

**APPENDIX C - Review Application to Lancaster Lounge**

Representation from responsible Authorities.

Name		Comments
<p>PC 2094 Paul Hawkins Licensing Officer Thorpe Wood Police Station Peterborough, PE3 6SD</p>	<p><a href="mailto:LicensingNorth@camb.s.polic.uk">LicensingNorth@camb.s.polic.uk</a></p>	<div style="border: 1px solid black; padding: 10px;"> <div style="text-align: right; margin-bottom: 5px;"> <span style="border: 1px solid black; padding: 2px;">RESTRICTED (when complete)</span> <span style="margin-left: 100px; border: 1px solid black; padding: 2px;">MG11</span> </div> <p style="text-align: center;"><b>Witness Statement</b> <span style="float: right;">Page 1 of 2</span></p> <p style="font-size: small; text-align: center;">Criminal Procedure Rules, r 27. 2; Criminal Justice Act 1967, s. 9; Magistrates' Courts Act 1980, s.5B</p> <p style="text-align: right;">URN: <input style="width: 40px; height: 15px;" type="text"/></p> <div style="border: 1px solid black; padding: 5px; margin-bottom: 5px;"> <p><b>Statement of:</b> Paul Hawkins</p> <p><b>Age if under 18 (if over insert "over 18"):</b> Over 18      <b>Occupation:</b> Police Constable</p> <p style="font-size: x-small;">This statement (consisting of .....2..... Pages(s) each signed by me) is true to the best of my knowledge and belief and I make it knowing that, if it is tendered in evidence, I shall be liable to prosecution if I have wilfully stated in it, anything which I know to be false, or do not believe to be true.</p> <p><b>Signature:</b> <span style="background-color: black; color: black;">[REDACTED]</span>      <b>Date:</b> 26<sup>th</sup> September 2025</p> </div> <p>I am PC 2094 Paul HAWKINS, stationed at THORPE WOOD POLICE STATION, PETERBOROUGH and my current role is as the Police Alcohol Licensing Officer, primarily covering the Northern District (Peterborough &amp; Fenlands).</p> <p>This statement is being provided in relation to a Premises Licence review of The Lancaster Lounge, 152 Main Street, Yaxley, PE7 3LB, which has been brought by Mr William DELL'OREFICE – Huntingdon District Council Licensing Officer. The premises current Owner / Operator / Designated Premises Supervisor (DPS) is Mr Domenico RICCIARDI.</p> <p>Within Mr DELL'OREFICE review application he states that I attended a meeting with him and Mr RICCIARDI at the location on Monday 08<sup>th</sup> September 2025, I can confirm that this is correct. Also in attendance was Mr Shaun KNOTT of Monitoring Solutions – a Noise, Dust and Vibration specialist employed by MR RICCIARDI.</p> <p>During the meeting I explained that there had been a complaint that drugs were being taken within the disabled toilets. Using NS20150 NARK II Cocaine ID Wipes, on surfaces initially in the disabled toilets, it detected Cocaine use on the toilet cistern lid, the tile ledge and most concerning the child highchair table which was stored in the room. Further cocaine use was identified in the separate male &amp; female toilets and on a windowsill, within the main bar area to the front of the premises. The entire surface areas within the bar were not wiped, this was purely a dip sample which indicated that there was drug use within the premises. The checks were carried out in the presence and sight of Mr KNOTT and the findings shared with Mr RICCIARDI. Photos of some of the findings are attached and exhibited as PDH01.</p> <p><b>Signature:</b> _____ <b>Signature Witnessed by:</b> _____</p> <div style="display: flex; justify-content: space-between; margin-top: 10px;"> <span style="border: 1px solid black; padding: 2px;">02/2012</span> <span style="border: 1px solid black; padding: 2px;">RESTRICTED (when complete)</span> </div> </div>

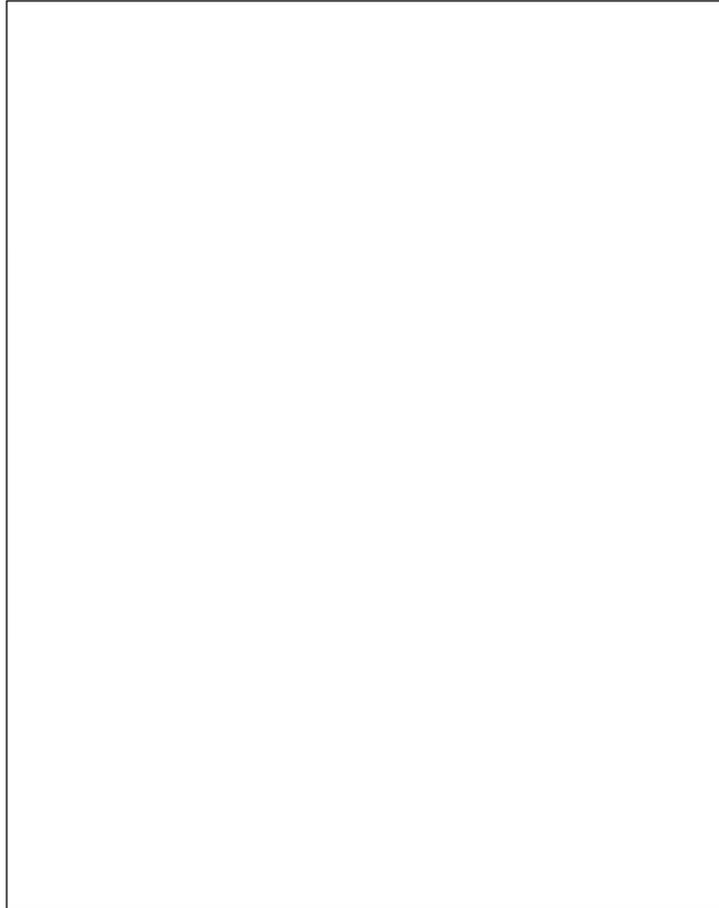
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MG11

**Witness Statement**

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Continuation of Statement of Paul Hawkins



Signature:

Signature Witnessed by:

Cambridgeshire Constabulary	
Identification Ref. No.:	<b>PDH 01</b>
Court Exhibit No.:	<a href="#">Click here</a>
R – V:	<a href="#">Click here</a>
Description	<b>Photos of Lancaster Lounge inspection 08/09/25</b>
Time/Date Seized/Produced:	<b>13:10 08/09/25</b>
Where Seized/Produced:	<b>Lancaster Lounge</b>
Seized/Produced By:	<b>PC 2094 Hawkins</b>
Signed	
Incident / Crime No.:	<a href="#">Click here</a>
Major Incident No.:	<a href="#">Click here</a>
Laboratory Ref.:	<a href="#">Click here</a>

Cambridgeshire Constabulary (Continuity)	
Name/Rank/No.:	.....
Signed:	.....
Time/Date:	.....
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Name/Rank/No.:	.....
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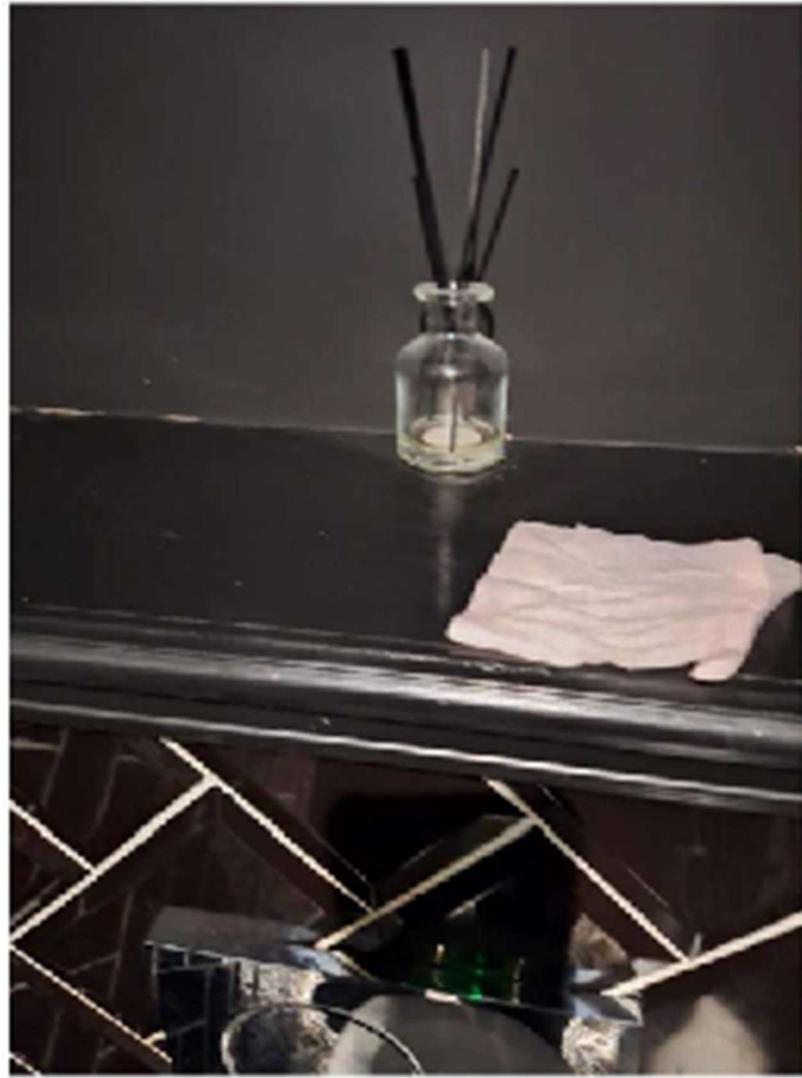












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Witness Statement

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Criminal Procedure Rules, r 27. 2; Criminal Justice Act 1967, s. 9; Magistrates' Courts Act 1980, s.5B

URN: [ ] [ ] [ ] [ ]

Statement of: **Paul Hawkins**  
 Age if under 18 (if over insert "over 18"): **Over 18** Occupation: **Police Constable**

This statement (consisting of .....1..... Pages(s) each signed by me) is true to the best of my knowledge and belief and I make it knowing that, if it is tendered in evidence, I shall be liable to prosecution if I have wilfully stated in it, anything which I know to be false, or do not believe to be true.

Signature: \_\_\_\_\_ Date: **06<sup>th</sup> October 2025**

I am PC 2094 Paul HAWKINS, stationed at THORPE WOOD POLICE STATION, PETERBOROUGH and my current role is as the Police Alcohol Licensing Officer, primarily covering the Northern District (Peterborough & Fenlands).

This is a further statement to my original statement dated 26/09/25, in relation to a Premises Licence review of The Lancaster Lounge, 152 Main Street, Yaxley, PE7 3LB, which has been brought by Mr William DELL'OREFICE – Huntingdon District Council Licensing Officer.

PC 0446 Clare Metcalfe (Police Licensing officer for South Cambridgeshire) has provided the following information regarding incidents and crimes associated with the premises that have been reported to police since March 2024 (in date order):

Incident 0544 of 28/08/25 - Report of drug use at the premises.  
 Crime ref 35/59721/25 - 07/08/25 - Threats made by a person to another person within the premises.  
 Incident 0048 of 20/06/24 – Report of anti-social behaviour by customers upon leaving, possible drugs being used.  
 Incident 0148 of 25/05/24 – Report of customers being drunk and disorderly outside premises, pushing and shoving, glasses being smashed.  
 Incident 0615 of 24/05/24 – Report of a group of intoxicated males outstand premises shouting, pushing and shoving each other.

No further information.

Signature: \_\_\_\_\_ Signature Witnessed by: \_\_\_\_\_

02/2012

RESTRICTED (when complete)

		END
Mohammed Zishan Planning Enforcement Officer Huntingdonshire District Council	<a href="mailto:Planning.enforcement@huntingdonshire.gov.uk">Planning.enforcement@huntingdonshire.gov.uk</a>	<p>Planning application <b>25/00894/S73</b> was granted permission on 13 March 2025 for 'Variation of conditions 2 and 6 (vehicle parking) of 21/02807/FUL'.</p> <p>The permission conditions the use to Monday - Sunday 10:00 - 23:30. The external patron area shall not be used after 23:00 hours on any day. No amplified or other music shall be played in the premises outside the following times 10:00 to 23:00 on any day.</p> <p>It appears that the activities noted in the review application also breach the above planning conditions.</p> <p>I hope this information is helpful.</p> <p>END</p>
Jon Setchell Environmental Health Officer Huntingdonshire District Council	<a href="mailto:jon.setchell@huntingdonshire.gov.uk">jon.setchell@huntingdonshire.gov.uk</a>	<p><b>To the Licensing Sub-Committee</b></p> <p>I write in my capacity as an Environmental Health Officer in support of the application for the review of the premises licence for The Lancaster Lounge, 152 Main Street, Yaxley, PE7 3LB.</p> <p>Since the grant of the current licence in March 2024, Environmental Health has been involved in multiple investigations and joint inspections following complaints from local residents. These complaints have consistently raised concerns regarding noise nuisance, anti-social behaviour, and general disturbance linked to the premises.</p> <p><b>Grounds for Representation</b></p> <p><b>1. Noise Nuisance</b> Numerous complaints have been received regarding amplified music, loud voices, and disturbance caused by patrons using external areas. On several occasions, the noise has caused significant distress to local residents, particularly during late-night events and over the August Bank Holiday weekend.</p> <p><b>2. Failure to Control Use of External Areas</b> CCTV and inspection evidence confirm that customers have remained in the external area beyond the 23:00 hours restriction. Complaints also report swearing and offensive language by patrons</p>

		<p>outside the premises late at night. While Environmental Health Officers have not directly witnessed all incidents, the reports are credible and recurring.</p> <p><b>3. Fireworks and Disorder</b> Reports indicate that fireworks were set off during the August Bank Holiday event, creating both nuisance and public safety risks.</p> <p><b>Environmental Health Position</b></p> <p>Environmental Health is satisfied that the licensing objectives of:</p> <ul style="list-style-type: none"><li>• Prevention of Public Nuisance,</li><li>• Public Safety, and</li><li>• Prevention of Crime and Disorder</li></ul> <p>are being undermined at these premises.</p> <p><b>Recommended Conditions</b></p> <p>To address these concerns, Environmental Health supports the review application and recommends that the Sub-Committee consider imposing the following conditions:</p> <p><b>Use of External Areas</b></p> <ul style="list-style-type: none"><li>• Restrict the use of the external customer area to 21:00 hours daily.</li><li>• Prohibit live or recorded music in the external area.</li></ul> <p><b>Noise Control</b></p> <ul style="list-style-type: none"><li>• All doors and windows shall remain closed during regulated entertainment, except for access and egress.</li><li>• An experienced acoustic consultant shall be appointed to prepare, implement, and monitor a Noise Management Plan (NMP). The NMP shall follow best practice guidance, including the University of Salford's "Noise from Pubs and Clubs" guidance, and include compliance with the following noise limits:</li></ul>
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Venue Where...	Suggested Regulations	Outcome if Criteria Met
Entertainment < 30 times/year*	$L_{Aeq,15min}$ (EN) should not exceed $L_{A90}$ (WEN) by more than 5dB.	EN will generally be audible but not overly obtrusive inside the noise sensitive property
Entertainment > 30 times/year*	$L_{Aeq}$ (EN) should not exceed $L_{A90}$ (WEN) by more than 5dB And the $L_{10}$ (EN) should not exceed $L_{90}$ (WEN) by more than 5dB in any 1/3 octave band between 40 and 160Hz.	EN will generally be audible but not overly obtrusive inside the noise sensitive property
Entertainment > once/week or continues beyond 2300hrs	$L_{Aeq}$ (EN) should not exceed $L_{A90}$ (WEN) And $L_{10}$ (EN) should not exceed $L_{90}$ (WEN) in any 1/3 octave band between 40 and 160Hz.	EN will be virtually inaudible inside noise sensitive property.

EN = Entertainment noise level, WEN = Representative background noise level without the entertainment noise, both measured 1m from the façade of the noise-sensitive premises.

\* Not more than once a week and ends by 2300hrs.

- A noise limiter shall be installed, set in compliance with the above levels, and sealed by the acoustic consultant in consultation with Environmental Health, and maintained in proper working order. Settings must not be altered without prior agreement.
- The NMP must also include staff training, complaint handling procedures, and regular compliance monitoring.

#### Anti-Social Behaviour Management

- Staff and/or door supervisors must proactively monitor external areas to prevent swearing, shouting, or anti-social behaviour.
- An incident log must be maintained, recording all complaints or occurrences of anti-social behaviour, including details of action taken by staff. This log must be made available to authorised officers of the Council or Police upon request.

#### Fireworks

- The use, sale, or discharge of fireworks on the premises or in external areas is strictly prohibited.

#### Conclusion

		<p>Environmental Health considers that these measures are both necessary and proportionate to address the persistent problems at the premises and to ensure the promotion of the licensing objectives under the Licensing Act 2003</p> <p>END</p>
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