



RECORD OF DECISION

RECORD OF DECISION: APPLICATION UNDER LICENSING ACT 2003

Licensing Sub-Committee: 16 May 2025

Decision Date: 22 May 2025

Members:

1. Cllr Bick
2. Cllr Wade
3. Cllr Bird (Chair)

To consider the application dated 28 March 2025 for a new premises licence of Cambridge Rugby Union Club, in regard to the premises Grantchester Road, Newnham, Cambridge, CB3 9ED. The proposed licence to commence 1 June 2025

We heard representations from the following persons:

The Applicant: (1) Mr Tim Hague; (2) Mr Martin Barker from Lockstep Event Management (agent);

During the period for representations a total of 55 valid representations were received from 'other persons' (some on conditions of anonymity) and 9 oral representations at committee from –

- Natasha Sutta
- Kempski Boleslaw
- Ratna Beresford
- Jane Langley
- Simon Pattinson, also representing Marina Pattinson
- Jennifer Warburton
- Mary Kempski
- Dr Piers Brendon

- Councillor Clough, Ward Councillor for Newnham (to speak on behalf of residents) and specifically named by Jonh Kendall, Lucy Emerton, Neil Petersen, Lorraine Cunningham, Christopher Ash and Carol Patton to represent them as they could not be here today

The reason the Sub-Committee was held:

Cambridge City Council as the Licensing Authority has received an application for a new Premises Licence for the premises Cambridge Rugby Union Club, Grantchester Road, Newnham, Cambridge, CB3 9ED.

The Application was received on the 28 March 2025. As required under the Licensing Act 2003, notice of the application was advertised by blue notices displayed at or near the premises and in the local newspaper on the 1 April 2025.

The Premises Licence application initially requested the following:

- a. Performance of Plays – indoors & outdoors
Monday to Saturday – 09:00hrs to 23: 00hrs
Sunday – 10: 00hrs to 22:00hrs
- b. Provision of Films – indoors & outdoors
Monday to Saturday – 09:00hrs to 23: 00hrs
Sunday – 10: 00hrs to 22:00hrs
- c. Provision of Live Music – indoors & outdoors; Recorded Music indoors & outdoors; Performance of Dance indoors & outdoors
Monday to Saturday – 09:00hrs to 23: 00hrs
Sunday – 10: 00hrs to 22:00hrs
- d. Supply of alcohol (on the premises)
Monday to Saturday – 10:00hrs to 22:30hrs
Sunday – 10: 00hrs to 21:30hrs

Although the Applicant indicated the Events under the licence would take place predominately between 1 April and 30 October, an unlimited timeframe is proposed. The Applicant sought a licence that distinguished two types of use, Rugby use and Non- Rugby use. Rugby use is defined by condition 2 as specifically rugby focussed events including but not limited to rugby matches, training sessions, tournaments. The Members asked for clarification about rugby events during the hearing and the Applicant explained that these events are limited to members of the rugby club (approximately 1,000 members) and their guests. Non-Rugby Use, defined condition 3, covers other events such as charity events, concerts, festivals, university balls, outdoor cinema, historical re-enactments, music events, food and drink events. Non-Rugby Use additionally proposed sub-categorising it into the following:

- Small: Up to 999 attendees
- Medium: 1,000–2,499 attendees
- Large: 2,500–4,999 attendees

The number of days per event types has been proposed in conditions:

- Rugby Use: Unlimited
- Small Events: Unlimited
- Medium Events: Up to 4 days per year
- Large Events: Up to 3 days per year

The following additional /amended proposed Conditions were offered by the Applicant on 14th May 2025:

1. General Condition 4 was amended so that the proposed number of non-rugby small events be limited to 9 days per annum
2. An additional General condition was offered so that all events would comply with the 'Cambridge Rugby Club Community Impact Policy' for their relative size, including conditions regarding noise and traffic management and a Community Impact Bond payable at 20% of the hire fee to ensure compliance with the Impact Policy. Lastly, the Club will communicate notice of events by quarterly newsletter.

Currently the premises has three separate licences/certificates in operation already: (1) Club Premises Certificate, CLUBCAM 000026, which has been in effect since 15th December 2005, and is limited to indoor events within the club buildings (attached to the report at Appendix 4). The applicant is the licence holder. (2) Premises Licence, PRECAM 000926, in effect since 6th January 2023. The licence holder is Live Tour Promotions Limited and it permits two events to be held over one weekend, once a year outside. (3) Premises Licence, PRECAM 000972 with effect from 27 January 2025 was granted with additional conditions and subsequent minor variation. The licence holder is London Road Event Hire Services Limited. It permits one event on 5th July 2025, with a maximum capacity of 2,499. On 6 March 2025, a Minor variation was applied to the licence, amending two conditions.

For non- rugby use the two current premises licences allow for one medium event for one day in 2025 only (limited to 2,499 people) and two large events to be held over one weekend once per annum (limited to 5,000 people per day). The applicant for this application is seeking to provide 9 small events, 4 medium events and 3 large events per year. No events have occurred since the last Premises licence was granted on 31 January 2025

The current applicant has offered (Condition 6), that all other licences will be surrendered, should this licence be granted, and it will consolidate all other events under a single licence. The applicant confirmed it had the authority to make such an offer from the current licence holders, and would be engaged by the applicant to organise some of the future events under the proposed licence. Members were invited to draw the inference that the events proposed by the applicant would be of a similar nature in terms of sound and logistics, but Environmental Health would be more fully engaged in setting and monitoring sound levels.

As part of the consultation the Responsible Authorities were consulted on the application. No representations were received from Responsible Authorities. The Environmental Health Manager attended the sub-committee and confirmed that it had

not received any substantiated complaints from residents and interested parties arising out of previous events held at CRUFC over the past two years, and neither had the police.

However, the Environmental Health Manager confirmed that when the most recent application was determined at the committee hearing on 27 January 2025, albeit by a different applicant, it had assisted in drafting conditions which addressed concerns of interested parties raised at the time. The hearing proceeded to determine the amended application. In making our decision we considered the following:

List:

- *The Licensing Act 2003*
- *The Section 182 Guidance*
- *The Council's Statement of Licensing Policy*
- *The Applicant's oral submissions*
- *The Interested parties' oral submissions*
- *The representations from interested parties not at the hearing*
- *Suggested amendments from the Applicant and Interested Parties*
- *Responses to questions asked by members and those attending the hearing*

Decision:

Having considered all the above, the Members determined to **GRANT** the application, but with the amendments set out below, and subject to Live Tour Promotions Limited surrendering PRECAM 000926, and London Road Event Hire Services Limited surrendering PRECAM 000972 by 12th June 2025 i.e. 2 of the 3 existing licences as proposed by the applicant at Condition 6.

The Members do not seek the surrender of the applicant's existing Club Premises Certificate, CLUBCAM 000026, which is limited to indoor events within the club buildings (Appendix 4) and is working well for current rugby events.

The Members did not see the distinction between Rugby and Non-Rugby as helpful and its use is replaced with one category of use. The categorisation of small, medium and large event is retained.

Having taken into account the effect of all the above, the **GRANT** is in the following terms:

a. Performance of Plays – indoors & outdoors

Small Events

Monday to Thursday – 09:00hrs to 22: 00hrs

Friday - Saturday – 09:00hrs to 23:00hrs

Sunday – 10: 00hrs to 22:00hrs

Medium & Large Events

Events in this category can only take place on a maximum of 2

consecutive days across Friday, Saturday & Sunday

Friday - Saturday – 10:00hrs to 23: 00hrs

Sunday – 10: 00hrs to 20:00hrs

b. Provision of Films – indoors & outdoors

Small Events

Monday to Thursday – 09:00hrs to 22: 00hrs

Friday - Saturday – 09:00hrs to 23:00hrs

Sunday – 10: 00hrs to 22:00hrs

Medium & Large Events

Events in this category can only take place on a maximum of 2

consecutive days across Friday, Saturday & Sunday

Friday - Saturday – 10:00hrs to 23: 00hrs

Sunday – 10: 00hrs to 20:00hrs

c. Provision of Live Music – indoors & outdoors; Recorded Music indoors & outdoors; Performance of Dance indoors & outdoors

Small Events - limited to ten days per year (10)

Monday to Thursday – 10:00hrs to 22: 00hrs

Friday - Saturday – 10:00hrs to 23:00hrs

Sunday – 10: 00hrs to 20:00hrs

Medium & Large Events

Events in this category can only take place on a maximum of 2 **consecutive**

days across Friday, Saturday & Sunday

Friday - Saturday – 10:00hrs to 23: 00hrs

Sunday – 10: 00hrs to 20:00hrs

d. Supply of alcohol (on the premises)

Small Events - limited to ten days per year

Monday to Thursday – 10:00hrs to 21: 30hrs

Friday - Saturday – 10:00hrs to 22:30hrs

Sunday – 10: 00hrs to 19:30hrs

Medium & Large Events

Friday - Saturday – 11:00hrs to 22: 30hrs

Sunday – 11:00hrs to 19:30hrs

Reasons

The Members acknowledged the concerns of the Interested Parties regarding the location and their experience of similar events. The premises is an open, flat, part-rural and part-suburban green space. Members noted that comprehensive conditions had been negotiated with Environmental Health, and no amendments were proposed by that responsible authority. Statutory Guidance at 9.15 requires the Environmental Health team to make any relevant representations about noise nuisance. Members were informed that the proposed premises is not located within a Cumulative Impact Area (CIA). Environmental Health do not consider that other outdoor music events organised by the rugby club have a significant cumulative impact.

The Members noted that the Applicant is seeking to provide: **9 small events, 4 medium events and 3 large events per year.** It also proposed an **unlimited number** of outside, licensable rugby events.

Members listened to the concerns of Interested Parties that allowing **unlimited** number of rugby events plus the proposed number of (16) non-rugby events would create a significant increase in the intensity and frequency of use at the Premises.

Members noted that the relatively large number of objections [55] and the heavily contested submissions from parties regarding the impact of the events upon the residents.

Members noted that the Conditions allowing Environmental Health Team to monitor noise music plans and sound limits prior to an event (Conditions 51—58) relate solely to Medium and Large Events, and that Conditions 9-64 only apply to Medium and Large events.

Members therefore asked for the distinction between rugby and non-rugby events to be explained. Members probed particularly for the difference, in terms of the effect on residents, of live music produced by a rugby event as opposed to a non-rugby event.

Members listened carefully to the Applicant's response but felt the distinction was extremely narrow as both types of live music event would take place outside, on the field, rather than in the clubhouse; and both rugby and non-rugby events could number up to 999 persons. Members noted that the control measures proposed to promote the 'prevention of public nuisance' licensing objective were less robust for smaller events.

In light of this, Members determined that the categorisation of rugby and non-rugby events be removed, in order that the levels of control for non-rugby events also applied to rugby events.

This decision was made in the context of a careful investigation into how the Applicant's current rugby use through Certificate, CLUBCAM 000026 and indoor events works. Members noted that it had been in effect since 15th December 2005 and matched the definition at Condition 2 of the new application i.e; *rugby matches, training sessions and tournaments*. The Members determined the Applicant should retain the club premises certificate (as it adequately satisfies indoor use) instead of surrendering it. This would ensure adequate ongoing control measures to promote the Licensing Objectives for Rugby use.

Further, the Members determined that Condition 4 should be amended so that the number of days usage per annum for all small events would be limited to **ten**. This was still an increase on the Applicant's amended proposal of **nine**. The Applicant had explained previously that the purpose of its amendment reducing the number of small non rugby outdoor events from unlimited to 9 was to comply with the City Council's Policy on use of outdoor spaces (i.e. to 15 such events). The same Policy considerations would apply to the unified categorisation.

Members noted that the Interested Parties made submissions that the Applicant's current practice to obtain additional events via application for four Temporary Event Notices (for events to take place in mid- June and July 2025) can continue to be utilised if more Event dates are required on the field, or it may use the current allocation.

Members felt that if the Applicant were required to continue to make applications for TENs, above the imposed limit of 10, then there would be some degree of scrutiny of events proposed. Members felt the limitation via amended Condition 4 was necessary and proportionate to provide a balance between the commercial interest of the applicant and the rights of residents.

The Members listened to the concerns of the Interested Parties that the application as drafted would mean that events would be run over three **consecutive days**, seven-day week (Monday - Sunday), from 09:00 to 23:00 (22:00 on Sunday).

Interested Parties described the significant cumulative impact on schoolchildren studying for GCSE exams; people working from home; and elderly residents (twenty percent of residents were said to be between 80-90 years old).

Members welcomed proposed conditions 51-58 in the Operating Schedule section (d) relating to control of public nuisance: i.e. that limits on noise would only be set after a formal engagement and consultation with Environmental Health, for each event.

However, Members had concerns that the application as drafted provides limited control over the number of consecutive days an event would last where, for example, organisers had pre-sold tickets to events, in advance. This might create difficulties around ensuring adequate control measures to promote the Licensing Objectives in relation to the cumulative impact of the live music events.

Members received representations from the Applicant, Environmental Health team and Interested Parties on the interpretation and status of Table 1 and footnote 4 to the Code of Practice for Environmental Noise Control at Concerts on this point too. The Members acknowledged the concerns that if mismanaged this could give rise to public nuisance.

Members determined that the easiest way to deal with this issue was to limit the number of consecutive days for Medium & Large live music, external, events to a maximum of 2 consecutive days per event and to take place only on a combination of Friday, Saturday or Sundays.

The Members listened carefully to the concerns regarding the proposed non-standard timings for Licensable Activities in relation to live music events. The Members took on board the comments of both the Applicant and the Interested Parties in relation to this and decided that small events be reduced slightly to 10:00hrs to 22: 00hrs Monday to Thursday and 10:00hrs to 23: 00hrs Friday to Saturday; and 10:00hrs to 20:00hrs on Sunday. In respect of Medium & Large Events these were also reduced to 10:00hrs to 23: 00hrs Friday to Saturday; and 10:00hrs to 20:00hrs on Sunday. Sale and supply of alcohol would cease half an hour before the finish times of music.

The Members listened to the concerns of the Interested Parties in relation to traffic congestion during previous events. Some residents felt unable to leave their homes because the volume of crowds, vehicles and taxis trying to access the venue. Members noted that Grantchester Road is the only access to the site. Submissions were received that Taxi drivers and other drivers had refused to go into the one-way drop off and collect within the club grounds due to crowds. Interested parties accepted an improvement in 2024 to traffic and crowd management. The Environmental Health Manager confirmed that no complaints had been received about the traffic.

Members were encouraged that the applicant undertook to ensure the 2025 event would be as low impact as possible in terms of both traffic and noise. A Temporary Traffic Restriction Order (TTRO) has been applied for and is currently being processed. A one-way system will alleviate traffic congestion and stop verge parking. Members felt that Conditions 9-64 include suitable provisions to reduce the impact of Traffic.

Members acknowledged the concerns regarding the anti-social behaviour and property damage. Members were pleased that the Applicant intends to provide additional security and stewarding outside the club. They will patrol the perimeter and the back of Fulbrooke Road to prevent anti-social behaviour. Members are conscious that licensing is not the primary mechanism for the general control of nuisance and anti-social behaviour by individuals away from licensed premises and beyond the direct control of the licensee.

The Members listened to the concerns of the Interested Party in relation to how licensing applications are notified and advertised and sympathised with the Interested Party's position. The Members noted that the Application was correctly advertised in accordance with the relevant legislation.

The Members were happy to agree the other conditions suggested as being appropriate and proportionate to promote the Licensing Objectives noting that these were agreed by the Applicant.

The Members felt that these additional conditions would assist in promoting the Licensing Objectives and were appropriate and proportionate in that regard.

Signed

Cllr Tim Bick

Cllr Rachel Wade

Cllr Gerri Bird (Chair)

Dated: 22 May 2025

The applicant or those who made a relevant representation has the right of appeal to a Magistrates Court within 21 days from the date of this decision notice by contacting: Cambridgeshire Magistrates Court, The Court House, Bridge Street, Peterborough, PE1 1ED.

Conditions

The Members were happy to agree the Amended Conditions suggested to promote the licensing objectives by the Applicant, including Conditions 9-64 but made the following additional amendments:

1. The number of consecutive days for Medium & Large live music events is limited to a maximum of 2 consecutive days per event, and may take place only on a 2 day combination of a Friday, Saturday or Sundays.
2. No distinction is made between Rugby and Non-Rugby use. One category of use covering all events is retained (amending Conditions 2 & 3).
3. The categorisation of small, medium and large events is retained, across (what were formerly) rugby and non-rugby Events.
4. There will be a limit of 10 small events (up to 999) per annum imposed on small events (amending Condition 4)
5. All events shall comply with the 'Cambridge Rugby Club Community Impact Policy' for their relative size, including conditions regarding noise and traffic management. A Community Impact Bond payable at 20% of the hire fee to ensure compliance with the Impact Policy.
6. The Club will communicate notice of events by quarterly newsletter.
7. The Applicant will arrange for the Surrender of Premises Licence, PRECAM 000926, by the licence holder Live Tour Promotions Limited and Premises Licence, PRECAM 000972 by the licence holder, London Road Event Hire Services Limited by 12th June 2025. Club Premises Certificate, CLUBCAM 000026 limited to indoor events within the club premises may be retained by the Applicant (amending Condition 6).