

## Valid representations

1. Sue Rollings, 3 Trafalgar Road, Cambridge, CB4 1EU, [REDACTED]  
[REDACTED]

I am writing as a local resident to make a formal representation objecting to the application for a premises licence for Cofein, 38 Chesterton Road, which lies within the Cumulative Impact Zone (CIZ) in central Cambridge.

This objection is made on the grounds of the licensing objective of the prevention of public nuisance.

There are already a significant number of licensed premises in this area, and their cumulative effect is clearly visible in terms of increased noise, anti-social behaviour, late-night disturbance, and street littering — especially during weekends and evenings.

I am concerned that granting another alcohol licence in this already saturated area would add to these existing problems, especially if alcohol is served into the evening up until 10.30pm. Although the premises currently operates as a coffee shop, once a licence is granted, this can change the nature of the business over time, potentially leading to longer hours and more alcohol-led trade.

The area is already struggling with the effects of high alcohol availability, and introducing further licensed activity would undermine the purpose of the Cumulative Impact Policy, which exists to protect residents and manage the burden on public services.

I respectfully urge the Licensing Committee to uphold the presumption to refuse new licences within the CIZ.

Thank you for considering my representation.

Yours sincerely,

Sue Rollings

2. Sara Garnham, 2 Boathouse, Trafalgar Road, Cambridge, CB4 1DU  
[REDACTED]

We welcomed cofein the coffee shop into the area. It is a welcome addition.

Its opening hours are MON - FRIDAY 7AM - 4PM SAT - SUN. 8.30AM - 5PM and it does have outside seating outside contrary to the info in the application. Photos available This request is of concern as yet another establishment that is applying for a blanket all day all night alcohol licence. The area is one in which there is already a high density of premises selling alcohol and we need the measures introduced to manage this. This premises has only just started opening 7 days a week. This application for alcohol sales set cynically for times when they are not even open seems unreasonable for the residential neighbourhood onto which it backs.

3. Ben Rollings, 5 Trafalgar Road, Cambridge CB4 1EU  
[REDACTED]

Under objective (3) Prevention of Public Nuisance: I support, but on the strict conditions of: 1 No outside consumption 2 No use of rear of building in any capacity. 3 Door at rear of building closed at all times except for access. 4 No music outside.

I object under the objective of "The prevention of public nuisance". The application does not state 'no use of rear area'. Currently the rear area is used as a car park. But, if this changes and use of the rear area is used for seating/serving (of any kind) then that will have a major adverse impact on the peace and safety of all surrounding neighbours, who's gardens back on to this area. It would also set a precedent for similar business along the street to potentially open their rear entrances. This would shatter the peace and safety of all surrounding properties. I have requested to the owner that "no use of the rear area with the door remained closed at all times except for access" (or words to that effect), be added to the application, but this has not been amended.

4. Katya Mohsen & Alexis Mather, 12 Trafalgar Street, Cambridge, CB4 1ET

We are writing as local residents to formally object to the application for a premises licence at Cofein, 38 Chesterton Road, which is located within the Cumulative Impact Zone (CIZ) in central Cambridge.

Our objection is based on the licensing objective of preventing public nuisance.

This area already contains a large number of licensed premises, and the cumulative effect is clear: higher levels of noise, late-night disruption, anti-social behaviour, street litter, and traffic — particularly during evenings and weekends. The existing situation places considerable strain on both residents and public services.

Introducing another alcohol licence in this context, especially one that allows service until 10:30pm, risks compounding these issues. Although the business currently operates as a coffee shop, a premises licence creates the potential for a shift in its operating model over time — including longer hours and a greater focus on alcohol-led trade.

The Cumulative Impact Policy is specifically intended to manage this type of over-concentration and to protect the surrounding community. Granting an additional licence here would directly undermine that policy.

We therefore respectfully ask the committee to uphold the presumption against new premises licences within the CIZ and to refuse this application.

Thank you for taking the time to consider our representation.