

[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

[REDACTED]

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.

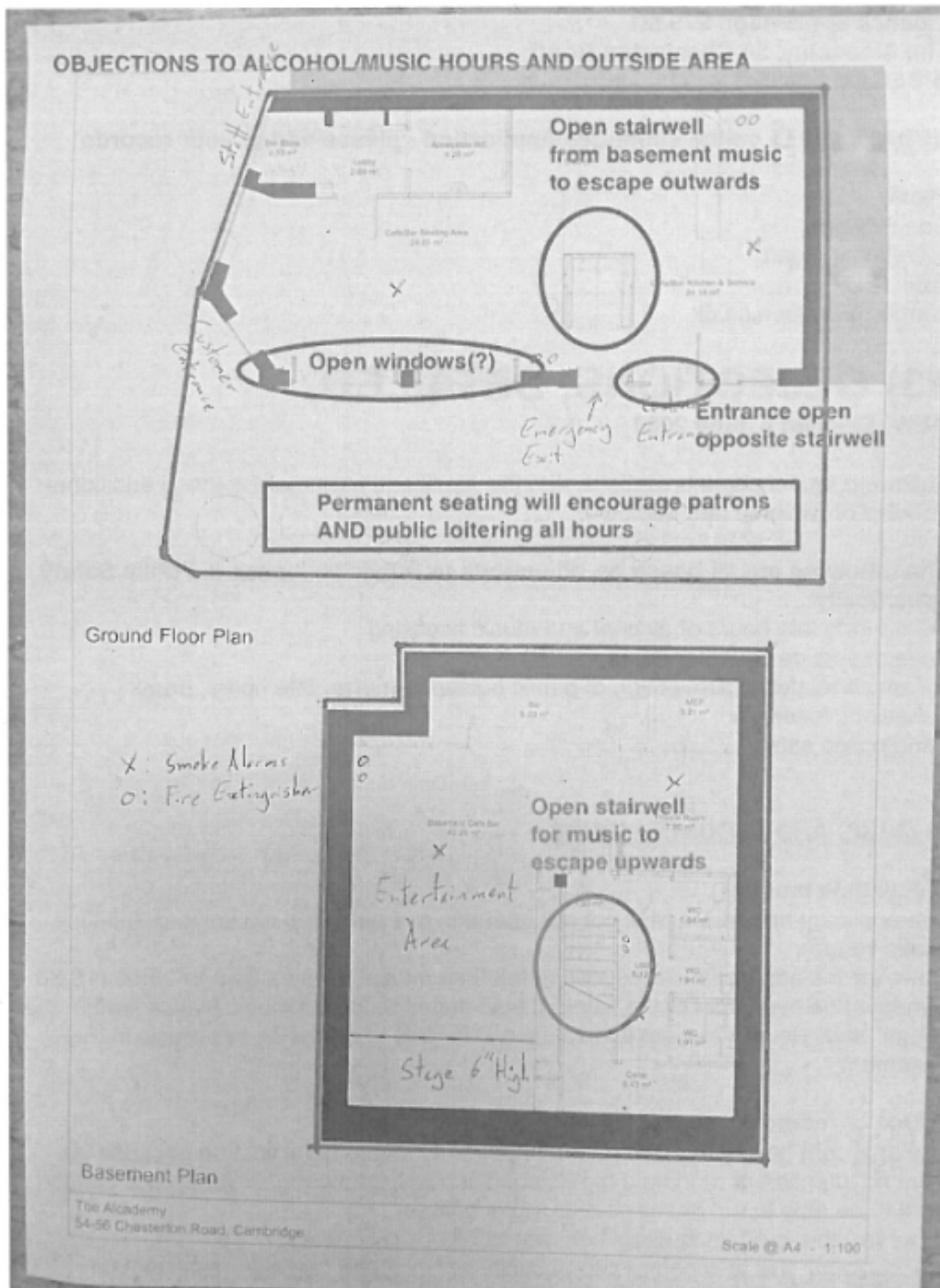
2) Use of recorded music

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) - 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

#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=hyolgpjvsysq44pf3mqec7zv7&dl=0>

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:**

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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:

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- "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) - 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:

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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

(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

British Heart
Foundation
Royal Mail supporting
heart health with BHF
bhf.org.uk

Royal Mail
Peterborough
Mail Centre
24-05-2024
13603082



Commercial Licensing Team
Environmental Services
Cambridge City Council,



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

57-59 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)

"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 31st May, less than 5 days before deadline for submissions of representations on Wednesday 5th 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 4th) 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 1st 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 4th, 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 4th.
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 4th 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 23rd), 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 4th, 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)