

**LICENSING ACT 2003
ENVIRONMENTAL HEALTH REPRESENTATION FORM**

To: **Licensing & Enforcement Manager**
From: **Environmental Health Manager**
Premises: **Queen Edith PH, Wulfstan Way, Cambridge**
Reference: **WK/201413836**

APPLICATION FOR NEW PREMISES LICENCE

Comments:

I have reviewed the application for a new premises licence for the former Queen Edith public house, Wulfstan Way.

The application site was previously the Queen Edith pub that has been closed, demolished and the site redeveloped with flats and a new smaller public house, in keeping with the Council's policy to retain public houses. The Queen Edith public house had a premises licence that was surrendered. Alternatively the developers could have retained the premises licence and amended it by a variation. I have not viewed this application as the introduction of a new licensed premise instead that a pub is an existing part of the area.

The new building is set away from the neighbouring houses and flats. It is opposite the Queen Edith Medical Centre and near the local shopping centre. The beer garden, which in reality will be the smoking area, is at the front of the premises. This means that noise will be at the front where the higher noise levels due to traffic on Wulfstan Way and Queen Edith Way will make the noise of smokers' voices less noticeable. The wide grass verge means that patrons are unlikely to stray in to the road, a concern with many smoking areas. I am happy with the layout.

The redevelopment was subject to planning permission. There are outstanding planning conditions that will deal with the noise from chillers and the kitchen extraction system and odours from the kitchen extraction. These planning conditions should be discharged before the Queen Edith opens.

Individual Pubs (AKA the Milton Brewery) already operate the Devonshire Arms and Haymakers public houses in the City. Both have a good record of compliance with Environmental Health and Licensing requirements. I do not foresee the Queen Edith being any different. The 'old' Queen Edith Pub also had a good history of compliance.

The application including the hours for the Queen Edith is similar if not identical to the premises licence for the Haymakers. The application includes a condition for signage to ask patrons to leave quietly. I have also agreed a licence condition restricting the times that the bins are collected as this is a typical problem from licensed premises.

I am aware that a local resident has raised a representation, dated 23 February, against the application due to concerns about nuisance in the early hours of Saturdays and Sundays. I have undertaken a site visit and due to the distance and experience from the other pubs feel that it is highly unlikely that this resident will be disturbed. If problems do occur the Council can take action using nuisance legislation and review the premises licence.

RECOMMENDATION

I recommend that the premises licence is granted with the following condition I have agreed with the applicant in the attached email.

CONDITION

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.

Signature  Date 5 March 2015

Daniel S J Bayles
Environmental Health Officer
(Licensing & Enforcement)

On 05/03/15 12:34, Daniel Bayles wrote:

- > I have received the consultation on the application for new premises
- > licence for the Queen Edith Pub, We previously met when I responded to
- > the consultation for the Haymakers. I am seeking your agreement to the
- > following condition before 17 March 2015.
- >
- > I visited the site the Queen Edith site morning and I note that the
- > application is similar, if not identical, to the Haymakers which is
- > trading without problems. I do not see this licence causing problems.
- > However, I am aware of a local resident raising concerns about
- > disturbance late at night.
- >
- > I see that in the application that you have already offered signage. I
- > am also seeking you agree to the following condition about late night
- > emptying of bins. This condition is already on the Haymakers Licence.
- >
- > *11. 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.*

Thank you for visiting the site. I confirm that we are happy to agree to this condition being included in the licence.

Stephen Early
Individual Pubs Ltd

Luke Catchpole

From: [REDACTED]
Sent: 18 March 2015 11:59
To: Luke Catchpole; licensing
Cc: 'Stephen Early'
Subject: Queen Edith ~[NOT PROTECTIVELY MARKED]~

Dear Luke/ Licensing

Mr Early has agreed to an additional condition in relation to CCTV as follows:

A CCTV system shall be installed and maintained in working order at the premises. The system will record whilst the premises is open for licensable activities. All recordings shall be stored for a minimum period of one month with date and time stamping in accordance with GMT. Recordings shall be made available to the Police or an authorised Officer of the Local Authority upon reasonable request and where required will be downloaded in a readable format.

On the basis of that agreement the police do not intend to make a representation in relation to the application.

Thank you

PC 60 Peter Sinclair | City Licensing & Nightsafe Liaison Officer
[REDACTED]

Cambridgeshire Constabulary,
Ops Planning Dept
Police Station, Parkside ,
Cambridge. CB1 1JG

To visit Cambridgeshire Constabulary's website please follow this link:

<http://www.cambs-police.co.uk/index.asp>

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Please notify the sender if you have received this in error.
Unauthorised use or disclosure of the contents may be unlawful.
Opinions expressed in this document may not be official policy.
Thank you for your cooperation. (c) Cambridgeshire Constabulary

Luke Catchpole

From: [REDACTED]
Sent: 17 March 2015 17:27
To: licensing
Cc: Fayers Andrew
Subject: Fwd: RE: The Queen Edith Public House

----- Forwarded Message -----

Subject: RE: The Queen Edith Public House
Date: Tue, 17 Mar 2015 08:35:38 +0000
From: Fayers Andrew [REDACTED]
To: 'Stephen Early' [REDACTED]

Stephen

The wording is fine, thank You.

Please forward to City Licensing.

Regards

Andrew

-----Original Message-----

From: Stephen Early [REDACTED]
Sent: 16 March 2015 19:00 [REDACTED]
To: Fayers Andrew
Subject: Re: The Queen Edith Public House

On 12/03/15 17:42, Fayers Andrew wrote:

> Challenge 25 as we know is about challenging anyone who appears to be
> under 25 and asking for ID. I do not know of a legal definition.

It is probably simplest just to use that as the definition in the operating schedule.

The operating schedule would then say:

>>>>

The age verification policy will require that staff serving age restricted products check the ID of people who appear to be under the age of 25 before permitting the sale to proceed. A copy of the policy will be kept on the premises and made available to officers of Responsible Authorities on request.

Staff will be trained in the law about age restricted products before serving on the premises, and refresher training will take place at least every 12 months. Records of training regarding age restricted products will be kept and made available to officers of Responsible Authorities on request.

A refusals register will be maintained to record instances where the sale of an age restricted product is refused, and will be made available to officers of Responsible Authorities on request.

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If you are happy with this wording then I will forward it to the licensing department.

Stephen Early
Individual Pubs Ltd