



RECORD OF DECISION

LICENSING SUB-COMMITTEE

DATE OF HEARING: MONDAY, 3 NOVEMBER 2025

MEMBERS: Councillors B Banks, M L Beuttell, N Wells
(Chair)
(indicate Chair in brackets)

APPLICATION CONSIDERED: REVIEW OF THE PREMISES LICENCE FOR THE LANCASTER LOUNGE, 152 MAIN STREET, YAXLEY PE7 3LB

We heard representations from the following persons:

- The Applicant – Mr William Dell'Orefice, Licensing Officer, on behalf of the Licensing Authority (as a Responsible Authority)

In support of the review application:

- Police Constable Paul Hawkins – Police Licensing Officer, Cambridgeshire Police
- Kate Penn – Environmental Health Manager, Huntingdonshire District Council Environmental Health
- Mr Alan Aylett – Other Person (resident)

Responding to the review application:

- Premises Licence Holder – Mr David Dadds, Barrister, representing the Premises Licence Holder

In support of the Premises Licence Holder:

- Mr Dale Freeman – Other Person (Resident)
- Ms Karen Clark – Other Person (Resident)

The Sub-Committee also took into consideration all the written relevant representations both in support of the review application, and in support of the premises, received by the Licensing Authority during the statutory consultation period and produced in the agenda papers for the review hearing.

We found the following facts:

- The Premises, Lancaster Lounge, benefits from a Premises Licence granted by the Licensing Authority.
- That Premises Licence was granted in March 2025 with the Premises opening to the public in April 2025.
- In June 2025, an application was made, and granted, to add Off-Sales to the Premises Licence as a Licensable Activity in relation to the Sale of Alcohol.
- In July 2025, the Director of the Premises Licence Holder, Domenico Ricciardi, became the Designated Premises Supervisor for the Premises.
- That throughout the operation of the Premises, there have been complaints to the Council's Licensing and Environmental Health teams about the operation of the Premises.

In the main, these complaints have either been made after the fact or have not been able to be substantiated (at the time) by officer attendance.

- Some complaints, for example, selling alcohol after permitted hours and opening after permitted hours have been able to be substantiated via review of CCTV footage and till receipts. These constitute breaches of the Premises Licence.
- In June 2025, the Premises was issued with a Section 19 Closure Notice. The Premises Licence Holder applied for a Minor Variation to rectify the issues identified in the notice and it was not therefore necessary to apply to the Magistrates' Court for a Closure Order. No such application was made.
- There have been four visits to the Premises to conduct inspections of the Premises/meet with the Premises Licence Holder in relation to complaints received. Advice was given both verbally and in writing.
- The most recent visit to the Premises, prior to the submission of the Review Application, disclosed several matters of poor record keeping. There was no risk assessment in respect of SIA Door Supervisors, there was no proof of staff completing training, and CCTV disclosed an area of the Premises being used when it should have been closed. All these matters are conditions of the Premises Licence. All were being breached by the Premises Licence Holder and DPS.

- Having been served with the Review Application, the Premises Licence Holder had availed itself of legal advice and assistance in respect of how to address the concerns of the Responsible Authorities. This included signing up to the Police Licensing SAVI (Safety and Vulnerability Initiative), ensuring that training had been provided and recorded and signing up to Licensing Connect, an online system of training and record keeping.
- That views regarding the operation of the Premises were mixed. There was clearly support for the Premises from customers who had visited, but there were also those who believed that the operation of the Premises undermines the Licensing Objectives and negatively impacts them, for example Mr Aylett.

In making our decision we considered the following:

- ❖ Statutory provisions referred to in the report
- ❖ Statutory Guidance referred to in the report
- ❖ Huntingdonshire District Council's Statement of Licensing Policy
- ❖ Licensing Officer's Report
- ❖ Advice from the District Council's Legal Representative
- ❖ Submission from the Applicant
- ❖ Representations from those listed above
- ❖ Written representations from those not present at the hearing
- ❖ Suggested amendments from the Applicant
- ❖ Responses to questions asked by Members and those attending the hearing.

We did not consider the following matters to be relevant:

- That there had been no visits to the Premises late on Friday and Saturday evenings.
- That Responsible Authority Officers had not sent warning letters, conducted PACE interviews, or instituted criminal proceedings against the Premises Licence Holder or DPS for breaches of condition or other offences.
- That there had been no Abatement Notice served by Environmental Health under the Environmental Protection Act 1991
- The efficacy and reliability of the drug detection wipes used at the Premises.

Our decision is as follows:

- **To modify the Premises Licence as set out below and in accordance with the Committees powers under Section 52 of the Licensing Act 2003.**

Modifications to the Premises Licence:

- To reduce the hours for the Sale of Alcohol from 23:00 each day to 22:40 each day.
- To impose the following conditions:
 - *The Premises Licence Holder shall ensure that all customers have left the Premises by 23:00 each day. Customers are not permitted to remain on or be at the Premises between the hours of 23:00 and 12:00 the following day.*
 - *No noise generated on the premises, or by its associated plant or equipment, shall emanate from the premises nor vibration be transmitted through the structure of the premises, which gives rise to a nuisance.*
 - *Loudspeakers shall not be in the entrance and exit of the premises or outside the premises building.*
 - *All seating in the Outside Seating Area as shown on the Licensing Plan shall be rendered unusable by 22:40 hours each day and shall remain unusable until 12:00 the day following.*
 - *From 22:40 hours until 12:00 the day following, customers and staff shall not be permitted to use the area marked Outside Seating Area as shown on the Licensing Plan. This includes customers and staff permitted to leave the premises e.g. to smoke, vape, make a telephone call etc.*
 - *The Premises Licence Holder shall ensure that any customers using the Outside Seating Area as shown on the Licensing Plan are monitored by staff to ensure that they do not cause a nuisance.*
 - *The Premises Licence Holder shall devise, implement, and maintain a policy for managing the use of the Outside Seating Area. This policy shall address how the Premises Licence Holder will ensure that the area is used in a way that does not negatively impact the Licensing Objectives. A copy of the policy (which may be electronic) shall be kept at the Premises and made available to Responsible Authority Officers upon request.*
 - *The Premises Licence Holder shall devise, implement, and maintain a policy for dispersal from the Premises. This policy shall address how the Premises Licence Holder will ensure that dispersal from the Premises will be conducted in a way that does not negatively impact the Licensing Objectives. A copy of the policy (which may be electronic) shall be kept at the Premises and made available to Responsible Authority Officers upon request.*

- To modify the following conditions of the Premises Licence:

Annex 2 condition 2

All customers will be asked to leave quietly

to

The Premises Licence Holder will ensure that staff take reasonable steps to ensure that customers leave the Premises quickly and quietly and in-line with the Premises dispersal policy

Annex 3 condition 8

A risk assessment will be done to assess the requirement to employ SIA door supervisors. This risk assessment will take into consideration information and advice provided by the local police. A copy of the risk assessment will be made available to the Police and the Licensing Authority on request.

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The need for SIA Door Supervisors ("SIA") at the premises shall be subject to a written risk assessment that must be completed by a competent person.

The risk assessment shall assess the need for SIA under all types of trading conducted at the Premises and for any specific events held at the Premises. The risk assessment (which may be electronic) shall be retained at the Premises and made available to Responsible Authority Officers upon request. Competent person means the Premises Licence Holder, the Designated Premises Supervisor, or an SIA Registered approved contractor.

Our reasons for reaching the decision are as follows:

The Committee heard an application for the review of the Premises Licence at Lancaster Lounge, 152 Main Street, Yaxley PE7 3LB.

Having listened carefully to all the evidence, both written and oral, the Committee determined that it was appropriate and proportionate to modify the conditions of the Premises Licence as set out above.

The Committee did not feel that this was a case, despite the assertions of the Premises Licence Holder, where they could simply take no action whatsoever. The Committee were mindful that the review application was brought in good faith by the Licensing Authority (as a Responsible Authority) having sought to work with the Premises Licence Holder before bringing the application.

The Committee were satisfied that the Licensing Objectives had been undermined by the Premises Licence Holder's operation of the Premises, but not to the extent that measures beyond modification to the Premises Licence were appropriate and proportionate.

It was for this reason, as well as the fact that revocation and/or suspension were not and never sought by the Responsible Authorities, that the Committee determined that it would not be appropriate or proportionate to:

- (a) Revoke the Premises Licence;
- (b) Suspend the Premises Licence; or
- (c) Exclude a Licensable Activity or Activities from the Premises Licence.

The Committee understood that they were asked to consider removal of the Designated Premises Supervisor ("DPS"), Mr Domenico Ricciardi as part of the package of measures proposed by the Applicant and supported by the Responsible Authorities.

The Committee noted that despite being the Premises Licence Holder since the Premises Licence was granted, Mr Ricciardi had only recently "stepped into" the role of DPS. This, the Committee felt, is a different and more hands-on role to that of the Premises Licence Holder. The Committee noted that Mr Ricciardi had committed himself and his staff to further training, in addition to the conditions of the Premises Licence, via Licensing SAVI, a Police accreditation scheme. The Committee felt that this was just enough, on balance, to avoid the need to remove Mr Ricciardi as the DPS. The Committee hope that these proceedings are a significant wake up call for Mr Ricciardi and that the mistakes made, and the breaches of the Premises Licence identified, will not be repeated moving forwards.

Having discounted revocation, suspension, exclusion of licensable activities, and removal of the DPS, the Committee turned to what needed to be done to ensure that these Premises promote the Licensing Objectives moving forwards.

The Committee were concerned that, on the evidence presented, sales of alcohol appeared to have been made after the 11pm cut-off time stipulated in the Premises Licence. The Committee felt that to avoid such issues recurring, and to assist in a calmer and more orderly dispersal of customers, that they would reduce the hours for the Sale of Alcohol by 20 minutes to 22:40 each day, allowing for a 20 minute wind-down period during which people could finish their drinks before departing the Premises at its closure at 11pm. The Committee also determined to impose a condition requiring the Premises Licence Holder to design and operate a dispersal policy for the Premises. This, they felt, was sensible to help avoid negative impacts on the Licensing Objectives from customer dispersal.

The Committee also wanted to remove any ambiguity around customers staying on at the Premises after the closing times given on the Premises Licence and therefore imposed a condition requiring that the Premises be clear of customers from 11pm until opening the next day. The Committee felt that the imposition of this condition was appropriate and proportionate to promote the licensing objectives and to ensure that customers do not stay on at the Premises beyond its operating hours as had been the case previously.

The Committee heard a great deal of evidence regarding disturbance from the Premises. The Committee decided to impose two conditions to deal with this. First, speakers are not to be positioned in the entrances, exits, or outside the Premises building. Second, the operation of the Premises shall be such that it does not give rise to a nuisance. The Committee considered that these two conditions were important and appropriate and proportionate to protect residents from noise emanating from the Premises. The Committee stopped short of imposing a noise limiting device but feel that this may be a sensible step for the Premises Licence Holder to investigate and implement in any event.

The Committee were concerned about how the Outside Seating Area, as disclosed on the plans, was being used by the Premises Licence Holder and how the use of that area appeared, in the Committee's view, to be negatively impacting residents. This indicated to the Committee that public nuisance was occurring. The Committee were not presented with good reasons as to why the Outside Seating Area should close at 9pm and this time seemed to have been chosen without justification. Instead, the Committee felt that the Outside Seating Area should close at 22:40 in conjunction with the last sale of alcohol, but that "closed" really should mean closed and that the area must not be used, by anyone (including staff), after this time.

The Committee also determined to impose two conditions. First, that the Premises Licence Holder design and utilise a policy regarding the use of the Outside Seating Area and second, that the Premises Licence Holder make sure that staff ensure customers using the Outside Seating Area do so in a way that is consistent with the policy and promoting the Licensing Objectives. The Committee felt that these conditions were an appropriate and proportionate balance between the need of the business to use the Outside Seating Area and the need of the residents not to be disturbed.

Lastly, the Committee heard and understood the concerns from the Premises Licence Holder regarding imposing a fixed number of SIA door supervisors at the Premises on Friday and Saturday evenings. The Committee understand that this would represent a significant cost and a cost that may or may not be necessary depending on the nature of

trade, the time of year, etc. Instead, the Committee looked at the condition on the Premises Licence regarding the need to have a risk assessment in respect of SIA and felt that it was not as clear as it could be regarding what the Premises Licence Holder needed to do, and when. The Committee resolved to amend that condition to the new wording shown above. The Committee believe that there may be times when it is sensible for the Premises Licence Holder to engage SIA, but that whether to do so should, in the first instance, be left to the Premises Licence Holder. The Committee felt the changes to the condition would help the Premises Licence Holder understand its obligations better and come to the right conclusions about whether to engage SIA.

These are the reasons for the Committee's decision given above.

Date: 3 November 2025

PLEASE NOTE

You have a right of appeal to the Magistrates Court against the decision above. You MUST lodge any appeal with the Magistrates Court within 21 days from the date of this decision.

The address of the Magistrates Court is:-
Peterborough, Huntingdon and Fenland Magistrates Court
Bridge Street
Peterborough
PE1 1ED