs) from the outside area relative to a very adjacent (25 metres) laneway, mean that some (particularly males) **may see fit to use said laneway rather than the WCs.** This would be further exacerbated if the venue capacity in fact exceeds WC capacity and people face queuing to use indoor facilities.



## Venue Capacity & Outside area

35. The application plan shows, in red outline (presumed to indicate the bounds of the licence), an inclusion of the totality of the public pavement on the North side (and none on the East side).
36. There is no reference anywhere in the application to the capacity or floorspace of the outside area, but going by the red line delineation, it appears that Alcademy is expanding its floor space by approximately 60 square metres.
37. The applicant has verbally assured me that outdoor service will cease at 9:30 PM, and that this will be reflected in an amended application. **This amendment is not available/visible to me; I must presume it does not exist.**
38. It is unconscionable that our neighbourhood should have this extensive piece of public amenity used by patrons consuming alcohol until 11pm virtually all days. This will present a noise problem for adjoining properties, and **creates a risk of nuisance or even accidents** given the direct proximity to the corner (Trafalgar Road/Chesterton Road).
39. **EVEN IF** outdoor service were to end at 9:30 pm and patrons asked to move inside (as has been suggested to a neighbour), this simply has the effect 'bottling up' patrons before closing time, exacerbating all the nuisance concerns I have outlined above.

## Venue Capacity & Need for Private Security

40. The application states "[...] where it is considered necessary, sufficient SIA registered security officers will be employed [...]". This is frankly scary. It suggests that the Applicant plans to hold events with capacities well in excess of 60-65 and possibly into hundreds.
41. **EVEN IF** the intent is to keep the number of patrons strictly limited to 65, the notion that a clientele only 65-strong requires the presence of physical security is a scary prospect.
42. It is in no way acceptable for the venue to hold events that will attract people to the neighbourhood who are then going to be denied entry by security staff; potentially **inebriated or otherwise unwelcome individuals will be left at our doorsteps**, likely frustrated at their own situation and liable to take it out on our neighbourhood (vandalism of flower boxes being a known, documented, and too-regular occurrence, per above)

## Community engagement, lack of

43. In reading the application, it is difficult to regard "*Conditions offered - General: 9. Community Engagement*" as being anything but platitudes, given that the current application has been **made with no prior reference to any of my neighbours.**
44. This is made further apparent by the sudden motivation to start what can only be called a 'charm offensive' that followed the submission of the first objections by my neighbours. Rather than pro-actively engage (as implied by applicant), the applicant has sought to 'ram through' a maximalist licence application and has indicated, in our June 4<sup>th</sup> meeting, that **compromise, e.g. on reduced licensing hours, is not an option he will consider.**

## Actual misrepresentations made by Applicant

45. Under 'Noise Nuisance' above, I made the point about the route that departing Alcademy patrons may take down Trafalgar Road then Trafalgar Street. Sue Rollings, who resides at 3 Trafalgar Road, noted this point too, in her own objection to you.
46. Sue was subsequently contacted by the applicant (May 23<sup>rd</sup>), who stated (verbatim, but with **my emphasis**): "With regard to noise, I think it is highly unlikely that our customers will leave our venue and walk down Trafalgar Road. **Trafalgar Road only leads to the river** and isn't a

shortcut to anywhere else in Cambridge. I am very confident that virtually 100% of our customers will leave the venue and then walk or cycle back home by setting off from our exits onto Chesterton Road – they will have no reason to leave our venue and then walk down Trafalgar Road – unless they happen to live there or if they are members of a rowing club.”

47. This is clearly an **ACTUAL** misrepresentation of the facts, as can be verified by a map including the one I have provided above, or a few minutes spent on site.
48. When I met with the applicant on June 4<sup>th</sup>, he stated to me that:
  - Generally, he is very familiar with the Cambridge area
  - He lives ‘off Huntingdon Road’
  - He used to work at/operate the Engineers’ House at the site of the Cambridge Museum of Technology
  - He has had some dealing and/or work with Winter Comfort situated at the foot of Victoria Avenue bridge, **ten metres from the West end of Trafalgar Street.**
49. The above, collectively, is deeply worrying: the applicant, professing to know Cambridge well, and having previously had dealings in the neighbourhood (Winter Comfort), and very likely having undertaken several, if not many, site visits in recent times, appears to be gaslighting a resident of the street about where her own street leads, and vacating the notion that it intersects Trafalgar Street, and that this is an obvious neighbourhood route. Moreover, given the knowledge the applicant has, the misrepresentation he has made is not only **ACTUAL**, but quite possibly **WILFUL** as well.
50. **EVEN IF** this misrepresentation is not wilful, the applicant has shown himself to have a tenuous grasp of the obvious and/or insufficient rigour in making representations in this important matter; **he has very much undermined his own credibility regardless.** I am not inclined to take his representations until they are iron-clad.

## Conclusion

I believe I have outlined clearly my objections above, and in closing, find no reason whatsoever that this licence should be granted. The committee reviewing this matter is urged to reject the application *in toto*, and request that the applicant **ACTUALLY engage** with his community **BEFORE** submitting a new application that is not comprehensively objectionable.

## Attestation

I fully understand the consequences of making false or misleading misrepresentations to your committee on this matter, and I attest that everything I have written herein is the truth to best of my knowledge and recollection.

Thank you for your consideration,

Sincerely,

Alexis Mather (by email)

LICENSING ACT 2003  
ENVIRONMENTAL HEALTH REPRESENTATION FORM

To: Commercial & Licensing Manager  
From: Environmental Health Manager  
Premises: The Alcademy, 54 Chesterton Road, Cambridge  
Reference: SR/392967

**New Premises Licence application**

**Comments:**

Environmental Health has **no representation** to make on this application.

However, I recommend that the following conditions be attached, under the 'prevention of public nuisance' licensing objective, which have been agreed with the applicant:

- 1. The outside seating area will close each day at 9:30pm. All tables and chairs will be taken out of use and stored securely within the premises.*
- 2. The placing of waste including bottles into receptacles outside the premises and collections from and/or deliveries to the premises, including the emptying of premises waste receptacles by waste contractors, shall only take place between the hours of 07:00 and 23:00 to minimise disturbance to nearby properties.*

Signed:



Date: 31<sup>st</sup> May 2024

Environmental Health Officer - Commercial & Licensing

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