

NOTICE IS HEREBY GIVEN that a hearing of the **LICENSING SUB-COMMITTEE** will be held in the **CIVIC SUITE 1A, PATHFINDER HOUSE, ST MARY'S STREET, HUNTINGDON PE29 3TN** on **TUESDAY, 18 NOVEMBER 2014** at **10:00 AM** and you are requested to attend for the transaction of the following business:-

A G E N D A

ITEM LED BY

APOLOGIES

1. ELECTION OF CHAIRMAN	
2. MEMBERS' INTERESTS To receive from Members declarations as to disclosable pecuniary and other interests in relation to any Agenda item. Please see Notes below.	
3. INTRODUCTION	Chairman
4. LICENSING SUB-COMMITTEE PROCEDURE (Pages 1 - 6)	
5. APPLICATION (Pages 7 - 138) To consider an application for a premises licence under Section 18 (3) (a) of the Licensing Act 2003 made by the following:- Applicant: Ms S Boreham Premises: The Octagon Market Hill Car Park St Ives	Mrs C Allison 388010
6. EXCLUSION OF PRESS AND PUBLIC To resolve:- to exclude the press and public from the hearing during the determination of the application.	

<p>7. DETERMINATION</p> <p>To determine the application referred to in agenda item 5.</p>	<p>Chairman</p>
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Dated this 3 day of November 2014



Head of Paid Service

Notes

1. Disclosable Pecuniary Interests

(1) *Members are required to declare any disclosable pecuniary interests and unless you have obtained dispensation, cannot discuss or vote on the matter at the meeting and must also leave the room whilst the matter is being debated or voted on.*

(2) *A Member has a disclosable pecuniary interest if it -*

- (a) *relates to you, or*
- (b) *is an interest of -*

- (i) *your spouse or civil partner; or*
- (ii) *a person with whom you are living as husband and wife; or*
- (iii) *a person with whom you are living as if you were civil partners*

and you are aware that the other person has the interest.

(3) *Disclosable pecuniary interests includes -*

- (a) *any employment or profession carried out for profit or gain;*
- (b) *any financial benefit received by the Member in respect of expenses incurred carrying out his or her duties as a Member (except from the Council);*
- (c) *any current contracts with the Council;*
- (d) *any beneficial interest in land/property within the Council's area;*
- (e) *any licence for a month or longer to occupy land in the Council's area;*
- (f) *any tenancy where the Council is landlord and the Member (or person in (2)(b) above) has a beneficial interest; or*
- (g) *a beneficial interest (above the specified level) in the shares of any body which has a place of business or land in the Council's area.*

Other Interests

(4) *If a Member has a non-disclosable pecuniary interest or a non-pecuniary interest then you are required to declare that interest, but may remain to discuss and vote.*

(5) *A Member has a non-disclosable pecuniary interest or a non-pecuniary interest where -*

- (a) *a decision in relation to the business being considered might reasonably be regarded as affecting the well-being or financial standing of you or a member of your family or a person with whom you have a close association to a greater extent than it would affect the majority of the council tax payers, rate payers or inhabitants of the ward or electoral area for which you have been elected or otherwise of the authority's administrative area, or*

(b) it relates to or is likely to affect any of the descriptions referred to above, but in respect of a member of your family (other than specified in (2)(b) above) or a person with whom you have a close association

and that interest is not a disclosable pecuniary interest.

2. Filming, Photography and Recording at Council Meetings

The District Council supports the principles of openness and transparency in its decision making and permits filming, recording and the taking of photographs at its meetings that are open to the public. It also welcomes the use of social networking and micro-blogging websites (such as Twitter and Facebook) to communicate with people about what is happening at meetings. Arrangements for these activities should operate in accordance with guidelines agreed by the Council and available via the following link - [filming, photography and recording at council meetings.pdf](#) or on request from the Democratic Services Team. The Council understands that some members of the public attending its meetings may not wish to be filmed. The Chairman of the meeting will facilitate this preference by ensuring that any such request not to be recorded is respected.

Please contact Mrs A Jerrom, Democratic Services, on Tel No. 01480 388009/e email: Amanda.Jerrom@huntsdc.gov.uk if you have a general query on any Agenda Item, wish to tender your apologies for absence from the meeting, or would like information on any decision taken by the Committee/Panel.

Specific enquiries with regard to items on the Agenda should be directed towards the Contact Officer.

Members of the public are welcome to attend this meeting as observers except during consideration of confidential or exempt items of business.

Agenda and enclosures can be viewed on the District Council's website – www.huntingdonshire.gov.uk (under Councils and Democracy).

If you would like a translation of Agenda/Minutes/Reports or would like a large text version or an audio version please contact the Democratic Services Manager and we will try to accommodate your needs.

Emergency Procedure

In the event of the fire alarm being sounded and on the instruction of the Meeting Administrator, all attendees are requested to vacate the building via the closest emergency exit.

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Agenda Item 4

HUNTINGDONSHIRE DISTRICT COUNCIL

LICENSING SUB-COMMITTEE PROCEDURE

1. Introduction

- 1.1 The following proceedings apply to the licensing sub-committees established by the Licensing Committee of the Huntingdonshire District Council acting as the Licensing Authority.

2. Membership

- 2.1 Each licensing sub-committee shall comprise three Members appointed by the Licensing Committee from amongst its membership. A sub-committee shall elect a Chairman from amongst its members at each meeting, for the purpose of that hearing or meeting.
- 2.2 The quorum for hearings and meetings of a sub-committee shall be three members.
- 2.3 Members shall endeavour to be present throughout an individual hearing by a sub-committee. If a member of a sub-committee is required to leave a hearing temporarily, the Chairman shall adjourn the hearing for the duration of the period whilst that member is unavailable. Any member who is absent from a hearing for any reason whilst that hearing is taking place shall be precluded from commencing or continuing to take part in the matter under debate upon his arrival/return and from voting upon the matter at the conclusion of that item of business.
- 2.4 Where the Sub-Committee undertakes a site visit prior to a hearing, a member shall be precluded from taking part in the hearing if he has not attended that site visit.
- 2.5 A member will not take part in a hearing or meeting at which a matter is being discussed which relates to a premises licence, club premises certificate, temporary events notice or personal licence where either the premises or the person is resident in the ward which he represents.

3. Notice of Hearings

- 3.1 Upon the date of a hearing of a sub-committee being arranged, notice shall be given to the parties to the hearing in accordance with the requirements of the Hearings Regulations. For the purposes of this procedure, a party is defined as an applicant for a licence or certificate, a person who has given a temporary events notice, a responsible authority or a person or business that has submitted relevant representations in respect of an application or applied for a review of a licence or certificate and, in certain additional instances, the Chief Officer of Police.
- 3.2 The notice of the hearing shall be accompanied by a copy of this procedure which sets out
 - the right of attendance at a hearing by a party and the right to submit representations etc.

- the consequences if a party does not attend or is not represented at a hearing
 - the procedure to be followed at the hearing
- 3.3 The notice of the hearing will also be accompanied by copies of the documents required by the Hearings Regulations and any particular points upon which the Sub-Committee considers that it will want clarification from a party at the hearing.
- 3.4 Where a hearing is to be held on more than one day, the hearing will be arranged so that it takes place on consecutive working days.

4. Action Following Receipt of Notice of Hearing

- 4.1 Upon receipt of a notice of a hearing, a party is required to give notice to the licensing authority whether
- he intends to attend or be represented at the hearing,
 - he wishes to request permission for any other person to appear at the hearing, accompanied by the name of the person and a brief description of the point(s) to be made by the person, and
 - he considers the hearing to be necessary.
- 4.2 A party should notify the licensing authority within the following timescales-
- 1 working day of the hearing in the case of a cancellation of an interim authority notice following police objections or a counter notice following police objection to a temporary events notice;
 - 2 working days of the hearing in the case of a review of a premises licence following a closure order or the conversion of an existing licence or club premises certificate or an application by the holder of a justices' licence for a personal licence; or
 - 5 working days of the hearing in all other cases.
- 4.3 Notice may be given to licensing authority by electronic means to the address democratic.services@huntsdc.gov.uk but upon sending the notice by this means, a party must also give the notice to the licensing authority in writing.
- 4.4 A sub-committee may dispense with the holding of a hearing if all of the parties have given notice that they consider a hearing to be unnecessary. Where the parties have agreed that a hearing is unnecessary in such circumstances, the Council shall give notice to the parties that the hearing has been dispensed with.
- 4.5 Where a hearing has been dispensed with, the matter which was to have been the subject of the hearing shall be determined at a meeting of the Sub-Committee.

5. Withdrawal of Representations

- 5.1 A party may give notice to the licensing authority no later than 24 hours before the commencement of the hearing that he wishes to withdraw his representations or he may do so orally at the hearing.

6. Extension of Time

- 6.1 The Sub-Committee may extend any of the time limits specified in this procedure where it considers it necessary to do so in the public interest and shall give notice of the extension of time and the reason for it to the parties to the hearing.
- 6.2 The Sub-Committee may adjourn the hearing or arrange for it to be held on specified additional days, where it considers this to be necessary to consider any representations made by a party. The parties to the hearing will be notified of the adjournment or rearrangement.
- 6.3 In considering any extension of time or adjournment, the Sub-Committee will not exercise its powers so that an application is deemed as granted or rejected in accordance with the transitional arrangements specified in the Act.

7. The Hearing

- 7.1 The Sub-Committee may exclude the public from all or part of a hearing where it considers that the public interest in so doing outweighs the public interest in the hearing or that part of the hearing taking place in public. The Sub-Committee will normally resolve to exclude the public from that part of the hearing during which the Sub-Committee determines the matter which is the subject of the hearing.
- 7.2 Subject to the above, a party may attend the hearing and may be assisted or represented by any person whether or not that person is legally qualified
- 7.3 At the commencement of the hearing, the Chairman shall introduce the members of the Sub-Committee and any officers in attendance to support the Sub-Committee and shall ask the parties and any persons accompanying them to state their names and addresses or who they represent. The Chairman shall explain to the parties present that the hearing is subject to this procedure, copies of which will have been distributed to the parties with the notice of the hearing, and shall enquire of the persons present whether there are any questions of clarity or explanation about its contents.
- 7.4 The Sub-Committee shall consider any request from another person to appear at the hearing of which notice has been given but such permission shall not be unreasonably withheld.

Procedure in all cases other than an application for a review of a premises licence or a club premises certificate or convictions coming to light after the grant or renewal of a personal licence

- 7.5 The Licensing Officer will present the application. The Chairman will then invite the applicant or his representative to address the Sub-Committee on his application, to respond to any point(s) upon which notice has been given that clarification is required by the licensing authority and to call any person(s) to whom permission has been granted to appear in support of his application.

The applicant will be allowed a maximum period of time of twenty minutes in which to address the Sub-Committee and call persons on his behalf.

- 7.6 The applicant or his representative or any person called on his behalf may then be asked any questions upon their presentation by any member of the Sub-Committee or by any of the other parties present at the hearing or their representatives.
- 7.7 The Chairman will then invite each of the parties at the hearing or their representative sequentially to address the Sub-Committee and call any person(s) to whom permission has been granted to appear. Each party will be allowed a maximum period of time of twenty minutes in which to address the Sub-Committee and call persons on his behalf. The sequence in which each of the parties will be invited to address the Sub-Committee will be at the discretion of the Chairman but will normally be in the order of the Chief Officer of Police, the Fire Authority, the health and safety at work enforcing authority, the local planning authority, the local environmental health authority, the local weights and measures authority, the authority responsible for the protection of children from harm, a navigation or other authority responsible for waterways and any other party that has submitted representations in respect of the application, certificate, notice or other matter appearing before the Sub-Committee.
- 7.8 The party or his representative or any of his witnesses may be asked any questions upon their presentation by any member of the Sub-Committee or by the applicant or his representative or any of the other parties present at the hearing or their representatives.
- 7.9 Where relevant written representations have been received and the party submitting those representations has given notice of his intention not to attend the hearing, the parties present will be invited by the Chairman to indicate whether they wish to comment on the representations submitted. The Sub-Committee may take into account documentary or other evidence submitted by a party either in support of their application, notice or representations either before the hearing or, with the consent of all of the other parties present, at the hearing.
- 7.10 Where appropriate, the Chairman shall remind the parties that their representations should be relevant to the licensing objectives of the prevention of crime and disorder, public safety, the prevention of public nuisance and the protection of children from harm. The Sub-Committee shall disregard any information given by a party or person permitted to appear which is not relevant to their application, notice or representations or to the licensing objectives. If, in his opinion, the Chairman feels that the representations being made are not relevant, he may, after first reminding the party of the need for relevance, advise the party that he will no longer be heard. Where in the opinion of the chairman, a party is being repetitious, vexatious or slanderous in his remarks, the Chairman may first warn the party and may then advise the party that he will no longer be heard. The ruling of the Chairman shall be final in such circumstances.
- 7.11 The Chairman may require any person who in his opinion is behaving in a disruptive manner at a hearing to leave the hearing and may refuse to permit that person to return or to return only upon complying with such conditions as the Chairman may specify. However any such person may submit any

evidence in writing that they proposed to give orally, provided that they do so before the end of the hearing.

- 7.12 After each party has addressed the Sub-Committee and after comments have been invited on written representations, the applicant or his representative will be invited by the Chairman to sum up his application for a time not exceeding two minutes but without introducing any new evidence to the proceedings.

Procedure in cases relating to an application for a review of a premises licence or a club premises certificate or convictions coming to light after the grant or renewal of a personal licence

- 7.13 In the case of such hearings, the above procedure shall be followed with the exception that the applicant for a review of a premises licence or a club premises certificate or the chief officer of police in the case of an objection notice where convictions have come light after the grant or renewal of a personal licence will be invited to address the Sub-Committee first and to call any person(s) to whom permission has been granted to appear.
- 7.14 After any questions have been dealt with the holder of the licence or certificate will be invited to address the Sub-Committee and to call any person(s) to whom permission has been granted to appear.
- 7.15 There shall be no right of reply for the applicant for a review of the licence or certificate or for the Chief Officer of Police.

8. Determination of Applications

- 8.1 At the conclusion of the hearing, the Sub-Committee will determine the application in accordance with the timescales specified in the Hearings Regulations but, in any event, will endeavour to do so as soon as practicable after the hearing has concluded.
- 8.2 Where a hearing has been dispensed with in accordance with paragraph 4.2 above, the application will be determined by the Sub-Committee within 10 working days of notice having been given to the parties that the hearing has been dispensed with.
- 8.3 The Licensing Authority will notify the applicant and parties of its decision forthwith upon the making of the decision.
- 8.4 A record shall be taken of the hearing by the licensing authority which shall be retained for six years after the date of the determination of the hearing or the disposal of an appeal against the determination.

9. Meetings of the Sub-Committee

- 9.1 Any meetings of the Sub-Committee, other than hearings described above, shall be subject to the proceedings adopted by the Licensing Committee for the conduct of its own business except where otherwise stated above.

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LICENSING SUB-COMMITTEE

18 November 2014

**LICENSING ACT 2003
APPLICATION FOR A NEW PREMISES LICENCE
THE OCTAGON, MARKET HILL CAR PARK, ST IVES
(Report by Head of Community)**

1. INTRODUCTION

1.1 To consider and determine this application for a new premises licence for The Octagon, Market Hill Car Park, St Ives, taking into account the policy considerations detailed in paragraph 2 of the report and the representations detailed in paragraph 5.

1.2 Jason Tyers, of JPT Design Consultants, acting as agent for Sam Boreham, the applicant, is seeking a new premises licence for The Octagon, St Ives, to permit:

Live Music (indoors)

Monday to Sunday 18:00 to 24:00

Recorded Music (indoors)

Monday to Sunday 10:00 to 01:00

Late night refreshment (indoors)

Monday to Sunday 23:00 to 01:00

Supply of alcohol (on the premises)

Monday to Sunday 10:00 to 01:00

Hours premises are open to the public

Monday to Sunday 08:00 to 01:00

1.3 A copy of the application and plan are attached at Appendix A.

1.4 Following discussions with Cambridgeshire Constabulary, the applicant has requested that the application be amended and conditions added as follows:

Supply of alcohol (on the premises)

Sunday to Wednesday 10:00 to 00:00

Thursday, Friday & Saturday 10:00 to 01:00

Hours the premises are open to the public

Monday to Wednesday 08:00 to 00:00

Thursday, Friday & Saturday 08:00 to 01:00

Sunday 10:00 to 01:00

Volunteered Conditions following meeting with the Police:

1. All staff shall be trained in the requirements of the Challenge 25 policies.
2. Any person managing or supervising staff in the sale of alcohol or other licensable activity in the absence of the DPS shall be the holder of a personal licence.

3. A written incident book shall be maintained to record any activity of a violent, criminal or antisocial nature. The record will contain the time and date, the nature of the incident, the people involved, the action taken and details of the person responsible for the management of the premises at the time of the incident.
 4. The incident book shall be available for inspection at all reasonable times by an authorised officer of relevant responsible authority. The records will be retained for at least 12 months.
 5. All door staff shall be trained in the requirements of the Challenge 25 policies, and the correct procedures to be followed when refusing entry. (Refusals log)
 6. A minimum of two SIA Registered door supervisors will be employed on Friday and Saturday evenings from 22:00 hours until the premises are closed.
 7. The Premises Licence Holder and/or Designated Premises Supervisor shall ensure staff and door supervisors do not allow any drinking vessel, glass or bottle to be taken from the premises.
 8. CCTV equipment shall be installed and maintained in good working order and continually record when licensable activity takes place. The system shall cover all areas of the premises to which the public have access including any outside areas. The images shall be retained for a minimum of 31 days and be made available to the Police or any authorised officer. At all times the premises are open for business a member of staff shall be present who is capable of operating the CCTV system and downloading images at the request of police or other authorised officer.
 9. If the CCTV equipment breaks down the Premises Licence Holder shall ensure the Designated Premises Supervisor, or in his/her absence other responsible person, informs the Licensing Authority and the Police as soon as is reasonably practicable and within 24 hours. This information shall be contemporaneously recorded in the incident report register and shall include the time, date and means this was done and to whom the information was reported. Equipment failures shall be repaired or replaced as soon as is reasonably practicable and without undue delay. The Licensing Authority and the Police shall be informed when faults are rectified.
 10. The Premises Licence Holder and/or Designated Premises Supervisor shall ensure that any outside area included in the licence will be controlled in a safe and effective manner to the same standard operated within the premises building and will pay special attention to the impact that the use of the outside area has on the surrounding community.
 11. All chairs and tables outside the premises shall be cleared and stacked away by 22:00 hours.
- 1.5 Following discussions with Environmental Health, the applicant has also requested that the application be amended to include the following conditions:
1. All windows and doors to be kept closed during any performance of live or recorded music inside the premises.
 2. The music noise level, measured as a 15 minute L(A)eq, 1 metre from the façade of noise sensitive properties, or within noise sensitive rooms with doors and windows open in a typical manner for ventilation, shall not exceed the representative background level L(A)90 (without entertainment noise). And, The L10 of the entertainment noise measured over 15 minute period 1 metre from the façade of noise sensitive properties, or within noise sensitive rooms with windows open in a typical

manner for ventilation, shall not exceed the representative background noise level L90 (without entertainment noise), in any third octave band between 40 Hz and 160Hz.

3. For events continuing after 23:00, the music noise should not be audible within noise sensitive premises with windows open in a typical manner for ventilation.

2. GENERAL DUTY/ POLICY CONSIDERATIONS

- 2.1 The Sub-Committee is reminded that the licensing authority must carry out its functions under the Act with a view to promoting the licensing objectives which are –

- (a) the prevention of crime and disorder,
- (b) public safety,
- (c) the prevention of public nuisance, and
- (d) the protection of children from harm.

- 2.2 The licensing authority must also have regard to –

- (a) its statement of licensing policy, and
- (b) any statutory guidance issued under Section 182 of the Licensing Act 2003.

3. BACKGROUND

- 3.1 The application describes the premises as a coffee shop/ Bar/ Dining establishment and is situated within the Market Hill Car Park. The application includes 3D images of a proposed conversion for the building and the plan indicates there will be seating areas on the ground and first floor.

- 3.2 The building is currently being used as a store by Huntingdonshire District Council. There is no previous history of a licence being granted under the Licensing Act 2003. This application therefore seeks the grant of a new premises licence.

4. LICENSING OBJECTIVES ADDRESSED BY THE APPLICANT

- 4.1 The operating schedule submitted by the applicant in Part M of the application addresses the four licensing objectives. Paragraphs 8.33-8.41 and Section 10 of the government guidance refer to the operating schedule and licence conditions. The applicant has proposed a number of measures in support of the licensing objectives, including CCTV and door supervision.

- 4.2 These proposals will be translated directly into conditions that will be attached to the premises licence, if granted, also taking into account the mediation undertaken and conditions agreed between the applicant, Cambridgeshire Constabulary and Environmental Health as detailed in paragraphs 1.4 and 1.5 above. Conditions should be appropriate for the promotion of the licensing objectives, be readily understood and enforceable. Conditions that are imprecise or difficult for the licence holder to observe should be avoided.

5. REPRESENTATIONS

- 5.1 During the period for the receipt of representations, no representations were received from the Responsible Authorities. Thirty Four (34) representations were received by the licensing authority from 'other persons'. The representations are attached in their entirety as Appendix B. Not all matters

raised within the representations are relevant matters for consideration under the Licensing Act 2003.

- 5.2 A further representation was received after the close of the representation period from St Ives Town Council and is attached as Appendix C.
- 5.3 A person who has submitted a relevant representation is entitled to address the Licensing Sub-Committee at the hearing and ask questions of any other party appearing at the hearing.
- 5.4 Paragraphs 9.3 – 9.9 of the Government Guidance covers determination where representations have been made. Paragraph 9.9 recommends that in borderline cases, the benefit of the doubt about any aspect of a representation should be given to the person making that representation. The subsequent hearing would then provide an opportunity for the person or body making the representation to amplify and clarify it.

6. ACTION BY THE LICENSING AUTHORITY

- 6.1 The Licensing Authority has a duty under the Licensing Act 2003 by promoting the Licensing Objectives. Each objective has equal importance. In carrying out its licensing functions, the Licensing Authority must also have regard to its Statement of Licensing Policy, any Statutory Guidance under the Licensing Act 2003 and is bound by the Human Rights Act 1988. The Council must also 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 its district.

7. OPTIONS

- 7.1 Having regard to the representations and supporting documentation contained and attached to this report and any other information presented at the hearing, the Licensing Sub-Committee must take such steps as it considers appropriate for the promotion of the licensing objectives. The steps are to grant the licence subject to conditions, modified as necessary, to exclude a licensable activity, or to reject the application. Conditions are modified if they are altered, omitted or any new condition added (Licensing Act 2003 section 18(4) & (5)).

8. RECOMMENDATION

- 8.1 That Members determine the application on its individual merits.

BACKGROUND INFORMATION

Licensing Act 2003.

Guidance issued under section 182 of the Licensing Act 2003.

The Council's Statement of Licensing Policy.

Contact Officer: Christine Allison, Licensing Manager
(01480 388010

22110.

HDC/PRE 00661



**Huntingdonshire
Application for a premises licence
Licensing Act 2003**

For help contact
licensing@huntingdonshire.gov.uk
Telephone: 01480 387075

* required information

Section 1 of 19

You can save the form at any time and resume it later. You do not need to be logged in when you resume.

System reference This is the unique reference for this application generated by the system.

Your reference You can put what you want here to help you track applications if you make lots of them. It is passed to the authority.

Are you an agent acting on behalf of the applicant?

Put "no" if you are applying on your own behalf or on behalf of a business you own or work for.

- Yes No

Applicant Details

* First name

* Family name

* E-mail

Main telephone number Include country code.

Other telephone number

Indicate here if the applicant would prefer not to be contacted by telephone

Is the applicant:

- Applying as a business or organisation, including as a sole trader
 Applying as an individual

A sole trader is a business owned by one person without any special legal structure. Applying as an individual means the applicant is applying so the applicant can be employed, or for some other personal reason, such as following a hobby.

Applicant Business

* Is the applicant's business registered in the UK with Companies House? Yes No

* Is the applicant's business registered outside the UK? Yes No

* Business name If the applicant's business is registered, use its registered name.

* VAT number Put "none" if the applicant is not registered for VAT.

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* Legal status

* Applicant's position in the business

Home country

The country where the applicant's headquarters are.

Applicant Business Address

* Building number or name

* Street

District

* City or town

County or administrative area

* Postcode

* Country

If the applicant has one, this should be the applicant's official address - that is an address required of the applicant by law for receiving communications.

Agent Details

* First name

* Family name

* E-mail

Main telephone number

Include country code.

Other telephone number

Indicate here if you would prefer not to be contacted by telephone

Are you:

An agent that is a business or organisation, including a sole trader

A sole trader is a business owned by one person without any special legal structure.

A private individual acting as an agent

Agent Business

* Is your business registered in the UK with Companies House? Yes No

* Is your business registered outside the UK? Yes No

* Business name

If your business is registered, use its registered name.

* VAT number

Put "none" if you are not registered for VAT.

* Legal status

Continued from previous page...

* Your position in the business

Home country

The country where the headquarters of your business is located.

Agent Business Address

If you have one, this should be your official address - that is an address required of you by law for receiving communications.

* Building number or name

* Street

District

* City or town

County or administrative area

* Postcode

* Country

Section 2 of 19

PREMISES DETAILS

I/we, as named in section 1, apply for a premises licence under section 17 of the Licensing Act 2003 for the premises described in section 2 below (the premises) and I/we are making this application to you as the relevant licensing authority in accordance with section 12 of the Licensing Act 2003.

Premises Address

Are you able to provide a postal address, OS map reference or description of the premises?

- Address OS map reference Description

Postal Address Of Premises

Building number or name

Street

District

City or town

County or administrative area

Postcode

Country

Further Details

Telephone number

Non-domestic rateable value of premises (£)

Section 3 of 19

APPLICATION DETAILS

In what capacity are you applying for the premises licence?

- An individual or individuals
- A limited company
- A partnership
- An unincorporated association
- A recognised club
- A charity
- The proprietor of an educational establishment
- A health service body
- A person who is registered under part 2 of the Care Standards Act 2000 (c14) in respect of an independent hospital in Wales
- A person who is registered under Chapter 2 of Part 1 of the Health and Social Care Act 2008 in respect of the carrying on of a regulated activity (within the meaning of that Part) in an independent hospital in England
- The chief officer of police of a police force in England and Wales
- Other (for example a statutory corporation)

Confirm The Following

- I am carrying on or proposing to carry on a business which involves the use of the premises for licensable activities
- I am making the application pursuant to a statutory function
- I am making the application pursuant to a function discharged by virtue of Her Majesty's prerogative

Section 4 of 19

INDIVIDUAL APPLICANT DETAILS

Applicant Name

Is the name the same as (or similar to) the details given in section one?

- Yes No

If "Yes" is selected you can re-use the details from section one, or amend them as required. Select "No" to enter a completely new set of details.

First name

Family name

Is the applicant 18 years of age or older?

- Yes No

Continued from previous page...

Applicant Postal Address

Is the address the same as (or similar to) the address given in section one?

Yes No

If "Yes" is selected you can re-use the details from section one, or amend them as required. Select "No" to enter a completely new set of details.

Building number or name	<input type="text" value="37"/>
Street	<input type="text" value="cranfield place"/>
District	<input type="text"/>
City or town	<input type="text" value="somersham"/>
County or administrative area	<input type="text"/>
Postcode	<input type="text" value="pe28 3yj"/>
Country	<input type="text" value="United Kingdom"/>

Applicant Contact Details

Are the contact details the same as (or similar to) those given in section one?

Yes No

If "Yes" is selected you can re-use the details from section one, or amend them as required. Select "No" to enter a completely new set of details.

E-mail	<input type="text" value="info@jptdesign.co.uk"/>
Telephone number	<input type="text" value="01480 731446"/>
Other telephone number	<input type="text" value="07740203558"/>
<input type="button" value="Add another applicant"/>	

Section 5 of 19

OPERATING SCHEDULE

When do you want the premises licence to start? / /
dd mm yyyy

If you wish the licence to be valid only for a limited period, when do you want it to end / /
dd mm yyyy

Provide a general description of the premises

For example the type of premises, its general situation and layout and any other information which could be relevant to the licensing objectives. Where your application includes off-supplies of alcohol and you intend to provide a place for consumption of these off-supplies you must include a description of where the place will be and its proximity to the premises.

Coffee Shop/Bar/Dining, Licensing hours are 10am til 1am every day.

Food to be served from 10am to 9pm.

Continued from previous page...

If 5,000 or more people are expected to attend the premises at any one time, state the number expected to attend

Section 6 of 19

PROVISION OF PLAYS

Will you be providing plays?

- Yes No

Section 7 of 19

PROVISION OF FILMS

Will you be providing films?

- Yes No

Section 8 of 19

PROVISION OF INDOOR SPORTING EVENTS

Will you be providing indoor sporting events?

- Yes No

Section 9 of 19

PROVISION OF BOXING OR WRESTLING ENTERTAINMENTS

Will you be providing boxing or wrestling entertainments?

- Yes No

Section 10 of 19

PROVISION OF LIVE MUSIC

Will you be providing live music?

- Yes No

Standard Days And Timings

MONDAY

Start

End

Start

End

TUESDAY

Start

End

Start

End

WEDNESDAY

Start

End

Start

End

Give timings in 24 hour clock. (e.g., 16:00) and only give details for the days of the week when you intend the premises to be used for the activity.

Continued from previous page...

THURSDAY

Start 18:00

End 24:00

Start

End

FRIDAY

Start 18:00

End 24:00

Start

End

SATURDAY

Start 18:00

End 24:00

Start

End

SUNDAY

Start 18:00

End 24:00

Start

End

Will the performance of live music take place indoors or outdoors or both?

Indoors

Outdoors

Both

Where taking place in a building or other structure tick as appropriate. Indoors may include a tent.

State type of activity to be authorised, if not already stated, and give relevant further details, for example (but not exclusively) whether or not music will be amplified or unamplified.

State any seasonal variations for the performance of live music

For example (but not exclusively) where the activity will occur on additional days during the summer months.

Non-standard timings. Where the premises will be used for the performance of live music at different times from those listed in the column on the left, list below

For example (but not exclusively), where you wish the activity to go on longer on a particular day e.g. Christmas Eve.

Section 11 of 19

PROVISION OF RECORDED MUSIC

Will you be providing recorded music?

Continued from previous page...

Yes

No

Standard Days And Timings

MONDAY

Start

End

Start

End

Give timings in 24 hour clock.
(e.g., 16:00) and only give details for the days
of the week when you intend the premises
to be used for the activity.

TUESDAY

Start

End

Start

End

WEDNESDAY

Start

End

Start

End

THURSDAY

Start

End

Start

End

FRIDAY

Start

End

Start

End

SATURDAY

Start

End

Start

End

SUNDAY

Start

End

Start

End

Will the playing of recorded music take place indoors or outdoors or both?

Indoors

Outdoors

Both

Where taking place in a building or other
structure tick as appropriate. Indoors may
include a tent.

State type of activity to be authorised, if not already stated, and give relevant further details, for example (but not
exclusively) whether or not music will be amplified or unamplified.

State any seasonal variations for playing recorded music

For example (but not exclusively) where the activity will occur on additional days during the summer months.

Continued from previous page...

Non-standard timings. Where the premises will be used for the playing of recorded music at different times from those listed in the column on the left, list below

For example (but not exclusively), where you wish the activity to go on longer on a particular day e.g. Christmas Eve.

Section 12 of 19

PROVISION OF PERFORMANCES OF DANCE

Will you be providing performances of dance?

- Yes No

Section 13 of 19

PROVISION OF ANYTHING OF A SIMILAR DESCRIPTION TO LIVE MUSIC, RECORDED MUSIC OR PERFORMANCES OF DANCE

Will you be providing anything similar to live music, recorded music or performances of dance?

- Yes No

Section 14 of 19

LATE NIGHT REFRESHMENT

Will you be providing late night refreshment?

- Yes No

Standard Days And Timings

MONDAY

Start

End

Start

End

TUESDAY

Start

End

Start

End

WEDNESDAY

Start

End

Start

End

THURSDAY

Start

End

Start

End

Give timings in 24 hour clock. (e.g., 16:00) and only give details for the days of the week when you intend the premises to be used for the activity.

Continued from previous page...

FRIDAY

Start 21:00

End 01:00

Start

End

SATURDAY

Start 21:00

End 01:00

Start

End

SUNDAY

Start 21:00

End 01:00

Start

End

Will the provision of late night refreshment take place indoors or outdoors or both?

- Indoors Outdoors Both

Where taking place in a building or other structure tick as appropriate. Indoors may include a tent.

State type of activity to be authorised, if not already stated, and give relevant further details, for example (but not exclusively) whether or not music will be amplified or unamplified.

State any seasonal variations

For example (but not exclusively) where the activity will occur on additional days during the summer months.

Non-standard timings. Where the premises will be used for the supply of late night refreshments at different times from those listed in the column on the left, list below

For example (but not exclusively), where you wish the activity to go on longer on a particular day e.g. Christmas Eve.

Section 15 of 19

SUPPLY OF ALCOHOL

Will you be selling or supplying alcohol?

- Yes No

Continued from previous page...

Standard Days And Timings

MONDAY

Start

End

Start

End

Give timings in 24 hour clock.
(e.g., 16:00) and only give details for the days
of the week when you intend the premises
to be used for the activity.

TUESDAY

Start

End

Start

End

WEDNESDAY

Start

End

Start

End

THURSDAY

Start

End

Start

End

FRIDAY

Start

End

Start

End

SATURDAY

Start

End

Start

End

SUNDAY

Start

End

Start

End

Will the sale of alcohol be for consumption:

- On the premises Off the premises Both

If the sale of alcohol is for consumption on the premises select on, if the sale of alcohol is for consumption away from the premises select off. If the sale of alcohol is for consumption on the premises and away from the premises select both.

State any seasonal variations

For example (but not exclusively) where the activity will occur on additional days during the summer months.

Continued from previous page...

Non-standard timings. Where the premises will be used for the supply of alcohol at different times from those listed in the column on the left, list below

For example (but not exclusively), where you wish the activity to go on longer on a particular day e.g. Christmas Eve.

State the name and details of the individual whom you wish to specify on the licence as premises supervisor

Name

First name

Family name

Enter the contact's address

Building number or name

Street

District

City or town

County or administrative area

Postcode

Country

Personal Licence number (if known)

Issuing licensing authority (if known)

PROPOSED DESIGNATED PREMISES SUPERVISOR CONSENT

How will the consent form of the proposed designated premises supervisor be supplied to the authority?

- Electronically, by the proposed designated premises supervisor
- As an attachment to this application

Reference number for consent form (if known)

If the consent form is already submitted, ask the proposed designated premises supervisor for its 'system reference' or 'your reference'.

Section 16 of 19

ADULT ENTERTAINMENT

Continued from previous page...

Highlight any adult entertainment or services, activities, or other entertainment or matters ancillary to the use of the premises that may give rise to concern in respect of children

Give information about anything intended to occur at the premises or ancillary to the use of the premises which may give rise to concern in respect of children, regardless of whether you intend children to have access to the premises, for example (but not exclusively) nudity or semi-nudity, films for restricted age groups etc gambling machines etc.

Section 17 of 19

HOURS PREMISES ARE OPEN TO THE PUBLIC

Standard Days And Timings

MONDAY

Start

End

Start

End

Give timings in 24 hour clock.
(e.g., 16:00) and only give details for the days
of the week when you intend the premises
to be used for the activity.

TUESDAY

Start

End

Start

End

WEDNESDAY

Start

End

Start

End

THURSDAY

Start

End

Start

End

FRIDAY

Start

End

Start

End

SATURDAY

Start

End

Start

End

SUNDAY

Start

End

Start

End

State any seasonal variations

For example (but not exclusively) where the activity will occur on additional days during the summer months.

Continued from previous page...

Non standard timings. Where you intend to use the premises to be open to the members and guests at different times from those listed in the column on the left, list below

For example (but not exclusively), where you wish the activity to go on longer on a particular day e.g. Christmas Eve.

Section 18 of 19

LICENSING OBJECTIVES

Describe the steps you intend to take to promote the four licensing objectives:

a) General – all four licensing objectives (b,c,d,e)

List here steps you will take to promote all four licensing objectives together.

There will be a designated premises supervisor who will be the key person who will be responsible for the day to day management of the premises by the premises licence holder, including the prevention of disorder.

b) The prevention of crime and disorder

The presence of closed-circuit television (CCTV) cameras, which will be installed, both inside and immediately outside the premises can actively deter disorder, nuisance, anti-social behaviour and crime generally.

c) Public safety

We will consider public safety at all time with regard to -

Fire safety;

- Ensuring appropriate access for emergency services such as ambulances;
- Good communication with local authorities and emergency services, for example communications networks with the police and signing up for local incident alerts
- Ensuring the presence of trained first aiders on the premises and appropriate first aid kits;
- Ensuring the safety of people when leaving the premises (for example, through the provision of information on late-night transportation);
- Ensuring appropriate and frequent waste disposal, particularly of glass bottles;
- Ensuring appropriate limits on the maximum capacity of the premises
- The use of CCTV in and around the premises

d) The prevention of public nuisance

Door supervision will be provided appropriately to ensure that people who are drunk, drug dealers or people carrying firearms do not enter the premises and ensuring that the police are kept informed.

Continued from previous page...

e) The protection of children from harm

The premises supervisor, CCTV and working with the local authorities will all aim towards protecting children from the harms associated with alcohol but also wider harms such as exposure to strong language and sexual expletives.

Section 19 of 19

PAYMENT DETAILS

This fee must be paid to the authority. If you complete the application online, you must pay it by debit or credit card.

Premises Licence Fees are determined by the non domestic rateable value of the premises.

To find out a premises non domestic rateable value go to the Valuation Office Agency site at http://www.voa.gov.uk/business_rates/index.htm

Band A - No RV to £4300	£100.00
Band B - £4301 to £33000	£190.00
Band C - £33001 to £8700	£315.00
Band D - £87001 to £12500	£450.00*
Band E - £125001 and over	£635.00*

*If the premises rateable value is in Bands D or E and the premises is primarily used for the consumption of alcohol on the premises then you are required to pay a higher fee

Band D - £87001 to £12500	£900.00
Band E - £125001 and over	£1,905.00

There is an exemption from the payment of fees in relation to the provision of regulated entertainment at church halls, chapel halls or premises of a similar nature, village halls, parish or community halls, or other premises of a similar nature. The costs associated with these licences will be met by central Government. If, however, the licence also authorises the use of the premises for the supply of alcohol or the provision of late night refreshment, a fee will be required.

Schools and sixth form colleges are exempt from the fees associated with the authorisation of regulated entertainment where the entertainment is provided by and at the school or college and for the purposes of the school or college.

If you operate a large event you are subject to ADDITIONAL fees based upon the number in attendance at any one time

Capacity 5000-9999	£1,000.00
Capacity 10000 -14999	£2,000.00
Capacity 15000-19999	£4,000.00
Capacity 20000-29999	£8,000.00
Capacity 30000-39000	£16,000.00
Capacity 40000-49999	£24,000.00
Capacity 50000-59999	£32,000.00
Capacity 60000-69999	£40,000.00
Capacity 70000-79999	£48,000.00
Capacity 80000-89999	£56,000.00
Capacity 90000 and over	£64,000.00

* Fee amount (£)

100.00

ATTACHMENTS

AUTHORITY POSTAL ADDRESS

Continued from previous page...

Address

Building number or name	<input type="text"/>
Street	<input type="text"/>
District	<input type="text"/>
City or town	<input type="text"/>
County or administrative area	<input type="text"/>
Postcode	<input type="text"/>
Country	<input type="text" value="United Kingdom"/>

DECLARATION

* I/we understand it is an offence, liable on conviction to a fine up to level 5 on the standard scale, under section 158 of the licensing act 2003, to make a false statement in or in connection with this application.

Ticking this box indicates you have read and understood the above declaration

This section should be completed by the applicant, unless you answered "Yes" to the question "Are you an agent acting on behalf of the applicant?"

* Full name	<input type="text"/>
* Capacity	<input type="text"/>
Date (dd/mm/yyyy)	<input type="text"/>

Once you're finished you need to do the following:

1. Save this form to your computer by clicking file/save as...
2. Go back to <https://www.gov.uk/apply-for-a-licence/premises-licence/huntingdonshire/apply-1> to upload this file and continue with your application.

Don't forget to make sure you have all your supporting documentation to hand.

IT IS AN OFFENCE, LIABLE ON SUMMARY CONVICTION TO A FINE NOT EXCEEDING LEVEL 5 ON THE STANDARD SCALE, UNDER SECTION 158 OF THE LICENSING ACT 2003, TO MAKE A FALSE STATEMENT IN OR IN CONNECTION WITH THIS APPLICATION

JPT DESIGN
RESIDENTIAL PLANNING & DEVELOPMENT ENGINEERING

MR C BOREHAM & ASSOCIATES

**3D IMAGES OF PROPOSED CONVERSION AT
THE 'OCTAGON', ST.IVES**

THE STUDIO, 23 HALIFAX ROAD, UPPER CAMBOURNE, CAMBS CB23 6AX

www.jptdesign.co.uk

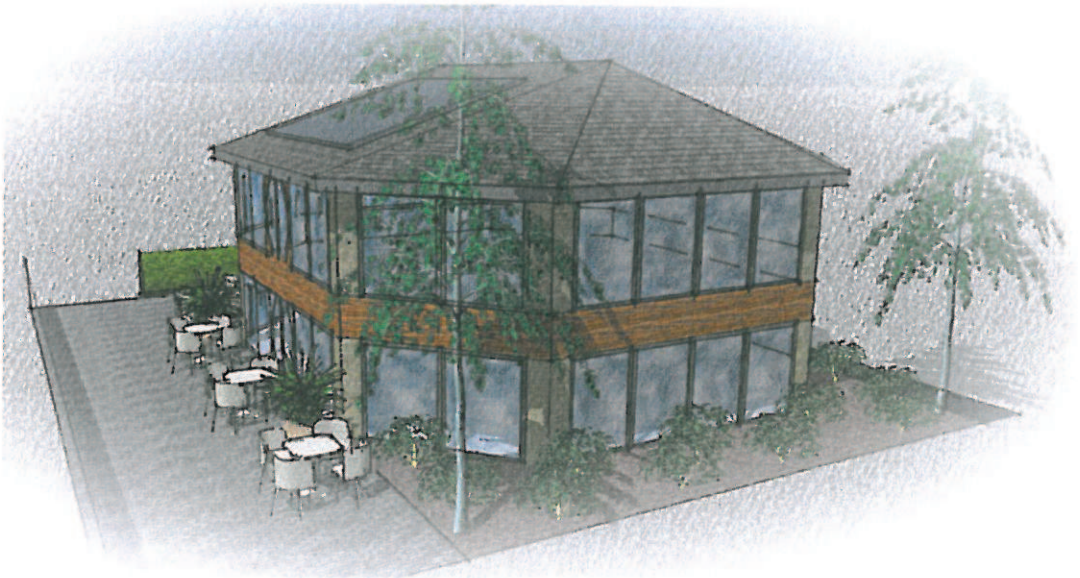
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THE STUDIO, 23 HALIFAX ROAD, UPPER CAMBOURNE, CAMBS CB23 6AX

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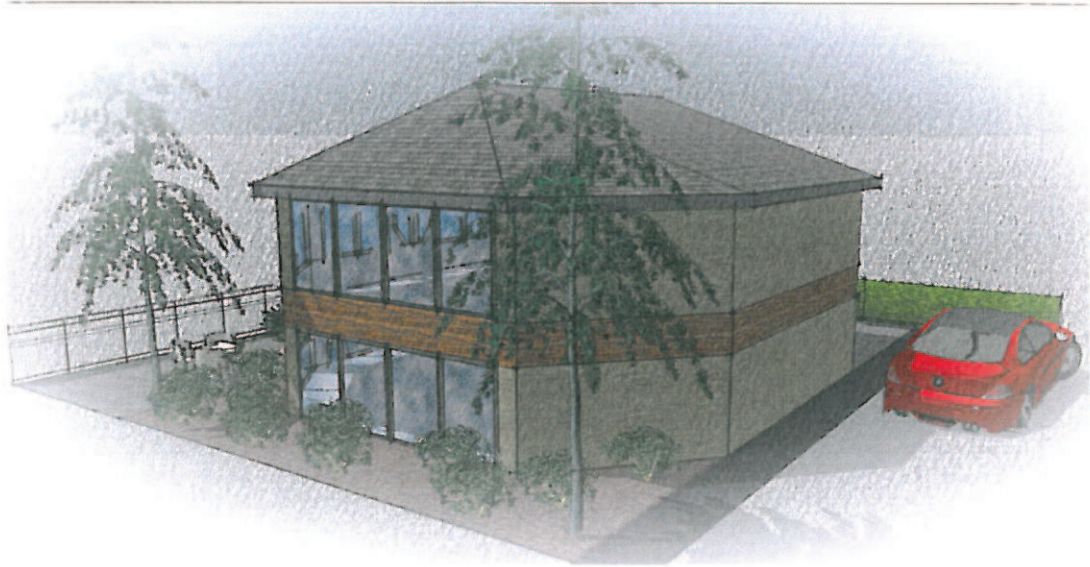
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THE STUDIO, 23 HALIFAX ROAD, UPPER CAMBOURNE, CAMBS. CB23 6AX

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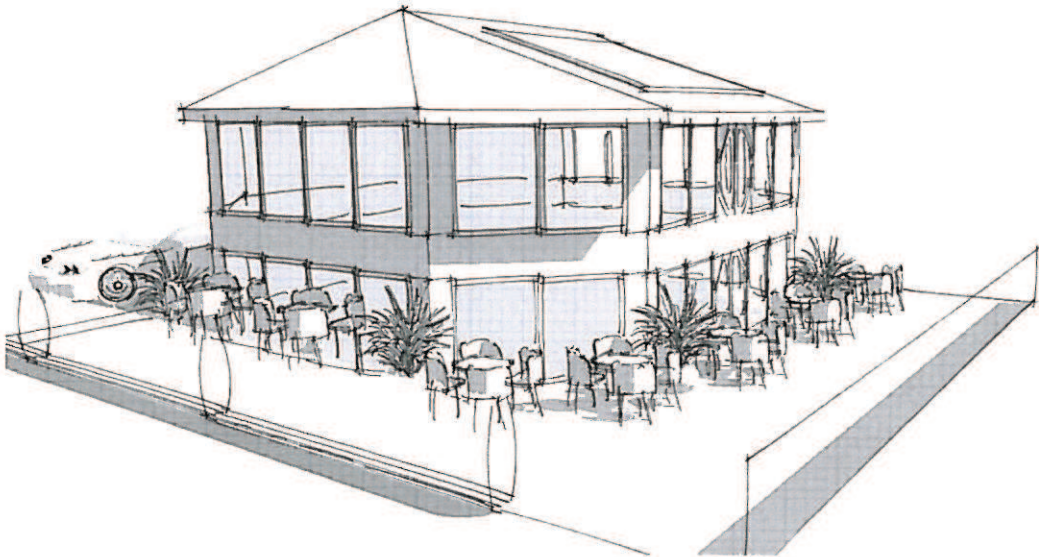
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THE STUDIO, 23 HALIFAX ROAD, UPPER CAMBOURNE, CAMBS. CB23 6AX

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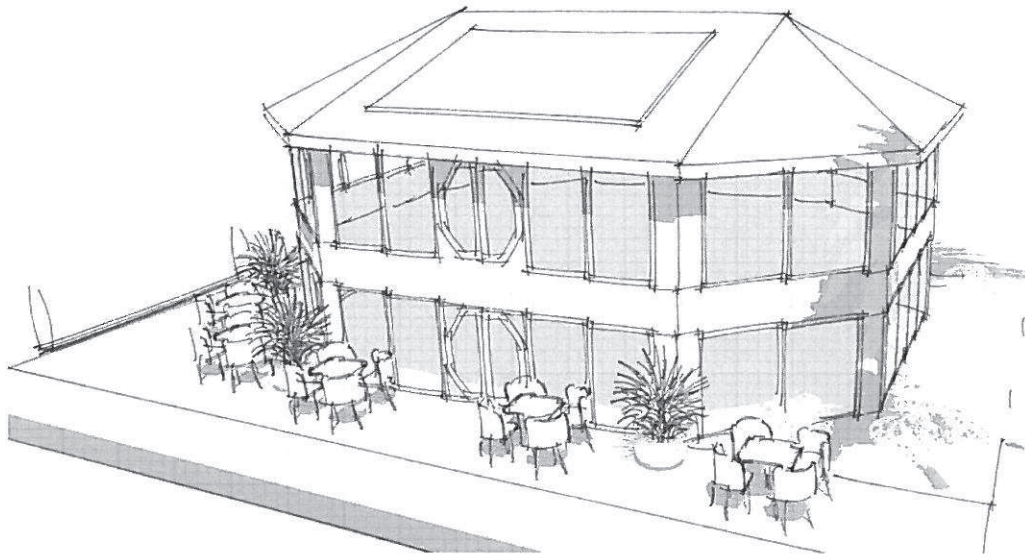
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THE STUDIO, 23 HALIFAX ROAD, UPPER CAMBOURNE, CAMBS CB23 6AX

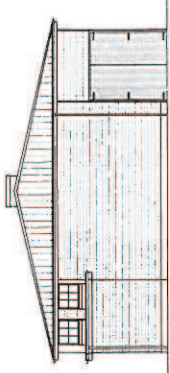
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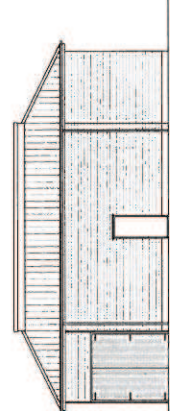


THE STUDIO, 23 HALIFAX ROAD, UPPER CAMBOURNE, CAMBS. CB23 6AX

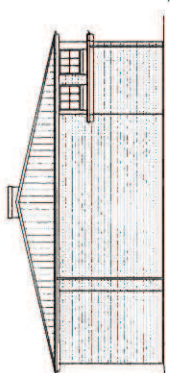
www.jptdesign.co.uk



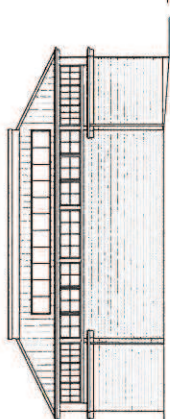
EXISTING FRONT ELEVATION (NORTH WEST)
SCALE 1:100



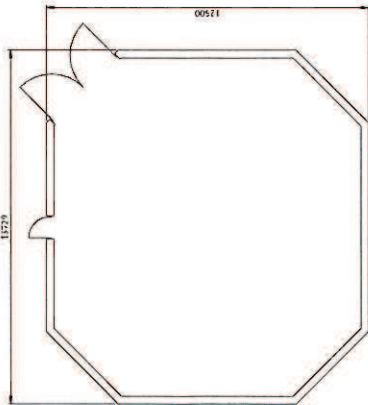
EXISTING REAR ELEVATION (SOUTH EAST)
SCALE 1:100



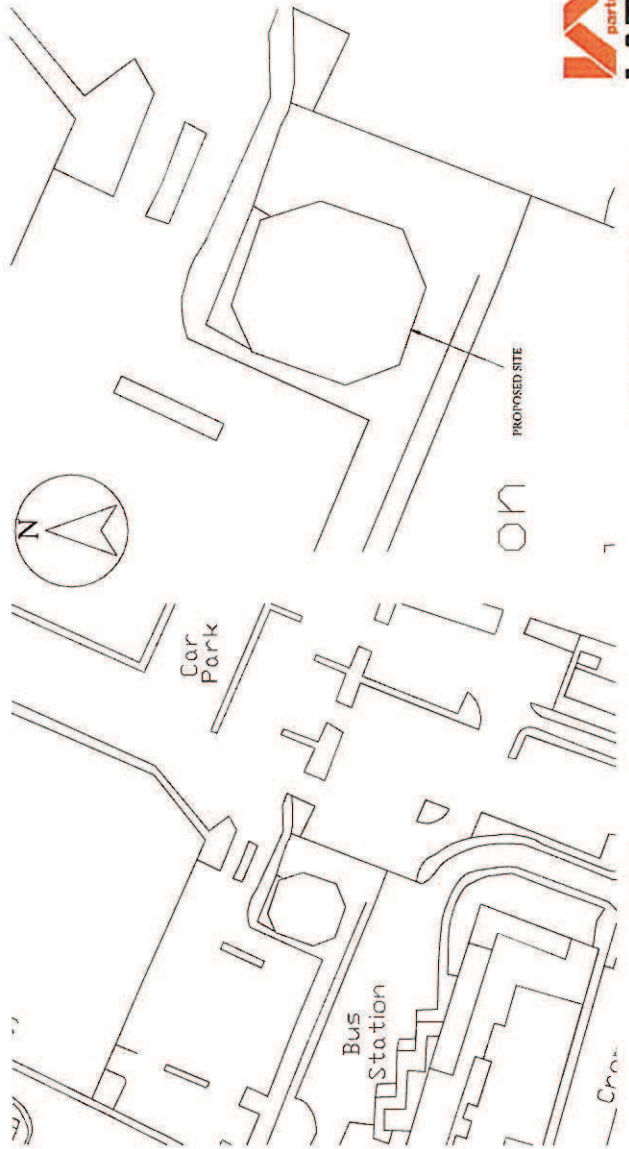
EXISTING END ELEVATION (NORTH EAST)
SCALE 1:100



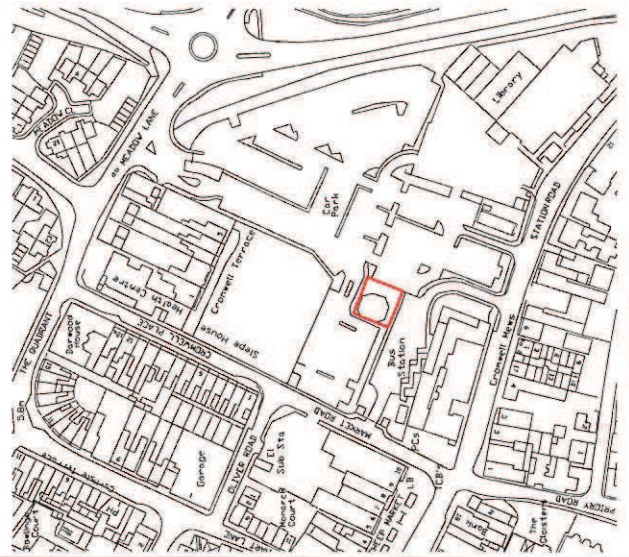
EXISTING END ELEVATION (SOUTH WEST)
SCALE 1:100



EXISTING PLAN SCALE 1:50

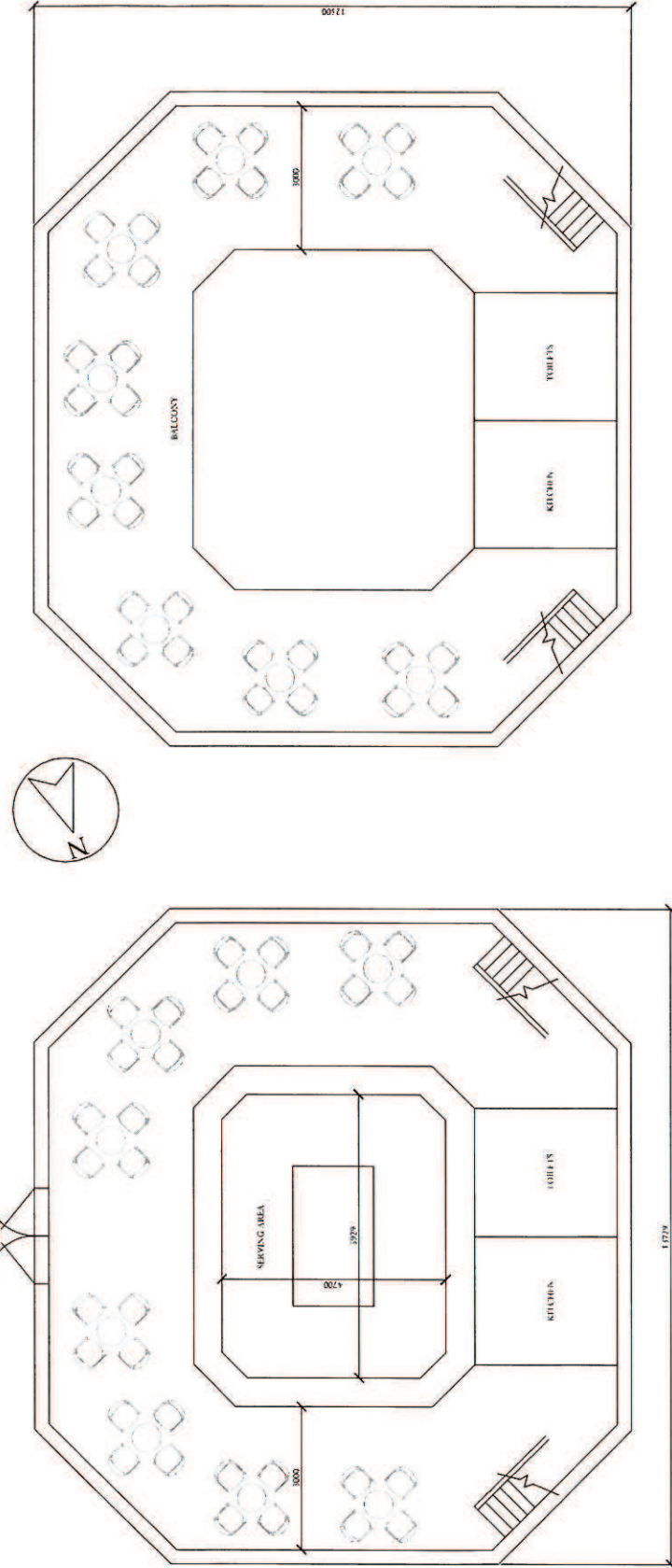


PROPOSED BLOCK PLAN SCALE 1:200



SITE LOCATION PLAN SCALE 1:1500

Notes:
 1 All dimensions in millimetres unless otherwise stated.



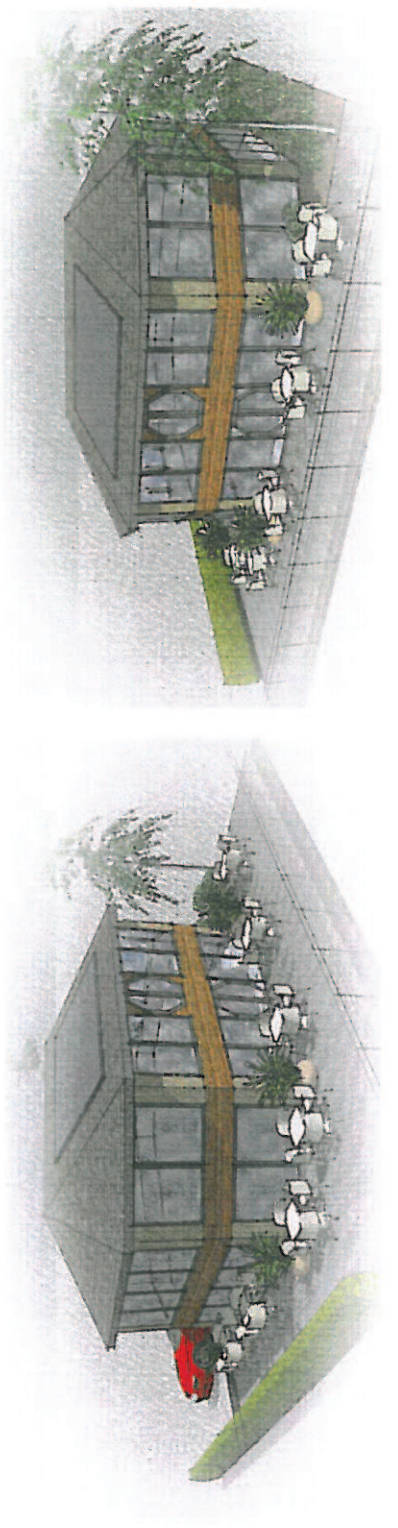
PROPOSED GROUND FLOOR PLAN
 SCALE 1:50

PROPOSED FIRST FLOOR PLAN
 SCALE 1:50



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 A CONSULTING FIRM IN THE AREA OF ARCHITECTURE
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Drawing Title:
 PROPOSED HOUSE PLANS AND ARTISTS IMPRESSIONS
 Client: Mr C Ibrahim & Associates
 Address: The Design Store
 Scale: 1/8000000000
 Date: Jul 14
 Proj. No.: JPT/CD/001/000 Rev.:



Appendix B

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Mardon, Sarah (Licensing)

From: Jones, Nadine (Licensing) on behalf of Licensing
Sent: 20 October 2014 09:20
To: Mardon, Sarah (Licensing)
Subject: FW: LICENCE APPLICATION FOR THE OCTAGON, CATTLE MARKET, ST IVES

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

From:
Sent: 20 October 2014 09:18
To: Licensing
Subject: LICENCE APPLICATION FOR THE OCTAGON, CATTLE MARKET, ST IVES

to Licensing@huntingdonshire.gov.uk

October 19 2014

re LICENCE APPLICATION FOR THE OCTAGON, CATTLE MARKET, ST IVES, CAMBS

I wish to oppose the issue of a licence for these premises under the licensing objective on public safety.

The present building or a replacement stands on land between car parks and St Ives bus station. These combined facilities present serious danger to pedestrians be they children or adults. The bus station is accessed by a narrow, angled roadway from Station Road that is used from early morning until late evening by double-decker buses and single-decker buses operated by Stagecoach and Whippet; private contractors bring coaches into the parking bays. This road runs close to the Octagon.

All this transport manoeuvres back and forth throughout the day. The regulations about pedestrian access are not clear. Pedestrians do walk across the same area as used by buses.

To the east and north of the Octagon there are two major HDC car parks. These are busy during the day and well into the evening. People use the car parks for access to Waitrose, the library, other shops and the town centre.

It is most inappropriate to have a recreational facility that serves alcohol and is in use all day and into the night so close to buses and cars.

I also object to the license on grounds of public nuisance. The application is to license a bar to serve alcohol until the early hours of the morning. The building is close to residential properties. There will be noise late at night as people leave the premises. This will disturb residents and exacerbate the public nuisance problems in the town centre.

Michael Alcott
3 Cromwell Terrace
St Ives
Cambs PE27 5JE

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Mardon, Sarah (Licensing)

From: Shaw, Ian (Licensing) on behalf of Licensing
Sent: 20 October 2014 15:39
To: Mardon, Sarah (Licensing); Allison, Christine (Licensing)
Subject: FW: Licence Application for THE OCTAGON, CATTLE MARKET, SAINT IVES,CAMBRIDGESHIRE

FYI

I S Shaw
Licensing Officer
Huntingdonshire District Council
Pathfinder House
St. Mary's Street
Huntingdonshire
PE29 3TN
Tel: 01480 387075

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

From:
Sent: 20 October 2014 15:34
To: Licensing
Subject: Licence Application for THE OCTAGON, CATTLE MARKET, SAINT IVES,CAMBRIDGESHIRE

Re Licence Application for THE OCTAGON, Cattle Market, St Ives

20 October 2014

I would like to oppose the issue of a Licence application for THE OCTAGON under the 4 Licensing objectives listed in the Licensing Act.

1. Prevention of crime and disorder

Bar/Restaurant/nightclub/live music indoor and outdoor would increase the public nuisance problems already in the area particularly all night.

2. Public safety

I wish to stress that there is so far no real provision for pedestrians across the HDC carparks. Not much for Bus Station either. To turn the Octagon into an all night entertainment area would make this central area even more dangerous for all.

3. Protection of children from harm

The Cattle Market area is not safe for prams or toddlers as it stands. To squeeze some kind of inappropriate drinking and entertaining establishment would make it even more unsafe.

4.Prevention of public nuisance

I object to the increase of noise. It is bad enough as it is. No amount of 24h cameras around the OCTAGON would make any difference. We have some on HDC carparks already and so far they dont pick up on noise, car and buses emissions, smokers ,cigarette butts and packets, beer cans, glasses, pizza boxes, discarded take away food,vomit.

Thank you for reading my letter,

Monique Alcott

3 Cromwell Terrace
st Ives PE27 5JE, Cambs

Sent from my iPad

Mardon, Sarah (Licensing)

From:
Sent: 14 October 2014 10:51
To: Mardon, Sarah (Licensing)
Subject: Re: Notification of Objection to Licensing Application

Dear Mrs Mardon,

Unfortunately, my concerns have not been addressed and my contact details are:

Mr Andrew Michael Bird
11 Cromwell Place
St. Ives
PE27 5JB

Regards,

Andrew Bird

On 14 October 2014 09:45, Mardon, Sarah (Licensing) <Sarah.Mardon@huntingdonshire.gov.uk> wrote:

Dear Mr Bird

Many Thanks for your email below, I confirm your comments are relevant under the terms of the Licensing Act 2003.

The application is subject to ongoing mediation between the Police and Environmental Health, during the consultation period.

This mediation has resulted in some changes to the application as originally advertised. Detailed below are the additional conditions and changes to timings that have been made to the application.

Conditions agreed with Police

1. All staff shall be trained in the requirements of the Challenge 25 policies.
2. Any person managing or supervising staff in the sale of alcohol or other licensable activity in the absence of the DPS shall be the holder of a personal licence.

3. A written incident book shall be maintained to record any activity of a violent, criminal or antisocial nature. The record will contain the time and date, the nature of the incident, the people involved, the action taken and details of the person responsible for the management of the premises at the time of the incident.
4. The incident book shall be available for inspection at all reasonable times by an authorised officer of relevant responsible authority. The records will be retained for at least 12 months.
5. All door staff shall be trained in the requirements of the Challenge 25 policies, and the correct procedures to be followed when refusing entry. (Refusals log)
6. A minimum of two SIA Registered door supervisors will be employed on Friday and Saturday evenings from 10:00 hours till the premises are closed.
7. The Premises Licence Holder and/or Designated Premises Supervisor shall ensure staff and door supervisors do not allow any drinking vessel, glass or bottle to be taken from the premises.
8. CCTV equipment shall be installed and maintained in good working order and continually record when licensable activity takes place. The system shall cover all areas of the premises to which the public have access including any outside areas. The Images shall be retained for a minimum of 31 days and be made available to the Police or any authorised officer. At all times the premises are open for business a member of staff shall be present who is capable of operating the CCTV system and downloading images at the request of police or other authorised officer.
9. If the CCTV equipment breaks down the Premises Licence Holder shall ensure the Designated Premises Supervisor, or in his/her absence other responsible person, informs the Licensing Authority and the Police as soon as is reasonably practicable and within 24 hours. This information shall be contemporaneously recorded in the incident report register and shall include the time, date and means this was done and to whom the information was reported. Equipment failures shall be repaired or replaced as soon as is reasonably practicable and without undue delay. The Licensing Authority and the Police shall be informed when faults are rectified.
10. The Premises Licence Holder and/or Designated Premises Supervisor shall ensure that any outside area included in the licence will be controlled in a safe and effective manner to the same standard operated within the premises building and will pay special attention to the impact that the use of the outside area has on the surrounding community.
11. Tables outside the premise shall be cleared 22:00 hours.

Opening Hours:

Monday, Tuesday & Wednesday : 08:00 to 00:00

Thursday, Friday & Saturday: 08:00 to 01:00

Sunday : 10:00 to 01:00

Sale of Alcohol from:

Sunday to Wednesday: 10:00 to 00:00

Thursday, Friday & Saturday: 10:00 to 01:00

Conditions Agreed EH

- All windows and doors to be kept closed during any performance of live or recorded music inside the premises.
- The music noise level, measured as a 15 minute L(A)eq, 1 metre from the façade of noise sensitive properties, or within noise sensitive rooms with doors and windows open in a typical manner for ventilation, shall not exceed the representative background level L(A)90 (without entertainment noise). And, The L10 of the entertainment noise measured over 15 minute period 1 metre from the façade of noise sensitive properties, or within noise sensitive rooms with windows open in a typical manner for ventilation, shall not exceed the representative background noise level L90 (without entertainment noise), in any third octave band between 40 Hz and 160Hz.
- For events continuing after 23:00, the music noise should not be audible within noise sensitive premises with windows open in a typical manner for ventilation.

If these changes do not sufficiently address your concerns, please provide you full address, to allow the application and your representation to be heard by the Licensing Sub-Committee.

If the changes are satisfactory, please confirm by formally withdrawing your representation.

I look forward to hearing from you

Sarah Mardon
Licensing Officer
Huntingdonshire District Council
Pathfinder House
St. Mary's Street
Huntingdon
PE29 3TN
Tel: 01480 387075

From:
Sent: 13 October 2014 19:20
To: Licensing
Subject: Notification of Objection to Licensing Application

Dear Sir or Madam,

I wish to register an objection to the recent licence application for the Octagon in the Cattle Market, St. Ives, on the following grounds:

- The late closure time (1am; seven days per week) and the likely impact on crime and disorder in the locality (including drunken behaviour, vandalism, etc.)
- Public safety concerns resulting from the above
- Drunken noise frightening our grandchildren
- Furthermore, preventing a public nuisance, which in addition to the above is likely to involve increased litter, broken bottles, empty cans, etc.

Yours faithfully,

Andrew Michael Bird
Director
Andy Bird Systems Ltd.
www.andy-bird.com

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--

Best Regards,

Andy Bird
Director
Andy Bird Systems Ltd.
www.andy-bird.com

Mardon, Sarah (Licensing)

From: [REDACTED]
Sent: 14 October 2014 11:11
To: Mardon, Sarah (Licensing)
Cc: [REDACTED]
Subject: RE: Objection to Alcohol Licence

Dear Ms Mardon,

Here is my full address:- 11 CROMWELL PLACE, ST. IVES, CAMBRIDGESHIRE, PE27 5JB
Do let me know if you require any further information.

Yours sincerely
Hannah Bird

From: Sarah.Mardon@huntingdonshire.gov.uk
To: [REDACTED]
Subject: RE: Objection to Alcohol Licence
Date: Tue, 14 Oct 2014 10:06:58 +0000

Ms Bird

Many Thanks for your email, please provide your full address to allow your comment to be considered by the Licensing Sub-Committee.

Kind regards

Sarah Mardon
Licensing Officer
Huntingdonshire District Council
Pathfinder House
St. Mary's Street
Huntingdon
PE29 3TN
Tel: 01480 387075

From: [REDACTED]
Sent: 14 October 2014 11:04
To: Mardon, Sarah (Licensing)
Cc: [REDACTED]
Subject: RE: Objection to Alcohol Licence

Dear Ms Mardon,

I continue to object to the above Licence. In fact the "new" changes in the application actually make matters worse for surrounding residents, as follows:-

1. Failing to allow drunks into premises only increases drunken, violent anger and vandalism to property in the surrounding locality.

2. Door staff WILL NOT be following these offenders completely out of the area, but simply protecting their employers building and property, not those of nearby residents has repeatedly failed on every occasion to be of any benefit to the criminal damage we have suffered both on the street and in the car park. We have a list of criminal incidents which remain unsolved over the years.

3. As for noise, live musicians have their own amplified systems and in fact each musician can and usually have their own amplifier. I can assure you a guitar, keyboard and drums playing in the POND CAR PARK at the end of Cromwell Place, will be heard at the south side of The River Ouse.

4. The Police will be called on a regular basis with residents being disturbed unreasonably when the premises dispense with their clients after midnight.

Finally, you have failed to address the problems I have outlined, but instead have added to the problem which shows more aggravating changes to the Licence Application.

Yours sincerely

Hannah Bird

From: Sarah.Mardon@huntingdonshire.gov.uk

To:

Subject: FW: Objection to Alcohol Licence

Date: Thu, 9 Oct 2014 15:36:06 +0000

Dear Ms Bird

Many Thanks for your email below, I confirm your comments are relevant under the terms of the Licensing Act 2003.

The application is subject to ongoing mediation between the Police and Environmental Health, during the consultation period.

This mediation has resulted in some changes to the application as originally advertised. Detailed below are the additional conditions and changes to timings that have been made to the application.

Conditions agreed with Police

1. All staff shall be trained in the requirements of the Challenge 25 policies.
2. Any person managing or supervising staff in the sale of alcohol or other licensable activity in the absence of the DPS shall be the holder of a personal licence.
3. A written incident book shall be maintained to record any activity of a violent, criminal or antisocial nature. The record will contain the time and date, the nature of the incident, the people involved, the action taken and details of the person responsible for the management of the premises at the time of the incident.
4. The incident book shall be available for inspection at all reasonable times by an authorised officer of relevant responsible authority. The records will be retained for at least 12 months.
5. All door staff shall be trained in the requirements of the Challenge 25 policies, and the correct procedures to be followed when refusing entry. (Refusals log)
6. A minimum of two SIA Registered door supervisors will be employed on Friday and Saturday evenings from 10:00 hours till the premises are closed.

7. The Premises Licence Holder and/or Designated Premises Supervisor shall ensure staff and door supervisors do not allow any drinking vessel, glass or bottle to be taken from the premises.
8. CCTV equipment shall be installed and maintained in good working order and continually record when licensable activity takes place. The system shall cover all areas of the premises to which the public have access including any outside areas. The Images shall be retained for a minimum of 31 days and be made available to the Police or any authorised officer. At all times the premises are open for business a member of staff shall be present who is capable of operating the CCTV system and downloading images at the request of police or other authorised officer.
9. If the CCTV equipment breaks down the Premises Licence Holder shall ensure the Designated Premises Supervisor, or in his/her absence other responsible person, informs the Licensing Authority and the Police as soon as is reasonably practicable and within 24 hours. This information shall be contemporaneously recorded in the incident report register and shall include the time, date and means this was done and to whom the information was reported. Equipment failures shall be repaired or replaced as soon as is reasonably practicable and without undue delay. The Licensing Authority and the Police shall be informed when faults are rectified.
10. The Premises Licence Holder and/or Designated Premises Supervisor shall ensure that any outside area included in the licence will be controlled in a safe and effective manner to the same standard operated within the premises building and will pay special attention to the impact that the use of the outside area has on the surrounding community.
11. Tables outside the premise shall be cleared 22:00 hours.

Opening Hours:

Monday, Tuesday & Wednesday : 08:00 to 00:00

Thursday, Friday & Saturday: 08:00 to 01:00

Sunday : 10:00 to 01:00

Sale of Alcohol from:

Sunday to Wednesday: 10:00 to 00:00

Thursday, Friday & Saturday: 10:00 to 01:00

Conditions Agreed EH

All windows and doors to be kept closed during any performance of live or recorded music inside the premises.

The music noise level, measured as a 15 minute L(A)eq, 1 metre from the façade of noise sensitive properties, or within noise sensitive rooms with doors and windows open in a typical manner for ventilation, shall not exceed the representative background level L(A)90 (without entertainment noise). And, The L10 of the entertainment noise measured over 15 minute period 1 metre from the façade of noise sensitive properties, or within noise sensitive rooms with windows open in a typical manner for ventilation, shall not exceed the representative background noise level L90 (without entertainment noise), in any third octave band between 40 Hz and 160Hz.

- For events continuing after 23:00, the music noise should not be audible within noise sensitive premises with windows open in a typical manner for ventilation.

If these changes do not sufficiently address your concerns, please provide you full address, to allow the application and your representation to be heard by the Licensing Sub-Committee.

If the changes are satisfactory, please confirm by formally withdrawing your representation.

I look forward to hearing from you

Kind regards

Sarah Mardon
Licensing Officer
Huntingdonshire District Council
Pathfinder House
St. Mary's Street
Huntingdon
PE29 3TN
Tel: 01480 387075

From:

Sent: 09 October 2014 14:56

To: Licensing

Subject: Objection to Alcohol Licence

Attention Licensing Team

I hereby object to any alcohol or music Licence being given to Octagon in the Cattle Market. This would create noise pollution for local residents, drunkenness and disorder with a serious threat to public safety. Let it be known that presently there are drunks staggering down either Cromwell Place and the Quadrant kicking cans and bottles, shouting at the top of their voices which to date has been tolerated by residents. Its objectionable to expect crime and disorder 7 days a week with a licence premises yards from a residential area.

May I point out that noise from the annual Michaelmas Fair can be heard from Cromwell Place, Cromwell Terrace, The Quadrant and Tenterleas until late in the evening and although a nuisance, no one complains as it's once a year, children enjoy themselves and it does stop at a reasonable time in the evening.

Serving alcohol 7 days a week 8am to 1 am is totally unacceptable and gives no thought to the surrounding residents and those who have to work 7 days a week and/or attend school or college. The safety of vehicles in HDC car park is also in jeopardy and as someone who has had their car vandalised on a number of occasions (in the car park) drunkenness and disorderly behaviour late at night would lend to more destruction of property.

Please let me know if your require any further information regarding this objection.

H Bird
PE27 5JB

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Mardon, Sarah (Licensing)

From: Mardon, Sarah (Licensing) on behalf of Licensing
Sent: 23 October 2014 09:04
To: Mardon, Sarah (Licensing)
Subject: FW: Licence application - The Octagon, St.Ives

Sarah Mardon
Licensing Officer
Huntingdonshire District Council
Pathfinder House
St. Mary's Street
Huntingdon
PE29 3TN
Tel: 01480 387075

From:
Sent: 22 October 2014 20:44
To: Licensing
Cc: Ablewhite, Jason (Cllr)
Subject: Licence application - The Octagon, St.Ives

Dear Sir,

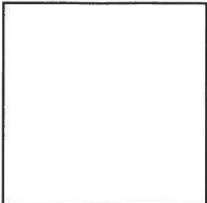
As a resident of a nearby street I wish to object to the current licence application for the Octagon on the following grounds:

Safety: there would be a significant increase in pedestrian traffic in the adjacent car park, especially late at night and when people have been drinking

Nuisance: the proposed use of the building would give rise to noise late at night on a regular basis, rowdiness and drunken behaviour in the bus station and by customers on their way home.

Kind regards

Allan Davies
47 Tenterleas
St.Ives

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Mardon, Sarah (Licensing)

From: Mardon, Sarah (Licensing) on behalf of Licensing
Sent: 20 October 2014 13:53
To: Mardon, Sarah (Licensing)
Subject: FW: Octagon in the Cattel Market St Ives

Sarah Mardon
Licensing Officer
Huntingdonshire District Council
Pathfinder House
St. Mary's Street
Huntingdon
PE29 3TN
Tel: 01480 387075

From:
Sent: 20 October 2014 13:32
To: Licensing
Subject: re: Octagon in the Cattel Market St Ives

My name is Dr Kevin Donnelly, 98 Needingworth Road, St Ives PE27 5JY

I wish to register my objection to the application to license this building for the sale of alcohol and food, provide live music 7 days a week, provide recorded music 7 days a week, on the grounds that further provision of the sale of alcohol in the centre of St Ives will potentially increase the amount of drunken and disorderly behaviour in the centre of this market town which already has many existing licensed outlets. The Public nuisance in this area caused by music being played until midnight or the early hours 7 days a week needs to be prevented. A night club, formerly run on similar lines on London Road, occasioned an increase in crime levels until it closed some years ago. The site's proximity to the bus station (and guided bus stop) will attract potential custom and problems from both the Cambridge and Huntingdon areas, while not filling any need for the local residents of St Ives.

Yours sincerely

Kevin Donnelly

Mardon, Sarah (Licensing)

From:
Sent: 22 October 2014 10:19
To: Mardon, Sarah (Licensing)
Subject: The Octagon St Ives

I am alarmed to learn that the Octagon could become yet another drinking venue! There are enough now and with 2 more in the planning this is not an appropriate use of such a prominent position.
The building could be rebuilt following the present lines and be made more attractive if updating the present building is too expensive. It could be made into a focal point for visitors and townspeople alike.
We are supposed to be attracting people to the town via the guided bus - the building could be a focal point for visitors and have a use for the townspeople too.
We are in danger of becoming a night-time economy only.
This building could be such a focal point but not if it is another eating/drinking establishment with the noise and rubbish they bring.
Please give more thought to this building and let people have time to forward ideas - it seems to have crept under the radar somewhat?
We need to get this right because of the position in the town it holds.
Noise for the poor people who live in the centre must surely be enough now.
It must be important for a town centre to be 'lived in' 24 hours not just as shops and drinking venues - people will not want to occupy out town centre if there are even more 24/7 venues making noise until 1am?
Nigel Drake 4 Park Road St Ives

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Jones, Nadine (Licensing)

From:
Sent: 21 October 2014 15:33
To: Licensing
Subject: Use of the Octagon,Cattle Market,St Ives as a bar/cafe.

As residents of St Ives for 52 years we strongly object to the application for the granting of a drinks licence for the above proposal on the following grounds:

The site, completely surrounded by a large public carpark and bus station would result in disorderly behaviour and an increase in crime within this area.

The late closing time, especially 7 days a week, would result in an unacceptable public nuisance to the nearby residential properties.

Bettie and David Heading
2 Park Road,
St Ives
PE27 5JR

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Mardon, Sarah (Licensing)

From: Mardon, Sarah (Licensing) on behalf of Licensing
Sent: 23 October 2014 09:04
To: Mardon, Sarah (Licensing)
Subject: FW: The Octagon

Sarah Mardon
Licensing Officer
Huntingdonshire District Council
Pathfinder House
St. Mary's Street
Huntingdon
PE29 3TN
Tel: 01480 387075

From:
Sent: 22 October 2014 21:10
To: Licensing
Cc: Ablewhite, Jason (Cllr)
Subject: The Octagon

Dear Licensing Team,

We wish to object to the recent application for a licence to be granted to enable the Octagon building in the Cattle Market, St.Ives to be turned into a bar/cafe.

We live on The Quadrant which is just around the corner from the proposed new venue and our six-year old son, who sleeps at the back of the house, which faces the direction of the Cattle Market, is already kept awake on a regular basis by the noise from boy racers as they do high-speed laps of the town centre at unsociable hours. Any more disruption to his sleep can only be bad for his health and his concentration at school, with a knock-on effect to the rest of the family. Children need a good night's sleep to ensure healthy development. We are ourselves quite often woken up late at night or in the early hours at weekends by drunken people shouting and arguing in the street at the front, often outside our house. Another licensed venue open all day and into the early hours will only add to this.

ST.Ives does not need another late-night town-centre venue, and nearby residents deserve some respect and consideration when making planning decisions.

The building itself is of importance to the history of the cattle market and should be saved and used. A Tourist Information centre would be a far more appropriate use than a bar/cafe. Something to attract visitors and therefore income to the town, rather than something that will cost the council more in extra cleaning and repairs from drunken vandalism.

Yours sincerely

Sarah Johnston and Brett Golding
10 The Quadrant
St.Ives

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Mardon, Sarah (Licensing)

From: Mardon, Sarah (Licensing) on behalf of Licensing
Sent: 23 October 2014 09:04
To: Mardon, Sarah (Licensing)
Subject: FW: Objection to licensing application for the Octagon, St Ives

Sarah Mardon
Licensing Officer
Huntingdonshire District Council
Pathfinder House
St. Mary's Street
Huntingdon
PE29 3TN
Tel: 01480 387075

From: [REDACTED]
Sent: 22 October 2014 18:03
To: Licensing
Cc: Davies, John (Cllr); Angie Dickinson (Cllr); Ablewhite, Jason (Cllr); clerk@stivestowncouncil.gov.uk
Subject: Objection to licensing application for the Octagon, St Ives

I would like object to the licensing application for the Octagon, Cattle Market car park, St Ives.
My objection is covered by the following points:

I understand that the building, currently owned by Hunts DC, is to be sold and potentially used as a bar/restaurant, and that some preliminary plans have been drafted. A license would be to sell alcohol and serve food until 01.00, 7 days a week, play live music until 11.59, 7 days a week and play recorded music until 01.00, 7 days a week. I feel that this is unreasonable in a residential area.

Currently, drunkenness and disorder seems to be limited, in the centre of town, to the area around the Broadway, Crown Street, Merryland and Bridge Street, possibly due to drinkers migrating to the take away outlets after leaving drinking establishments. This central area is particularly noisy on Friday and Saturday nights, until about 04.00; some of the noise is of people shouting, screaming, arguing and making threats, of taxis coming and going in a fairly constant stream and cars, on leaving town, using their horns. Drunkenness and disorderly behaviour appears to be contained in this area and is probably easier for the Police to control with their already limited resources.

If another bar were to open, using the Octagon, the central area of town, that requires policing, would be extended unreasonably, giving the Police more problems than they already have.

Drinkers using a bar at this end of town, and at the hours proposed, would create a problem for residents along several roads and a number of in-town locations, potentially similar to those problems along London Road, associated with drinkers leaving the LEL Club a few years ago, when resident's property and vehicles were damaged regularly.

I feel that putting a bar in the middle of an established town car park could cause problems. Damage could be caused to vehicles by drinkers sat outside or loitering whilst waiting for their taxis; visitors to town could be deterred from parking in town and could therefore avoid visiting altogether. Displays of abusive drunkenness could be common later in the evening, particularly as door staff refuse someone entry. Unlike a pub car park, a town car park is used by all, and not everybody is familiar with drunken or rowdy behavior, nor wants to be.

The noise generated by a bar playing live music, then recorded music, until 01.00, will be similar to having the Michaelmas Fair on the Cattle Market car park, beyond 22.00, every night of the year, this would be a public nuisance and difficult to police in terms of environmental health.

It is disappointing to see that what could be a valuable asset, in terms of a community building, could be sold to the benefit of a few, at the expense of the majority. I hope that our elected representatives also see that this building has the potential for community use.

George Jordan
9 Cromwell Place
St Ives
PE27 5JB

Mardon, Sarah (Licensing)

From: Mardon, Sarah (Licensing) on behalf of Licensing
Sent: 23 October 2014 09:05
To: Mardon, Sarah (Licensing)
Subject: FW: The Octagon, St Ives

Sarah Mardon
Licensing Officer
Huntingdonshire District Council
Pathfinder House
St. Mary's Street
Huntingdon
PE29 3TN
Tel: 01480 387075

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

From:
Sent: 22 October 2014 22:52
To: Licensing
Subject: The Octagon, St Ives

Dear Sir,

I wish to object to the proposed granting of a licence at this venue in St Ives town centre.

The late closing time proposed would encourage noise, drunkenness and disorderly behaviour in a hitherto relatively quiet part of the town centre. Allowing this close to the bus station would invite an increase in crime and encourage public nuisance, with an inevitable increase in noise late at night.

I sincerely hope this proposal is rejected. There is already a large number of public houses in the centre of town and widening the area over which they have an impact would be highly detrimental to this town.

Roger King
6 Tenterleas
St Ives

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Jones, Nadine (Licensing)

From:
Sent: 22 October 2014 16:18
To: Licensing
Subject: Octagon Building, Station Road, St Ives

Dear Sir/Madam,

We are writing with regards to the License Application which has been made against the above mentioned building and wish to express our objection to the application. We are the owners of 8 Cromwell Place, St. Ives which is situated no more than 500 yards from the building which is a Grade 2 Listed building in a conservation area and is our family home for ourselves and our 2 young children. Our concerns regarding the application are as follows:-

R

1. As you may be aware, a further 2 social venues are being opened close by in St. Ives, the old Robin Hood public house and a Weatherspoons. These will already cause additional noise and pedestrian traffic outside our property, adding a 3rd social venue so close will only heighten the problems outlined below.
2. Due to the fact our property is, as mentioned, a listed building situated in a conservation area we are bound to restrictions on modifications and alterations such as double glazing. This currently only causes mild problems with the occasional group passing by in the late hours. However with a live music venue open 7 days a week until 1am we are certain that this will become a nightly issue for ourselves and our family for the following reasons:-
 - a. A late night music venue itself will be noisy and with young children, midnight is far too late for noise levels to be so high. Even if the venue itself is well sound proofed you cannot prevent noise leaving the building when windows/doors are opened and closed.
 - b. The outside seating also raises the same issue in relation to our property being so close and noise levels from outside people being so close.
 - c. Opening another social venue so close to our Property will also cause more pedestrian traffic, we are not only concerned about noise, but the language/behaviour that will occur outside our house which not only do we not want to hear but we especially do not want our children to be exposed to. This is also a concern with members of the public choosing to congregate outside the venue/close to the venue (and therefore our home) after closing giving no end time to the levels of noise and potentially offensive language/behaviour we will be exposed to.
 - d. Motor traffic noise will increase due to taxis and cars using the car park so late at night to access the venue.

3. We further would raise the issue of safety in the area. We are concerned of the danger to our children and ourselves for those behaving inappropriately upon leaving the venue. Something neither we or the venue owners would be able to control.
4. With regards to the above point we are also concerned that crime levels will rise in the immediate area due to the potential behaviour of those leaving the venue.
5. Again, with people leaving the venue litter will become an issue, we currently find ourselves disposing of other peoples take away rubbish and cans in the morning and this problem will only increase with an additional venue in St Ives, so close to our property. This will also be an issue to the immediate area having a detrimental impact on the environment in which we and our surrounding neighbours reside.

To summarise, we are concerned for the safety and welfare of ourselves and our children, the noise levels and language/behaviour that our children and ourselves we be exposed to and the environmental impact in the immediate area as a direct result of a License being granted for the Octagon Building. We therefore would ask that you treat this correspondence as a direct objection to the application and await your response on the matter.

Yours Sincerely

Mr A.J. Kirkham & Ms D. Sarll

Disclaimer - October 22, 2014

This email and any files transmitted with it are confidential and intended solely for ajkirkham68@gmail.com. If you are not named on the addressee list, please take no action in relation to this email, do not open any attachments, and please contact the sender immediately. Any views or opinions presented in this email are solely those of the author and might not represent those of the MM Group. **Warning:** Although the MM Group has taken reasonable precautions to ensure no viruses are present in this email, the company cannot accept responsibility for any loss or damage arising from the use of this email or attachments. The MM Group reserves the right to intercept and monitor email communications sent to or received by any of its employees at any time without notification.

Jones, Nadine (Licensing)

From: [REDACTED]
Sent: 21 October 2014 16:07
To: Licensing
Cc: [REDACTED]
Subject: octagon, PE27 5BH

For the attention of Miss Sarah Mardon: -

Dear Miss Mardon,

I would like to formally object to the Licence Application in relation to the 'Octagon', Station Road, St Ives, PE27 5BH. I am aware of the *conditions agreed with the police* and *conditions agreed with Environmental Health* with regard to this application. I am assuming that these conditions relate to a new glass and brick structure as illustrated in the accompanying documentation to the Application. As no planning consent has been given to this structure, I am also assuming that any licence granted would be void if any structure other than that illustrated was to be built. Please would you advise me on this point.

My objections are: -

1. **Prevention of crime and disorder.** The very conditions agreed with the police indicate that there is a serious risk of crime and disorder. The history of where late night alcohol and music provision has been in St Ives emphasises this concern. In addition, this is in the middle of a public car park adjacent to underlit streets of listed residential properties.
2. **Public safety.** As mentioned above, the Octagon site is situated in the middle of a public car park very close to parking bays that would be used by members of the public who have no involvement with the venue building. This makes it very different from car parks that are part of a venue property where people park accepting any inherent risk and normally park for free. Members of the public leaving their vehicles, for example overnight, would be likely to park well away from the venue building. Why should they be put in that position in a HDC public car park when they have paid a fee to park? I feel that the actual risk to cars does not need to be spelt out. For the same location reason, mixing pedestrians coming out of licensed premises at any time, but especially late in the evening, with unsegregated car park traffic is just an accident waiting to happen!
3. **Protection of children.** The residential properties close to the building house families with young children (and old people!) who are entitled to feel safe from street disturbances and free from late evening noise.
4. **Prevention of public nuisance.** Being in the centre of the car park the building is in a wide open space than is not normally associated with a town centre. This makes both noise and light pollution more of a problem than when structures are nearby to deflected and diffuse these. Environmental Health appear to be applying standard conditions that do not take these fully into consideration. There also appears to be no restrictions on low frequency sound that could be experienced by unbuffered local residences.

I would be grateful if you would take these objections into consideration.

Yours faithfully

Professor Chris Lewis

3 Cromwell Place, PE27 5JB

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DJM 25036

3 Cromwell Place
St Ives
Cambridgeshire
PE27 5JB
01480 354487

14th October 2014

HDC
The Licencing Team
Pathfinder House
St Marys Street
Huntingdon
Cambs
PE29 3TN



To whom it may concern

Ref: Mrs Samantha Boreham Notice of Application for premises licence for music, late night refreshments & sale of alcohol for The Octagon Station Road St Ives PE27 5BH.

I should like to register my objection for the above premises for the following reasons.

NOISE

Any exposed building such as this, in the middle of an open car park will provide widespread noise nuisance for nearby residential properties e.g. Cromwell Place and Cromwell Terrace. If the building remains a wooden structure this would be even more serious.

NUISANCE

Late night opening for seven days a week would lead to rowdy street behaviour.

Please consider this objection.

Regards

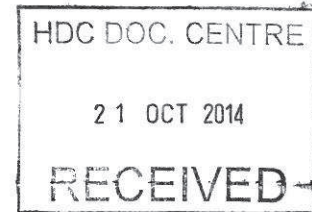
[Redacted signature box]

Mrs E F Lewis

3 Cromwell Place
 St Ives
 Cambridgeshire
 PE27 5JB
 01480 354487

20 October 2014

HDC
 The Licencing Team
 Pathfinder House
 St Marys Street
 Huntingdon
 Cambs
 PE29 3TN



Dear Miss Marsden – Ref HDC/PRE00661

In reply to the above referenced letter dated 16.10.14.

I confirm that I would like to continue with my objection to the Application to Licence the Octagon Station Road.

Since sending my objection further details have come to light, that there are architects drawings in your possession that show the building as it stands is to be demolished and replaced with a two storey windowed building with out door seating. Although this as not been presented for planning as yet?

I should like these comments to be added to my original objection, as information important to this application was not available to me at the time.

I am afraid this is totally unacceptable for the following reasons-

- You are asking us to consider planning on a building that does not exist. Process Section 5.5 HDC Licensing policy states – **Applications for premises licences for a permanent commercial establishments should normally be from businesses with planning permission for the property concerned.**
- I have consulted with a structural engineer who has advised the following- **noise from an isolated building is much worse that one situated in a town centre and with a two storey building noise spreads further over walls etc.**
- Ref. Hunts Post article dated 16.10.14 that “historic building is to be made into a restaurant”. The licence application states late night refreshments. **Councillor Jason Ablewhite HDC’s Executive Leader says in the article the building has historic value, which meant that HDC would insist on it being kept in its present form rather than being knocked down.**

- Bouncers on the doors do not necessarily calm a situation and I should like to refer you to The S One Club in Huntingdon (The Old Picture House also owned by HDC and Licensed by them), which was closed after 6 months after a mass brawl broke out sparked by 3 LEVEL 2 Bouncers.
Chairman of the Licensing Committee John Davies said on reapplication for their licence – future use of the building would have to be considered “very carefully”. Ref. Cambridge Evening News 16th June 2014.



Mrs E Lewis

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Mardon, Sarah (Licensing)

From:
Sent: 22 October 2014 18:01
To: Mardon, Sarah (Licensing)
Subject: Objection to the Licence application re the Octagon Cattle Market St Ives.

Dear Ms Mardon,

Thank you for your advice. My objection to the licencing application for The Octagon is as follows:

Noise : There are several residences very close by who will disturbed by music and talking late at night or during the day if windows are opened especially in the summer, there is already evidence of this from other premises within St Ives. This noise will extend further out past other residences as people leave to go home.

The prevention of crime and disorder: It is well known that crime and threatening behaviour follows all day drinking. I have personal experience of this as a town centre resident and am against having yet another site in the town. The location and building is completely unsuitable as this is a through route for many families to and from the town centre from buses and to local shops adjacent to the bus station including a major supermarket. There is also a Girl Guide building nearby.

In addition and I know this is not taken into account by local licensing departments. But central government, the health services all agree that action should be taken to prevent alcohol consumption because of the detriment to health and cost to the NHS and yet approval is increasing given for further outlets should they be Pubs, shops etc.

Paula Luter
'The Fold' Priory Road
St Ives
Cambs
PE27 5BB

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Mardon, Sarah (Licensing)

From:
Sent: 21 October 2014 12:23
To: Mardon, Sarah (Licensing)
Subject: Re: The Octagon building, The Old Cattle Market, St Ives

My full address is :-
Rail Ridge, Priory Road, St Ives, PE27 5BB

Thanks
Maggie Melrose

"Mardon, Sarah (Licensing)" <Sarah.Mardon@huntingdonshire.gov.uk> wrote:

Mrs Melrose

Many Thanks for your email, I confirm your comment are relevant under the terms of the Licensing Act 2003. However to enable your representation to be considered by the Licensing Sub- Committee, please provide your full address.

Kind regards

Sarah Mardon
Licensing Officer
Huntingdonshire District Council
Pathfinder House
St. Mary's Street
Huntingdon
PE29 3TN
Tel: 01480 387075

From: Jones, Nadine (Licensing) **On Behalf Of** Licensing
Sent: 20 October 2014 08:58
To: Mardon, Sarah (Licensing)
Subject: FW: The Octagon building, The Old Cattle Market, St Ives

From: [REDACTED]
Sent: 19 October 2014 20:50
To: Licensing
Cc: Ablewhite, Jason (Cllr)
Subject: The Octagon building, The Old Cattle Market, St Ives

I would like you to note my objection to the licensing application in respect of the above property. I object on the following grounds :-

1. the prevention of crime and disorder (including drunkenness, disorderly behaviour, increase in crime
2. the prevention of public nuisance (includes noise, especially late at night and light pollution.

I live locally - in Priory Road, St Ives and fear that if the license were permitted there would be a increase in crime and public disorder.

Regards

Mrs Margaret Melrose

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Mardon, Sarah (Licensing)

From: Jones, Nadine (Licensing) on behalf of Licensing
Sent: 20 October 2014 08:54
To: Mardon, Sarah (Licensing)
Subject: FW: Objection to the License Application for the Octagon St Ives

From:
Sent: 19 October 2014 16:15
To: Licensing
Subject: Objection to the License Application for the Octagon St Ives

5 Cromwell terrace
St Ives
Cambs
PE27 5JE

License Application by Mrs Samantha Boreham Ref No: 14/02102/LAPRE2 **The Octagon, St Ives, Cambs PE27 5BH**

Licensing Department
HDC

I am writing to register my objection to the application for a premises license by Mrs S Boreham. The basis for this objection is that granting a license for these premises will not promote the licensing objectives, particularly the prevention of public nuisance, the prevention of crime and disorder and public safety.

I live at Cromwell Terrace and my house is a short distance away from the Octagon. The concerns are that an establishment serving alcohol and playing recorded or live music until the early hours will cause a disturbance to the properties along the Terrace and many other residences near to the Octagon. Our property is an 1850's listed building, it has old sash windows with original thin glass and I would therefore be greatly affected by any music travelling the short distance from the Octagon especially as my bedrooms front on to the Octagon.

At present noise from traffic subsides around 7pm leaving us in relative peace. A venue at the Octagon will cause a direct disturbance not only from noise escaping when doors are opened to allow people in and out to which I believe will be pretty regular but also because there are a number of seating areas shown outside which will also cause a disturbance through noise. How can you have 30 plus people in a small collective area and keep the noise level down enough to not carry the short distance to my property and garden which is a few yards away from the Octagon.

Turning out of an evening and waiting for taxis in the early hours will no doubt cause a disturbance and possible drunkenness and disorder. The need for doormen is a great concern it indicates that trouble will be expected. If people are removed from the premises they will be left on the streets to cause havoc.

We have had problems from vehicles screeching around Waitrose car park and tooting horns in the early hours of the morning and have on many occasions had to contact the police who have had to deal with the problems. This is a matter of record. We have fought to have it stopped.

I have read in the Hunts Post this week that Cllr Ablewhite is reported to have said "the existing building has historical value which meant that HDC would insist on it being kept in its present form rather than being

knocked down". It is impossible to see how the proposed new building constructed mainly from glass and brick and is two stories high fits the description as mentioned in the paper. If the proposed building were to be allowed light pollution would be a problem and on hot summer days, given the building is mainly glass the doors would be left open for comfort even if there is air conditioning, this again causing a noise disturbance.

We live in a residential area and people living around the town experience more than enough noise and disorder late at night, we should not be subject to even more.

Lastly, there is a safety issue. During the day, young families are likely to use the premises and given the Octagon is situated in the middle of a car park, parents with shopping, prams and pushchairs would have to have eyes in all directions to ensure the safety of their children, it would be dangerous!

In view of the above, I would urge the Licensing Authority to refuse the application.

Yours sincerely

Mrs Anita O'Carroll

The Licensing Team

HDC

19/10/14

Reference application for a licence made by Samantha Boreman in connection with The Octagon in St Ives.

14/02102/LAPRE2

I will be directly affected by the decision on this application

I live very close to the premises and have seen the amended application documents.

Points of note that I wish to bring to the attention of the licensing panel in connection with this application

- Localism Act – The council must avoid making any kind of Prejudicial Decision that could affect other developments relevant to the outcome of this decision.
- Insufficient details of the premises are available to judge suitability for this application.

Specific Objections to this license application

- Crime and Disorder
- Public safety
- The Protection of Children from Harm
- Public Nuisance

Localism Act – Prejudicial Decision

A decision at this stage goes against the spirit if not the letter of the Localism Act. Under this Act the people of the town in general should be given more time to consider the effect of this and any other such decisions.

The act specifically seeks to **prevent decisions from being rushed through** without properly consulting people and giving them plenty of information and time to make an informed judgement on an issue that could have profound effects on their immediate environment.

This application has been very poorly represented on the HDC website and the licensing department less than helpful on the phone and at the offices. **The term “Data Protection” is not to be used as a catch all excuse to not willingly give relevant information to enquirers.**

The leader of the council is quoted in the press, describing the new venture as a “high class eatery” – A very misleading term, given the police recommendations contained in the application.

The building to which the license relates does not presently exist and may well be nothing like the rendered drawings in the application.

It is fair to say that any building could be modified or constructed to meet whatever technical constraints are called for.

At this stage there are no planning applications for the proposed building – so it will be extremely prejudicial to grant a license to an individual who in turn then designs a venue based on the use of this license.

I represent most strongly that this decision be set back until full plans of the proposal are available for public scrutiny.

A licence granted at this stage is very likely to prejudice ideas and opinions on what can or should be done to the building known as The Octagon.

Insufficient Detail to make judgement at this stage.

- There is insufficient detail of the premises to decide on its suitability for this application.
- The building may be very different to the drawings submitted.
- The building may be used by the licensee in ways that are not clear at this stage.
- This could create a huge opportunity for a potential licensee to avoid many valid challenges to the proposed use of the building.
- At present the license would effectively provide a license to serve alcohol and play music in a barn in the centre of a residential part of the old town.
- If the building retains its current form it could be soundproofed and concentrate on the recorded music aspect of the license – DJ Music at very loud volume inside the building.
- This is not what is envisaged from the current drawings.
- Councillor Ablewhite says that HDC will insist on the building retaining its “current form”.
- The drawings do not show the building in its current form

A license issued at this stage cannot be seen to have taken the site into full consideration.

The building may be very different from the drawings submitted

The site considerations are of paramount importance in making judgement on this application.

- This application should be refused until it can be shown to apply to a detailed set of approved plans of premises that fully demonstrate the use of a building that the license actually applies to.
- In its current form the Liberal Hall in St Ives looks much as it did when it was used as an indoor market by allotment holders from around the town
- The Liberal hall is now a night club with a similar level of licensing and noise control applied for in this application.
- The Liberal Hall has retained its current form. But it is *now a Night Club*

There are too many unknowns to ignore the long term issues

Safety, Nuisance, Health and Children.

Crime and disorder

There is strong potential for an increase in crime and petty vandalism in the areas leading away from the premises toward the rest of the town and the residential areas of the town.

A music license that enables a premises operator to play DJ Music at unspecified volume to its patrons until midnight or 1.00 AM every night of the year is likely to attract a lot of people who may not have to get up in the morning – or at least get up early and function properly. This tends to leave us with a lot of people on the streets around a venue still fired up and nowhere to go.

A music and drinks licence as applied for should not be issued in any event on the grounds that there is a strong likelihood of an increase in anti-social behaviour directly related to the late opening

Anti-social driving in the car park surrounding the premises is likely to increase significantly as some drivers have a tendency to show off in front of people leaving late bars.

Public Safety

A music and drinks licence should not be issued until the premises plans are at a stage where they have been through the proper planning procedures that show exactly what type of building is to be constructed and how it is to be used as the premises.

The premises will be subject to, change of use, conservation area regulations, building controls and any number of other necessary regulations.

The panel can have no clear idea of what that building will look like or how it will be used beyond what it is as it stands. This could have an enormous bearing on all aspects of the use of the license.

The premises are already the subject of a great deal of controversy and any plans showing a changed appearance to the building must not be taken as indicative of the premises within which the licensed activities will take place.

Protection of children from harm

There is strong potential from late night rowdy behaviour to disturb the sleep of children living or staying in the areas affected by late night revellers making their ways through residential areas of the town and surrounding estates.

The sound of shouting, swearing and screaming can lead to very disturbing waking dreams and nightmares especially for children in rooms fronting onto affected locations.

This can have lasting effects on the children concerned. There is little to do to prevent it – so in many cases this leads to families having to move.

These disturbances already occur all too often in other parts of the town – check the calls logged by Cambs Police from streets around the town at weekends.

The proposal has potential to seriously increase this risk on a regular basis in areas currently not affected by it.

Public Nuisance

A music licence as applied for should not be issued on the grounds that the controls suggested by HDC do not cover low frequency vibrations disturbing nearby residents on otherwise peaceful evenings.

The playing of DJ Music any time after 7pm in residential areas can be very stressful to residents any day of the week particularly when played on a regular basis.

The granting of a license to play DJ music after 7pm will cause a regular nuisance to residents in the area.

Low frequency vibrations are not covered by the comments made by EHO on the application.

Low frequencies are often the most irritating and penetrating of all the noise pollution problems.

You can feel these vibrations more than hear them and they cover great distances.

This is one of the most powerful objections to land based wind farms. Its why cars with big sound systems can be heard thumping away on the other side of a car park – even though the music inside the car is actually not that loud, just very, very irritating when all you can hear is thump, thump, thump.

This application seeks to allow DJ Music till midnight every night of the year.

This application would allow DJ Music till 1.00 AM every Thursday, every Friday and every Saturday.

My new neighbours at the Octagion must not be given a license to disturb me or anyone else in this way at any time. It's quiet here now – Let's keep it that way.

Sincerely

Dennis O'Carroll

5 Cromwell Terrace, St Ives, PE27 5JE

Mardon, Sarah (Licensing)

From: Mardon, Sarah (Licensing) on behalf of Licensing
Sent: 23 October 2014 09:04
To: Mardon, Sarah (Licensing)
Subject: FW: The Octagon Cattle Market St Ives Licensing application

Sarah Mardon
Licensing Officer
Huntingdonshire District Council
Pathfinder House
St. Mary's Street
Huntingdon
PE29 3TN
Tel: 01480 387075

From:
Sent: 22 October 2014 20:21
To: Licensing
Subject: The Octagon Cattle Market St Ives Licensing application

I wish to object to the above licensing application to turn The Octagon into a bar/cafe. I understand the proposed application, if successful would permit alcohol and food to be served until 1.am 7 days a week and to have live or recorded music until the same time 7 days a week. This would create a noise nuisance for nearby residential properties, particularly late at night, in what is currently a quieter part of the town and in addition, because of its slightly out of the centre location is likely to encourage disorderly behaviour, drunkenness and criminal damage to vehicles on the nearby carpark. Persons returning to parked vehicles may also feel intimidated by the type of behaviour outlined above.

Mr A I Pemberton
112 Needingworth Road
St Ives
Cambridgeshire
PE27 5JY

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Mardon, Sarah (Licensing)

From: Newsome, Janet (Licensing) on behalf of Licensing
Sent: 17 October 2014 13:37
To: Mardon, Sarah (Licensing)
Subject: FW: Octagon building, Station Road, St Ives

From:
Sent: 17 October 2014 13:11
To: Licensing
Subject: Re: Octagon building, Station Road, St Ives

Thank you for confirming receipt of our email and confirming our comments are relevant under the Licensing Act 2003.

In our opinion, the amended application in consultation with the police and environmental, still doesn't sufficiently address our outlined.

In relation to the amended points with the police, out of the ten changes, only the last one, gives any due consideration to the impact this venue will have on the wider community. Staff monitoring the outside area, will do nothing to address the increased noise that the outside seating will create. Additionally even if chairs are consistently packed away at 10pm, this will not stop people from remaining outside.

In relation to amended environmental changes, the very nature of people both entering and leaving the premises means it is unrealistic to imply noise will not be heard from this venue.

Finally, incident log books, trained staff, CCTV etc are all in relation to managing issues within the premises. The license holder and staff will only be responsible for things that occur on the venue's premises. Therefore all the issues that we have outlined about noise and behaviour from members of the public leaving the area, remain unaddressed.

Therefore we do not believe the amendments satisfactory address our concerns and request that our representation, remains as a formal objection to this application.

Yours Sincerely

Mr S D Porter & Miss S L Gage

On 17 October 2014 09:37, Licensing <Licensing@huntingdonshire.gov.uk> wrote:

Mr Porter & Miss Gage

Many Thanks for your email below, I confirm your comments are relevant under the terms of the Licensing Act 2003.

The application is subject to ongoing mediation between the Police and Environmental Health, during the consultation period.

This mediation has resulted in some changes to the application as originally advertised. Detailed below are the additional conditions and changes to timings that have been made to the application.

Conditions agreed with Police

1. All staff shall be trained in the requirements of the Challenge 25 policies.

2. Any person managing or supervising staff in the sale of alcohol or other licensable activity in the absence of the DPS shall be the holder of a personal licence.

3. A written incident book shall be maintained to record any activity of a violent, criminal or antisocial nature. The record will contain the time and date, the nature of the incident, the people involved, the action taken and details of the person responsible for the management of the premises at the time of the incident.

4. The incident book shall be available for inspection at all reasonable times by an authorised officer of relevant responsible authority. The records will be retained for at least 12 months.

5. All door staff shall be trained in the requirements of the Challenge 25 policies, and the correct procedures to be followed when refusing entry. (Refusals log)

6. A minimum of two SIA Registered door supervisors will be employed on Friday and Saturday evenings from 10:00 hours till the premises are closed.

7. The Premises Licence Holder and/or Designated Premises Supervisor shall ensure staff and door supervisors do not allow any drinking vessel, glass or bottle to be taken from the premises.

8. CCTV equipment shall be installed and maintained in good working order and continually record when licensable activity takes place. The system shall cover all areas of the premises to which the public have access including any outside areas. The Images shall be retained for a minimum of 31 days and be made available to the Police or any authorised officer. At all times the premises are open for business a member of staff shall be present who is capable of operating the CCTV system and downloading images at the request of police or other authorised officer.

9. If the CCTV equipment breaks down the Premises Licence Holder shall ensure the Designated Premises Supervisor, or in his/her absence other responsible person, informs the Licensing Authority and the Police as soon as is reasonably practicable and within 24 hours. This information shall be contemporaneously recorded in the incident report register and shall include the time, date and means this was done and to whom the information was reported. Equipment failures shall be repaired or replaced as soon as is reasonably practicable and without undue delay. The Licensing Authority and the Police shall be informed when faults are rectified.

10. The Premises Licence Holder and/or Designated Premises Supervisor shall ensure that any outside area included in the licence will be controlled in a safe and effective manner to the same standard operated within the premises building and will pay special attention to the impact that the use of the outside area has on the surrounding community.

11. Tables outside the premise shall be cleared 22:00 hours.

Opening Hours:

Monday, Tuesday & Wednesday : 08:00 to 00:00

Thursday, Friday & Saturday: 08:00 to 01:00

Sunday : 10:00 to 01:00

Sale of Alcohol from:

Sunday to Wednesday: 10:00 to 00:00

Thursday, Friday & Saturday: 10:00 to 01:00

Conditions Agreed EH

- All windows and doors to be kept closed during any performance of live or recorded music inside the premises.
- The music noise level, measured as a 15 minute L(A)eq, 1 metre from the façade of noise sensitive properties, or within noise sensitive rooms with doors and windows open in a typical manner for ventilation, shall not exceed the representative background level L(A)90 (without entertainment noise). And, The L10 of the entertainment noise measured over 15 minute period 1 metre from the façade of noise sensitive properties, or within noise sensitive rooms with windows open in a typical manner for ventilation, shall not exceed the representative background noise level L90 (without entertainment noise), in any third octave band between 40 Hz and 160Hz.

For events continuing after 23:00, the music noise should not be audible within noise sensitive premises with windows open in a typical manner for ventilation.

If these changes do not sufficiently address your concerns, your representation to be heard by the Licensing Sub-Committee.

If the changes are satisfactory, please confirm by formally withdrawing your representation.

Please confirm how you wish to proceed.

Kind regards

Sarah Mardon

Licensing Officer

Huntingdonshire District Council

Pathfinder House

St. Mary's Street

Huntingdon

PE29 3TN

Tel: 01480 387075

From:

Sent: 16 October 2014 22:54

To: Licensing

Subject: Octagon building, Station Road, St Ives

Dear Sir/Madam

We are writing in response to the License application that has been applied for on the above building. If successful, the applicant is proposing to build a two storey venue that will be open seven days a week from 10 am-1 am. It will serve alcohol and will be playing both recorded and live music.

We are requesting that this email and its content be read in the context of an objection to the proposal and our objection reasons be given due consideration for the following reasons:

We are a family of five, with three children under the age of seven. We live at No 2 Cromwell place, which is a Grade Two residential property. The house sits in a conservation area and is situated less than 500 yards from the Octagon building.

At the front of the property, we have a upstairs children's bedroom and a downstairs main family lounge area. Due to the Grade Two listing, all the glass in the property is single glazed. This means we can hear public and road noise levels, that would normally be minimised from double glazing etc, which we are not allowed. This makes the house and its position vulnerable to any excessive noise that comes from the Octagon site/area.

Every year in October for three nights when the fair arrives, we have to endure the two loudest rides, being set up in front and to the side of the Octagon building, which is directly across the road from us. During this period, we endure and are kept awake from increased and excessive noise levels from members of the public (which includes people shouting, screaming and swearing) who are both visiting and leaving the vicinity of where the Octagon building is.

Over the course of the three days, we experience increased noise from the extra volume of traffic on the one way system, which is where our property sits and environmentally, we also have to clear up other peoples rubbish (including glass bottles), that we retrieve from our front wall and garden.

We believe if the Octagon building is turned into a Cafe/bar venue which is open every day/night with a late opening license, everything that we experience above three times a year, will become a regular occurrence especially on weekend nights and Bank holidays.

There will be the noise of the public who are entering and leaving the venue on foot.

The proposed outside seating area will initiate additional noise during the day and night.

The music whether recorded or live, will be heard as the exit doors are opened and closed and will escape if/when windows are opened for ventilation .

There will be increased traffic noise from cars and taxis who will be using the short stay car park. This car park and its exit is immediately opposite and less than 100 yards from our property. We already experience increased evening noise levels from this car park at the weekends.

As already experienced within the town centre and its pub areas, there will be members of the public who will leave the Octagon venue but not disperse from the surrounding area immediately. We already have the noise of people who choose to congregate late at night by the bus station.

Given the forth coming arrival of Wetherspoon in St Ives and the potential reopening of the Robin Hood, if the Octagon application is granted, the noise levels in the immediate area/ where our property is, will increase again, as members of the public go back and forth between the three venues.

The very nature of the venue so close to a residential area, will significantly impact on the quality of our family life. As one of the children's bedrooms is at the front of the house, they will be vulnerable to hearing and witnessing adult behaviour that as parents, we will have no control over.

In Summary, we object to this application as we believe the proposed change of building use, is going to create and contribute to unacceptable increased noise levels and the risk of anti-social behaviour.

Yours Sincerely

Mr S D Porter & Miss S L Gage

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4 Cromwell Terrace
St Ives
Cambridgeshire
PE27 5JE

Mrs. Christine Allison
Licensing Manager
Huntingdonshire District Council
Pathfinder House
St. Mary's Street
Huntingdon
PE29 3TN

20/10/14

Dear Mrs Allison

As a resident of Cromwell Terrace, I wish to register my objection to the application for a Licence for the Octagon, Cattle Market, St Ives, PE27 5BH.

I object on the following 4 relevant grounds:

- Crime and disorder
- Public safety
- Public nuisance
- Litter

I will also cite Cumulative Impact under HDC's Licensing Policy Section 8.8

I will also note that there are inadequate data for determination under HDC's Licensing Policy 5.5 and 7.4.

Crime and Disorder

The application is to sell alcohol from 10am to 1am every day. Due to existing problems, the Octagon and the surrounding streets are in a designated place under the Alcohol Consumption in Designated Public Places Regulations 2007.

We can only expect any future Octagon licensed premises to add to existing weekend problems affecting the immediate neighbourhood in the early hours of the morning: drunken shouting and screaming, fighting, throwing objects and urinating in our gardens

Public safety

The Octagon sits in a small pedestrian area within a car park. Foot passage is already difficult, and this would increase in the evening- especially with external tables and chairs posited for the new premises. Serving alcohol right in the middle of this area until 1am would not be conducive to public safety. This is both a licensing and a planning issue.

More people, and further use of congested access onto Market Road will increase public safety issues, and risk repeating this year's mortality and serious injury within 100m of the site.

Public Nuisance

Noise The application is to serve alcohol, late night refreshments and play music until 1am 7 nights a week, 365 days a year and to play live music until midnight 7 days a week.

The Octagon is flanked by a significant number of residential properties, fronting open spaces. As we know only too well from this week's fair, music and screams travel well to surrounding buildings.

Noise from music, internal and external music and people arriving and leaving will generate noise 7 nights a week, year-round.

Leaving the site area (as we know from existing events in the evening further down the town) means using one of two exits from the Cattle Market car park. Both are very close to residential properties. Any approved license would add to existing late night disturbance to local residents on Cromwell Place, Cromwell Terrace, the Quadrant, Meadow Lane and Needingworth Road.

The current building is unlit. Any new alteration/ new building will be a source of additional light pollution.

Understanding noise also requires more material than is available. A planning application to convert or rebuild it has not been submitted. This means that neither interested parties, nor the licensing authority, can reasonably assess whether noise that could lead to public nuisance could be contained, or if other statutory objectives can be met. The Precautionary Principle suggests not to accept in the absence of such data

Litter

All of our front gardens have weekend increment of bottles, cans and food packaging thrown into them.

Cumulative impact

New premises, are by definition incremental. This is recognised by HDC's own Statement of Licensing Policy (section 8) Paragraph 8.8 , which allows interested parties to raise the issue of cumulative impact with reference to a new application.

This is not a proposal in isolation. It is following one for the Robin Hood, and possible Wetherspoons, as well as the large number of premises within 400m of the Octagon currently licensed to sell alcohol (on and off licence), serve late night refreshments and provide entertainment until the early hours in St Ives Town Centre.

These already result in public nuisance and crime (see the usual list in St Ives Town Council Minutes) and disorder.

This is not limited to the premises, but fans out into the wider area.

The Octagon application is not in the immediate area of existing licensed premises. It is a new area, with an open aspect: noise carries. This would result in expanding noise and nuisance away from the Pavement and Sheep market into a new area.

Problems with the information provided with this application

To make an informed decision requires adequate material being to hand. Section 5.5 of the Statement of Licensing Policy says:

"Applications for premises licenses for permanent commercial establishments should normally be from businesses with planning permission for the property concerned".

This is clearly not the case here. The shortfall is also exacerbated by the absence of material for Section 7.4 which says that applications

"should show the amount of seating to be provided" (Section 7.4).

This does not apply here. Basic data are missing. What is available is a rough plan attached showing tables and chairs, relating to a building that does **not** yet exist. This hypothetical building lacks detailed plans or dimensions, I would question whether this is an adequate basis on which to make an assessment.

On the four licensing issues, cumulative impact, plus lack of relevant material the licensing application should be refused

Yours sincerely

Dr Timothy Reed

Jones, Nadine (Licensing)

From:
Sent: 21 October 2014 16:17
To: Licensing
Cc: Angie Dickinson (Cllr); clerk@stivestowncouncil.gov.uk; Davies, John (Cllr); Ablewhite, Jason (Cllr)
Subject: Re: Objection to Octagon Licence Application

Dear Sir/Madam

The purpose of this letter is to put forward our objection to the Octagon Licence Application. Our concerns are as follows-

- * There are already 45 eating/drinking/takeaway establishments in St Ives. These surely give enough choices for refreshments of any type for a town the size of St Ives.
- * The damaging effect on local residents and people using the area of the prolonged live music 7 days a week.
- * Public safety issues around a licensed premises in the middle of a Car Park & Bus Station.
- * Improper use of a Council building.
- * Further potential policing of yet another area of St Ives for drunkenness & rowdiness.
- * Light pollution for local residents, particularly if the proposed new building is made of glass.
- * We shall be attending the Council meeting on Wednesday.

Yours faithfully
Dr GR Smerdon & Mrs DE Smerdon

8 The Quay
St Ives
PE27 5 AR

Sent from my iPad

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Mardon, Sarah (Licensing)

From: Jones, Nadine (Licensing) on behalf of Licensing
Sent: 21 October 2014 09:23
To: Mardon, Sarah (Licensing)
Subject: FW: Objection to Octagon Licence Application

From: [REDACTED]
Sent: 20 October 2014 18:10
To: Licensing
Cc: Angie Dickinson (Cllr); clerk@stivestowncouncil.gov.uk; Davies, John (Cllr); Ablewhite, Jason (Cllr)
Subject: Objection to Octagon Licence Application

Dear Sir or Madam,

We are writing to strongly object to the licensing application for the Octagon in the Cattle Market, St.Ives.

We object to:

1. The selling of alcohol and food until 1am 7 days a week.
2. Live music playing until midnight 7 days a week.
3. Recorded music playing until 1am 7 days a week.

We are long standing residents of St.Ives and are currently living at 10 Tenterleas, St.Ives so very near to the town and the suggested site of this application.

Our reasons are listed below:

- Licensing hours applied for will inevitably bring a significant increase in noise. Playing live and recorded music late in to the night 7 days a week is simply unacceptable with so many residences in VERY close proximity.
- Later drinking hours 7 days a week will also inevitably increase disorderly and drunken behaviour. This is already a problem in St.Ives and the Police should not have to patrol another area out of the town centre area.
- Also as we all know drunkenness leads to crime in many dimensions.
- Safety – The positioning of the Octagon is in a large car park and next to the bus station, therefore posing a safety issues to pedestrians and cars driving through the car park having to negotiate patrons of the establishment.
- Parking – There will more cars using the car park at night therefore increasing noise and disturbance.

- Light Pollution – The proposals for demolition of the present building and plans for a glass building to be erected. There again posing a disturbance to residences living extremely close to the site.
- Improper use of a council property – This building should be used for a community project fitting with the town and location. Visitors centre, guide hut, meeting rooms, market stalls. Anything except a late night loud venue!

We will be attending the St Ives Town Council Planning Meeting on Wednesday 22nd October 2014 to show our categorical support in stopping this licence being approved for the Octagon to become any sort of restaurant or bar.

Regards

Nicky Smerdon-Goodman & Ed Goodman

10 Tenterleas,

St.Ives

Cambs

PE27 5QP

Email:

Mardon, Sarah (Licensing)

From: Jones, Nadine (Licensing) on behalf of Licensing
Sent: 20 October 2014 08:53
To: Mardon, Sarah (Licensing)
Subject: FW: Licensing objection to proposed bar/cafe at The Octagon , St.Ives .
Cambridgeshire .

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

From: [REDACTED]
Sent: 18 October 2014 22:23
To: Licensing
Cc: [REDACTED]
Subject: Licensing objection to proposed bar/cafe at The Octagon , St.Ives . Cambridgeshire .

Slr / Madam ,

This is an objection to the granting of a license to sell alcohol and serve food until 1am , 7days a week at the proposed bar/cafe , Octagon , St.Ives , Cambridgeshire .
It is also an objection to have live music until midnight 7days a week and an objection to play recorded music until 1am , 7days a week .

The grounds for the above are ;

- 1) The prevention of crime and disorder (I.e. drunkenness , disorderly behaviour and an increase in crime that would inevitably follow the opening of the building) .
- 2) Public safety (in that the building would be situated within a busy bus terminal and car park) .
- 3) The prevention of public nuisance (in that excessive noise late at night would be constant and unremitting , light pollution would also be an issue).

John Tiddy ,
3 Parkside ,
St. Ives ,
Cambridgeshire .
PE27 5QJ

Sent from my iPad

Mardon, Sarah (Licensing)

From: Jones, Nadine (Licensing) on behalf of Licensing
Sent: 21 October 2014 09:23
To: Mardon, Sarah (Licensing)
Subject: FW: Objection to an Application to turn the Octagon in St Ives Cattle Market into a bar/cafe.

From:
Sent: 20 October 2014 18:19
To: Licensing
Cc: clerk@stivestowncouncil.gov.uk; Ablewhite, Jason (Cllr)
Subject: Objection to an Application to turn the Octagon in St Ives Cattle Market into a bar/cafe.

Dear Sirs,

I live within a couple of hundred yards of the above property and do not wish to be exposed to excessive noise late into the night and the possibility of drunkenness and disorderly behaviour.

I therefore wish to object to the above application on the basis of the following:-

- 1) The prevention of crime and disorder
- 2) Public Safety
- 3) The prevention of public nuisance

Yours faithfully

Gordon Walker
15 Tenterleas
St Ives
PE27 5QP

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Mardon, Sarah (Licensing)

From: Jones, Nadine (Licensing) on behalf of Licensing
Sent: 21 October 2014 09:23
To: Mardon, Sarah (Licensing)
Subject: FW: Objection to an Application to turn the Octagon in St Ives Cattle Market into a bar/cafe.

From: [REDACTED]
Sent: 20 October 2014 18:11
To: Licensing
Cc: clerk@stivestowncouncil.gov.uk; Ablewhite, Jason (Cllr)
Subject: Objection to an Application to turn the Octagon in St Ives Cattle Market into a bar/cafe.

Dear Sirs,

I live within a couple of hundred yards of the above property and do not wish to be exposed to excessive noise late into the night and the possibility of drunkenness and disorderly behaviour.

I therefore wish to object to the above application on the basis of the following:-

- 1) The prevention of crime and disorder
- 2) Public Safety
- 3) The prevention of public nuisance

Yours faithfully

Lesley Walker
15 Tenterleas
St Ives
PE27 5QP

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Mardon, Sarah (Licensing)

From: Shaw, Ian (Licensing) on behalf of Licensing
Sent: 20 October 2014 16:31
To: Mardon, Sarah (Licensing)
Subject: FW: The Octagen

fyi

I. I. Shaw

Licensing Officer
Huntingdonshire District Council
Pathfinder House
St. Mary's Street
Huntingdonshire
PE29 3TN
Tel: 01480 387075

From: [REDACTED]
Sent: 20 October 2014 16:28
To: Licensing
Subject: The Octagen

I object to the premises being open until 1am seven days a week.

I experience regular disturbance mostly Friday and Saturday with noise as it is.
The fire hydrant marker outside my property has been broken due to vandalism three times in the past eight years.
Rubbish is thrown over my wall and empty beer cans etc left on the council grass outside my home.

Mrs Jennifer Warren
1 Tenterleas
St Ives
PE27 5QP

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Mardon, Sarah (Licensing)

From:
Sent: 21 October 2014 09:21
To: Mardon, Sarah (Licensing)
Subject: Re: Objection to licence application for The Octagon, St Ives

Dear Ms Mardon

Thank you for your reply regarding the amendments to the licence application for the Octagon, St Ives. However, I would like to re-submit my objection for the licence application.

My objection is against a licence to be granted for the Octagon in the Cattle Market, St Ives to be turned into a bar/cafe. I am a local resident and would prefer for the building to have a broader community use.

I grew up at Cromwell Place, St Ives and my Mother still lives at the same address and my sister also lives at another dwelling on Cromwell Place.

My objections are as follows:

1. The prevention of crime and disorder & public safety:

I believe that a bar/cafe of this type is inappropriate in this particular location, particularly as the building is situated in the centre of a town car park; which could lead to crime and disorder of vehicles parked in the nearby vicinity and also other town buildings including St Ives bus station.

2. The prevention of public nuisance:

Having lived at Cromwell Place, I am aware of drunken disorder when pubs close and the subsequent noise which occurs as a result. Cromwell Place is the natural walkway through to the central area of the town, this street and many others could potentially be affected by this type of behaviour.

There is also the issue of sound pollution from the restaurant as the applicant has requested to play music 7days a week until 1am. I am concerned about the building not being surrounded by other buildings which could buffer the noise levels.

For these reasons I feel that the Octagon should not be granted a licence for this type of building.

Yours sincerely

Angela Wilding

On Mon, Oct 20, 2014 at 12:31 PM, Mardon, Sarah (Licensing) <Sarah.Mardon@huntingdonshire.gov.uk> wrote:

Ms Wilding

Many Thanks for your email, I confirm your comments are relevant under the terms of the Licensing Act 2003.

The application is subject to ongoing mediation between the Police and Environmental Health, during the consultation period.

This mediation has resulted in some changes to the application as originally advertised. Detailed below are the additional conditions and changes to timings that have been made to the application.

Conditions agreed with Police

1. All staff shall be trained in the requirements of the Challenge 25 policies.
2. Any person managing or supervising staff in the sale of alcohol or other licensable activity in the absence of the DPS shall be the holder of a personal licence.
3. A written incident book shall be maintained to record any activity of a violent, criminal or antisocial nature. The record will contain the time and date, the nature of the incident, the people involved, the action taken and details of the person responsible for the management of the premises at the time of the incident.
4. The incident book shall be available for inspection at all reasonable times by an authorised officer of relevant responsible authority. The records will be retained for at least 12 months.
5. All door staff shall be trained in the requirements of the Challenge 25 policies, and the correct procedures to be followed when refusing entry. (Refusals log)
6. A minimum of two SIA Registered door supervisors will be employed on Friday and Saturday evenings from 10:00 hours till the premises are closed.
7. The Premises Licence Holder and/or Designated Premises Supervisor shall ensure staff and door supervisors do not allow any drinking vessel, glass or bottle to be taken from the premises.
8. CCTV equipment shall be installed and maintained in good working order and continually record when licensable activity takes place. The system shall cover all areas of the premises to which the public have access including any outside areas. The Images shall be retained for a minimum of 31 days and be made available to the Police or any authorised officer. At all times the premises are open for business a member of staff shall be present who is capable of operating the CCTV system and downloading images at the request of police or other authorised officer.

9. If the CCTV equipment breaks down the Premises Licence Holder shall ensure the Designated Premises Supervisor, or in his/her absence other responsible person, informs the Licensing Authority and the Police as soon as is reasonably practicable and within 24 hours. This information shall be contemporaneously recorded in the incident report register and shall include the time, date and means this was done and to whom the information was reported. Equipment failures shall be repaired or replaced as soon as is reasonably practicable and without undue delay. The Licensing Authority and the Police shall be informed when faults are rectified.

10. The Premises Licence Holder and/or Designated Premises Supervisor shall ensure that any outside area included in the licence will be controlled in a safe and effective manner to the same standard operated within the premises building and will pay special attention to the impact that the use of the outside area has on the surrounding community.

11. Tables outside the premise shall be cleared 22:00 hours.

Opening Hours:

Monday, Tuesday & Wednesday : 08:00 to 00:00 Thursday, Friday & Saturday: 08:00 to 01:00 Sunday : 10:00 to 01:00

Sale of Alcohol from:

Sunday to Wednesday: 10:00 to 00:00

Thursday, Friday & Saturday: 10:00 to 01:00

Conditions Agreed EH

All windows and doors to be kept closed during any performance of live or recorded music inside the premises.

The music noise level, measured as a 15 minute L(A)eq, 1 metre from the façade of noise sensitive properties, or within noise sensitive rooms with doors and windows open in a typical manner for ventilation, shall not exceed the representative background level L(A)90 (without entertainment noise). And, The L10 of the entertainment noise measured over 15 minute period 1 metre from the façade of noise sensitive properties, or within noise sensitive rooms with windows open in a typical manner for ventilation, shall not exceed the representative background noise level L90 (without entertainment noise), in any third octave band between 40 Hz and 160Hz.

For events continuing after 23:00, the music noise should not be audible within noise sensitive premises with windows open in a typical manner for ventilation.

If these changes do not sufficiently address your concerns, your representation to be heard by the Licensing Sub-Committee.

If the changes are satisfactory, please confirm by formally withdrawing your representation.

Please confirm how you wish to proceed.

Kind regards

Sarah Mardon

Licensing Officer

Huntingdonshire District Council

Pathfinder House

St. Mary's Street

Huntingdon

PE29 3TN

Tel: 01480 387075

From: Jones, Nadine (Licensing) **On Behalf Of** Licensing
Sent: 20 October 2014 09:36
To: Mardon, Sarah (Licensing)
Subject: FW: Objection to licence application for The Octagon, St Ives

From:
Sent: 20 October 2014 09:27

To: Licensing

Subject: RE: Objection to licence application for The Octagon, St Ives

Dear Sir/Madam

I am writing to you to lodge my objection for a licence to be granted for the Octagon in the Cattle Market, St Ives to be turned into a bar/cafe. I am a local resident and would prefer for the building to have a broader community use.

I grew up at Cromwell Place, St Ives and my Mother still lives at the same address and my sister also lives at another dwelling on Cromwell Place.

My objections are as follows:

1. The prevention of crime and disorder & public safety:

I believe that a bar/cafe of this type is inappropriate in this particular location, particularly as the building is situated in the centre of a town car park; which could lead to crime and disorder of vehicles parked in the nearby vicinity and also other town buildings including St Ives bus station.

2. The prevention of public nuisance:

Having lived at Cromwell Place, I am aware of drunken disorder when pubs close and the subsequent noise which occurs as a result. Cromwell Place is the natural walkway through to the central area of the town, this street and many others could potentially be affected by this type of behaviour.

There is also the issue of sound pollution from the restaurant as the applicant has requested to play music 7days a week until 1am. I am concerned about the building not being surrounded by other buildings which could buffer the noise levels.

For these reasons I feel that the Octagon should not be granted a licence for this type of building.

Yours sincerely

Angela Wilding

Midway House

London Road

St Ives

PE27 5EX

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Mardon, Sarah (Licensing)

From: Mardon, Sarah (Licensing) on behalf of Licensing
Sent: 22 October 2014 11:18
To: Mardon, Sarah (Licensing)
Subject: FW: Proposed redevelopment of the Octagon, St Ives

Sarah Mardon
Licensing Officer
Huntingdonshire District Council
Pathfinder House
St. Mary's Street
Huntingdon
PE29 3TN
Tel: 01480 387075

From:
Sent: 22 October 2014 11:06
To: Licensing
Subject: Proposed redevelopment of the Octagon, St Ives

To the Licensing Team, Huntingdonshire District Council;

I write to you today to raise concerns about the application for the re-development of the Octagon in St Ives. As a local resident, I have significant concerns and substantial objections to this development going ahead.

First, with the proposed redevelopment of the Robin Hood as a music venue also featuring a late license, this would significantly contribute to the re-branding of the downtown St Ives area as a place for night-life and alcohol; surely this is fundamentally incompatible with the 'Old Riverport' concept introduced locally this year? With the opening of Wetherspoons, as well as the planned Robin Hood redevelopment (both of which have requested late licenses) St Ives would have six establishments operating primarily as places for late-night drinking; surely this is excessive? With even the comparatively modest number in operation at the moment, early mornings on Saturdays and Sundays sees the town streets full of broken bottles and a thick carpet of discarded take-aways. I fail to see how disrupting the town centre to add yet more licensed premises will improve the situation.

As a resident of Needingworth Road, we already are forced to put up with inconsiderate parkers, copious litter and a steady parade of the inebriated making their noisy way home at unsociable hours. Please don't make the situation worse by making the town even more of a destination for late-night drinking than it already is. I assure you, if locals want to consume a snootful and dance the night away, they are not currently short of options.

If St Ives wishes to remain a pleasant market town, it will have to act on this matter, and make the decision to reject this ill-conceived and disruptive project.

I thank you for your attention on this matter.

Kind regards,

Edward Wilford
36 Needingworth Road
St Ives PE27 5JN

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Dum 25038

1 Cromwell Place
St Ives
Cambridgeshire
PE27 5JB



14th October 2014

HDC
The Licencing Team
Pathfinder House
St Marys Street
Huntingdon
Cambs
PE29 3TN



To whom it may concern

Ref: Mrs Samantha Boreham Notice of Application for premises licence for music, late night refreshments & sale of alcohol for The Octagon Station Road St Ives PE27 5BH.

I should like to register my objection for the above premises for the following reasons.

NOISE

Any exposed building such as this, in the middle of an open car park will provide widespread noise nuisance for nearby residential properties e.g. Cromwell Place and Cromwell Terrace. If the building remains a wooden structure this would be even more serious.

NUISANCE

Late night opening for seven days a week would lead to rowdy street behaviour.

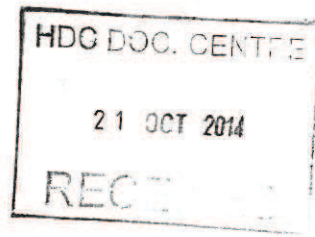
Please consider this objection.

Regards



Mrs M Williams

Am25094



1 Cromwell Place
St Ives
Cambridgeshire
PE27 5JB



20th October 2014

HDC
The Licencing Team
Pathfinder House
St Marys Street
Huntingdon
Cambs
PE29 3TN

Miss Marsden

With reference to your letter of the 16th October.

I should like to confirm my objection to the Licence Application of Mrs Samantha Boreham still stands.

I have studied the amendments and they are futile. My home is the first house on the corner of Cromwell Place and Oliver Road. The level of noise is already a nuisance as I am in this corner situation both from traffic and night time revellers. My home is a grade 2 Listed building therefore I am unable to fit double glazing that help with noise pollution. This new building would make an already uncomfortable situation worse. My house would be in effect directly opposite the car park exit. I have lived in my home for 48 years.

Regards



Mrs M Williams



4 Cromwell Place
St Ives
Cambridgeshire
PE27 5JB



20th October 2014

HDC
The Licencing Team
Pathfinder House
St Marys Street
Huntingdon
Cambs
PE29 3TN

Miss Marsden

With reference to your letter of the 16th October.

All you say sounds very plausible, but the actuality will be different having seen plans for a new construction.

We do not want or need anymore drinking places as there is already adequate provision in the town.

I continue to object.

Regards

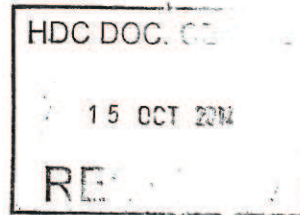


Mrs G Wilson

4 Cromwell Place
St Ives
Cambridgeshire
PE27 5JB

14th October 2014

HDC
The Licencing Team
Pathfinder House
St Marys Street
Huntingdon
Cambs
PE29 3TN



To whom it may concern

Ref: Mrs Samantha Boreham Notice of Application for premises licence for music, late night refreshments & sale of alcohol for The Octagon Station Road St Ives PE27 5BH.

I should like to register my objection for the above premises for the following reasons.

NOISE

Any exposed building such as this, in the middle of an open car park will provide widespread noise nuisance for nearby residential properties e.g. Cromwell Place and Cromwell Terrace. If the building remains a wooden structure this would be even more serious.

NUISANCE

Late night opening for seven days a week would lead to rowdy street behaviour.

Please consider this objection.

Regards

Mrs G Wilson



4 Cromwell Terrace
St Ives
Cambridgeshire
PE27 5JE

Mrs. Christine Allison
Licensing Manager
Huntingdonshire District Council
Pathfinder House
St. Mary's Street
Huntingdon
PE29 3TN

19/10/14

Dear Mrs Allison

I wish to register my objection to the application for a Licence for the Octagon, Cattle Market, St Ives, PE27 5BH. I am a resident of Cromwell Terrace and my home faces onto the Cattle Market. I wish to object on the following grounds.

1. Process – adequacy of information provided

Section 5.5 of the Huntingdonshire District Council (HDC) Statement of Licensing Policy states "*Applications for premises licenses for permanent commercial establishments should normally be from businesses with planning permission for the property concerned*".

The building as is stands is a wooden structure with large vents in the roof and would not be suitable for the proposed use. The licence application includes a designer's sketch of a new building in brick and glass and I was told when I rang the Licensing team for more information that the licence application assumes that the "building will be completely demolished and rebuilt". However, Cllr Jason Ablewhite, Executive Leader of HDC, informed the local press (Hunts Post 15/10/14) that "the building had historic value which meant HDC would insist on it being kept in its present form rather than being knocked down". No planning application to convert or rebuild the building has yet been submitted so it is not clear on which basis the licence application is proceeding and the licensing authority has no detailed information on which to base assessments of public safety or potential public nuisance arising from this licensing application. Interested parties are similarly unable to access this information.

On this basis, I ask the Licensing Authority to refuse to consider a licence application until a planning application has been received and approved.

I also note that applications "*should show the amount of seating to be provided*" (Section 7.4).

The application does have rough plan attached which indicates tables and chairs inside, but as this relates to a building that does not yet exist and for which there are so far not detailed plans or dimensions, I would question whether this is an adequate basis on which to make an assessment. I also note that chairs are shown outside the building on the sketch provided but not on the plan. No information about the outside seating is provided in the application.

2. Public Nuisance

The application is to serve alcohol, late night refreshments and play music until 1am, 7 nights a week with live music until midnight. No information is provided on whether the music will be amplified.

2.1. Unsuitable site The Octagon is situated in a Conservation Area next to a residential area occupied by a mixed community of families, couples and elderly people. All of the properties in Cromwell Terrace and Cromwell Place, and many on the Quadrant and Station Road, are Listed with original single glazed wooden windows and doors and solid brick walls that cannot be altered and provide poor sound insulation. There granting of a licence for this building would extend night time activities into a new area. The Octagon is an isolated building, surrounded by open spaces, that will create greater noise and light nuisance than a building within a group. We know that noise travels and bounces off surrounding buildings in this area – the Michaelmas fair demonstrates this annually.

2.2. The building The existing building, if it is retained, is wooden structure with an asbestos roof that would need considerable alteration to achieve a reasonable level of soundproofing. If it is to be replaced, the attached sketch shows a two storey building with very large windows on all sides – a design such as this with so much glass would be more difficult to sound proof and would result in light spillage into the surrounding neighbourhood until late at night.

2.3 Noise The proposed operation would generate noise 7 nights a week from the early evening when local residents will be putting their children to bed until the early hours after most people will want and need to be asleep. This will be especially bad in the summer when residents need to open their windows and more people will congregate outside the premises.

Noise will arise from several sources:

- Music being played and large numbers of people talking, which even if shielded by the building, will increase when people open doors to go in.
- The use of outside tables, smokers and groups congregating outside.
- The noise generated by people arriving and, especially, leaving.
- Deliveries, disposal of bottles, etc.

Anyone leaving late in the evening or at closing time by car or taxi will leave the Cattle Market car park by one of two exits both of which are very close to residential properties. The increase in traffic late at night resulting from the activities proposed will increase disturbance to local residents on Cromwell Place, the Quadrant, Meadow Lane and Needingworth Road. The natural routes for anyone arriving or departing on foot will also pass residential properties in the same area. People who have been drinking are less aware of their impact on others and noisier, tending to shout to each other, slam car doors, toot their horns etc.

Local residents already intermittently experience loud and noisy behaviour from groups leaving the town centre late at night, although this is currently limited to occasional events.

2.4 Litter Local properties already experience bottles, cans and food packaging thrown into the street and gardens.

3. Crime and Disorder

The application is to sell alcohol from 10am to 1am every day. The Octagon and the surrounding streets are in a designated place under the Alcohol Consumption in Designated Public Places Regulations 2007, because local residents and visitors have previously felt uncomfortable and intimidated by groups of drunken people congregating and drinking in public. This measure has reduced the problem in the daytime although it still occurs occasionally. At night, rowdy and drunken behaviour and criminal damage is experienced intermittently by local residents in this area and regularly in other parts of the town centre– this primarily arises from groups dispersing from the town centre late at night. I have personally experienced drunken shouting and screaming, fighting, throwing objects (bottles, road signs and temporary barriers), and urinating in gardens. Residents of St Ives also regularly experience alarming and antisocial driving in the car park, on local roads and on the Ring Road.

4. Cumulative impact

The Huntingdonshire District Council's Statement of Licensing Policy (section 8) recognises the possibility of cumulative impact and paragraph 8.8 allows for interested parties to raise the issue of cumulative impact with reference to a new application. St Ives is perhaps unusual in having a large number of residents still living right in the town centre and the area just outside it, many in historic properties. This contributes to the character of the town and its thriving sense of community. There are, however, already a large number of premises with licenses to sell alcohol (on and off licence), serve late night refreshments and provide entertainment until the early hours in St Ives town centre.

Public nuisance (especially noise and littering) and crime and disorder (anti-social behaviour, violence, criminal damage) already results from these activities in parts of the town centre and spreads out from it. Groups tend to move around between these establishments, creating noise and disturbance as they go and then when they leave the area. Disturbance and disorder does not necessarily occur in the immediate vicinity of licensed premises and measures such as premises CCTV and doormen do not ameliorate it, indeed they can exacerbate the problem for residents pushing trouble a short distance away. Disturbance continues after the main premises close – extending at times to 2 or 3am. It is not possible for local residents or authorities to know exactly which establishments have been visited. This application is to license a new building not currently or historically used for the sale of alcohol or late at night and in an area slightly apart from existing licensed premises. This will exacerbate existing problems of public nuisance and crime and disorder and extend the area they occur in.

5. Public safety

5.1 Pedestrian and customer safety The Octagon is sited on a small pedestrian area within a car park, immediately next to the point where cars move through a narrow section between two different areas of the car park. Pedestrians also need to move across the car park between the library and Waitrose on one side, the bus station and the rest of the town centre on the other. As a person who regularly does this, I can testify that this can be difficult to manage safely with cars parking and moving, sometimes rapidly, within the car park or exiting from the nearest (narrow) car park exit. The site is also adjacent to the bus station, and a very difficult junction where Market Road meets Market Hill and Station Road, and is complicated by the bus station exit, a car park exit, a pedestrian crossing and twice weekly markets. There has already been a fatal accident this year at this point, when a pedestrian was crushed between a car and a bus. Serving alcohol right in the middle of this area and increasing late night traffic, would not be conducive to public safety, especially as customers would step out of the building immediately into this difficult area. Furthermore, the outside tables shown in the accompanying sketch, would obstruct pedestrian access at a dangerous point. I believe this is a licensing as well as a planning issue.

5.2 Public Health I also wish to draw attention to the a recent report by researchers at Edinburgh and Glasgow Universities that found that neighbourhoods with the highest numbers of licensed premises have the highest rates of alcohol-related illness and death (Richardson, E.A., Shortt, N.K., Pearce, J. & Mitchell, R. 2014, *Alcohol related illness and death in Scottish neighbourhoods: is there a relationship with the number of alcohol outlets?* A report for Alcohol Focus Scotland <http://www.alcohol-focus-scotland.org.uk/media/89684/cresh-research-alcohol-outlets-and-health.pdf>) In response to this report Dr Evelyn Gillian, chief executive of Alcohol Focus Scotland said “If we want fewer people to end up in hospital or lose their lives because of alcohol, we have to be concerned about the high number of alcohol outlets in our neighbourhoods. Licensing boards have a key role it play in regulating the overall number of licenced premises and their decisions should be informed by studies such as this.” (BBC News Scotland 7/10/2014).

On the basis of these objections I request that, if and when, the Licensing Authority consider this application the Licence is refused.

Yours sincerely

F J Wright

Felicity Wright (known as Lissie Wright)

Mardon, Sarah (Licensing)

From: [REDACTED]
Sent: 20 October 2014 12:09
To: Mardon, Sarah (Licensing)
Subject: Re: Licence application for the Octagon, Cattle Market, St Ives

Dear Sarah

Thank you for this response. No these conditions do not meet my objections. They do not address the suitability of the site or the issues about planning permission and sufficiency of information. They do not address cumulative impact. The premises will still be operating late at night – local residents need to put their children and grandchildren to bed long before midnight. Local residents may want to go to bed themselves much earlier than midnight, especially given that many of them have to get up early to commute to work or college. The conditions mostly impact on behaviour within the premises or immediately outside not on the behaviour of people dispersing from the premises. The do not address noise caused by people arriving or leaving. For the conditions to be effective there would need to be effective enforcement – this can be very difficult and with cuts to local authority services and the police is unlikely. I assume that similar conditions apply to existing licensed properties but here is a regular list of anti-social behaviour associated with them in the monthly police reports, and those relate to the incidents that are reported and police attend. Enforcement will be dependent on local residents reporting difficulties. This is in itself disruptive and burdensome– as I have found from trying to report antisocial driving. What happens is people give up and have to put up with it or they move away and the area suffers.

I wish to maintain my objections.

Lissie Wright

From: Mardon, Sarah (Licensing)
Sent: Monday, October 20, 2014 11:30 AM
To: [REDACTED]
Subject: RE: Licence application for the Octagon, Cattle Market, St Ives

Ms Wright

Many Thanks for your email and attached letter, I confirm your comments are relevant under the terms of the Licensing Act 2003.

The application is subject to ongoing mediation between the Police and Environmental Health, during the consultation period.

This mediation has resulted in some changes to the application as originally advertised. Detailed below are the additional conditions and changes to timings that have been made to the application.

Conditions agreed with Police

1. All staff shall be trained in the requirements of the Challenge 25 policies.
2. Any person managing or supervising staff in the sale of alcohol or other licensable activity in the absence of the DPS shall be the holder of a personal licence.

3. A written incident book shall be maintained to record any activity of a violent, criminal or antisocial nature. The record will contain the time and date, the nature of the incident, the people involved, the action taken and details of the person responsible for the management of the premises at the time of the incident.
4. The incident book shall be available for inspection at all reasonable times by an authorised officer of relevant responsible authority. The records will be retained for at least 12 months.
5. All door staff shall be trained in the requirements of the Challenge 25 policies, and the correct procedures to be followed when refusing entry. (Refusals log)
6. A minimum of two SIA Registered door supervisors will be employed on Friday and Saturday evenings from 10:00 hours till the premises are closed.
7. The Premises Licence Holder and/or Designated Premises Supervisor shall ensure staff and door supervisors do not allow any drinking vessel, glass or bottle to be taken from the premises.
8. CCTV equipment shall be installed and maintained in good working order and continually record when licensable activity takes place. The system shall cover all areas of the premises to which the public have access including any outside areas. The Images shall be retained for a minimum of 31 days and be made available to the Police or any authorised officer. At all times the premises are open for business a member of staff shall be present who is capable of operating the CCTV system and downloading images at the request of police or other authorised officer.
9. If the CCTV equipment breaks down the Premises Licence Holder shall ensure the Designated Premises Supervisor, or in his/her absence other responsible person, informs the Licensing Authority and the Police as soon as is reasonably practicable and within 24 hours. This information shall be contemporaneously recorded in the incident report register and shall include the time, date and means this was done and to whom the information was reported. Equipment failures shall be repaired or replaced as soon as is reasonably practicable and without undue delay. The Licensing Authority and the Police shall be informed when faults are rectified.
10. The Premises Licence Holder and/or Designated Premises Supervisor shall ensure that any outside area included in the licence will be controlled in a safe and effective manner to the same standard operated within the premises building and will pay special attention to the impact that the use of the outside area has on the surrounding community.
11. Tables outside the premise shall be cleared 22:00 hours.

Opening Hours:

Monday, Tuesday & Wednesday : 08:00 to 00:00 Thursday, Friday & Saturday: 08:00 to 01:00 Sunday : 10:00 to 01:00

Sale of Alcohol from:

Sunday to Wednesday: 10:00 to 00:00

Thursday, Friday & Saturday: 10:00 to 01:00

Conditions Agreed EH

All windows and doors to be kept closed during any performance of live or recorded music inside the premises.

The music noise level, measured as a 15 minute L(A)eq, 1 metre from the façade of noise sensitive properties, or within noise sensitive rooms with doors and windows open in a typical manner for ventilation, shall not exceed the representative background level L(A)90 (without entertainment noise). And, The L10 of the entertainment noise measured over 15 minute period 1 metre from the façade of noise sensitive properties, or within noise sensitive rooms with windows open in a typical manner for ventilation, shall not exceed the representative background noise level L90 (without entertainment noise), in any third octave band between 40 Hz and 160Hz.

For events continuing after 23:00, the music noise should not be audible within noise sensitive premises with windows open in a typical manner for ventilation.

If these changes do not sufficiently address your concerns, your representation to be heard by the Licensing Sub-Committee.

If the changes are satisfactory, please confirm by formally withdrawing your representation.

Please confirm how you wish to proceed.

Sarah Mardon
Licensing Officer
Huntingdonshire District Council
Pathfinder House
St. Mary's Street
Huntingdon
PE29 3TN
Tel: 01480 387075

From: Jones, Nadine (Licensing) **On Behalf Of** Licensing
Sent: 20 October 2014 08:54
To: Mardon, Sarah (Licensing)
Subject: FW: Licence application for the Octagon, Cattle Market, St Ives

From: [REDACTED]
Sent: 19 October 2014 13:04
To: Licensing
Subject: Licence application for the Octagon, Cattle Market, St Ives

Please find attached my objection to the above application. Please acknowledge receipt of this objection.

Yours Lissie Wright

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Mardon, Sarah (Licensing)

From:
Sent: 22 October 2014 13:22
To: Licensing
Cc: john.Davis@hungdonshire.gov.uk; Dickinson, Angie (Cllr);
jason.abelwhite@hungdonshire.gov.uk; clerk@stivestowncouncil.gov.uk
Subject: Licence application objection, Octagon St Ives
Categories: Yellow Sarah

18 Parkside
St Ives
PE27 5QJ

I would like to submit an objection to the licence application for turning the Octagon building in St Ives into a bar/cafe.

My objection is primarily related to the potential increase in drunkenness and increase in crime. I live on Warner's Park and we regularly have had physical damage done to our property during the early hours of the morning after the Music Box has closed. One such event we lost a complete window frame after a concrete slab was thrown at the window.

The addition of another drinking places, which could easily evolve into a night club venue, if not already planned as such, would probably result in a further trail of possible drunks migrating across the park after closing time.

Please keep me informed of all future developments of this application.

Roberto Zanconato

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Mardon, Sarah (Licensing)

From: Jones, Nadine (Licensing) on behalf of Licensing
Sent: 22 October 2014 12:58
To: Mardon, Sarah (Licensing)
Subject: FW: Licence Octagon St Ives

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

From:
Sent: 22 October 2014 12:30
To: Licensing
Subject: Licence Octagon St Ives

Sir/Madam

I wish to object to the granting of a licence for the above venue.

I feel that there would be noise and light pollution in the centre to the detriment of residents.

People would be outside smoking drinking etc which may lead to disorderly behaviour in town.

This is an unsuitable future use of a heritage building which should serve the community Marilyn Zanconato
18 Parkside St Ives Pe275qj

Sent from Marilyn's iPad

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Appendix C

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St Ives Town Council



TWINNED WITH STADTALLENDORF



TOWN CLERK: Alison Melnychuk BA (Hons) FILCM
Town Hall, Market Hill, The Old Riverport, St Ives, Cambridgeshire PE27 5AL
Telephone: 01480 388929



email: clerk@stivestowncouncil.gov.uk

23 October 2014

Rep received too late.

Christine Alison
Licensing Manager
Huntingdonshire District Council

By email

Dear Christine

LICENCE APPLICATION – THE OCTAGON, CATTLE MARKET, ST IVES.

The licence application for the Octagon was discussed at the Town Council's Planning Committee on Wednesday 22 October. The Committee raised the following points:

Lack of detailed building plans – The Committee felt that without detailed plans for the building it was not possible to agree to any licence application. The existing building is in a very poor state of repair and lacks any facilities, such as toilets, fire alarm system etc. As these would all be required for a licenced premises the Town Council considers that no decision should be made until plans have been approved. Once these have been received there should be a further opportunity to comment on the licence application taking into account the relevant information contained therein.

Other general issues raised by the Planning Committee included:

Public nuisance

- The building is isolated from other buildings but close to town centre. This will result in noise from the building reaching adjacent residential properties without attenuation. The situation is made worse as many local properties are listed making it difficult for them to provide proper sound attenuation through double glazed windows.
- A new licence would extend the area of the town's "night economy" spreading the area affected by noise and disturbance from people leaving late at night.

The Town Council notes and supports the concerns of local residents in this matter.

Crime and disorder

- The car park is currently a designated public place with restriction on alcohol consumption. A new licenced premises would be counter to this policy.

Public Safety

- The building is located in the middle of a busy car park adjacent to a blind bend in the car park layout. There will be a conflict between car park and licenced premises users that would affect the safety of both groups.

Public Health - / cumulative impact

- HDC's licencing policy recognises the possible cumulative impact of many licenced premises close together. St Ives already has an extensive "night economy" and an additional location would increase the risk of anti-social behaviour.
- An additional premises serving alcohol would run counter to the new NHS 5 year plan to reduce alcohol consumption and improve people's lifestyle choices.

It would be appreciated if you could confirm that the Town Councils comments will be considered and also keep it informed of any updated related to this licensing application.

Assuring you of my best intentions,

Yours faithfully



Alison Melnychuk
Town Clerk