



NOTICE IS HEREBY GIVEN that a hearing of the **LICENSING SUB-COMMITTEE** will be held in the **CIVIC SUITE (LANCASTER/STIRLING ROOMS), PATHFINDER HOUSE, ST MARY'S STREET, HUNTINGDON, PE29 3TN** on **MONDAY, 3 NOVEMBER 2025 at 2:00 PM** and you are requested to attend for the transaction of the following business:-

AGENDA

APOLOGIES

1. ELECTION OF CHAIR

Item Led By: Democratic Services.

2. MEMBERS INTERESTS

To receive from Members declarations as to disclosable pecuniary, other registerable and non-registerable interests in relation to any Agenda item. Please see Notes below.

Item Led By: Chair.

3. INTRODUCTION

Item Led By: Chair.

4. LICENSING SUB COMMITTEE PROCEDURE (Pages 5 - 8)

Item Led By: Chair.

5. LANCASTER LOUNGE, 152 MAIN STREET, YAXLEY PE7 3LB (Pages 9 - 106)

To consider an application to review a premises licence made under the Licensing Act 2003 by the following:

Applicant: William Dell'Orefice, Licensing Officer, Huntingdonshire District Council acting in his capacity as the Responsible Authority.

Premises: Lancaster Lounge, 152 Main Street, Yaxley PE7 3LB

Item Led By: Licensing - (01480) 387075

6. EXCLUSION OF PRESS AND PUBLIC

To resolve:-

to exclude the press and public from the hearing during the determination of the application.

Item Led By: Chair.

7. DETERMINATION

To determine the application referred to in Agenda Item 5.

Item Led By: Chair.

21 day of October 2025

Michelle Sacks

Chief Executive and Head of Paid Service

Disclosable Pecuniary Interests and other Registerable and Non Registerable Interests

Further information on [Disclosable Pecuniary Interests and other Registerable and Non-Registerable Interests is available in the Council's Constitution](#)

Filming and Recording of Council Meetings

This meeting will be recorded by the Council for live broadcast online at <https://www.youtube.com/user/HuntingdonshireDC>

If you participate in the meeting, you consent to being filmed and to the possible use of those images and sound recordings for broadcasting and/or training purposes.

If you have any questions on the issue of filming / recording of meeting, please contact Democratic Services.

The District Council permits filming, recording and the taking of photographs at its meetings that are open to the public. Arrangements for these activities should operate in accordance with [guidelines](#) agreed by the Council.

Please contact Democratic Services, Tel: 01480 388169 / email: Democratic.Services@huntingdonshire.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](#).

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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HUNTINGDONSHIRE DISTRICT COUNCIL

LICENSING SUB-COMMITTEE PROCEDURE

1. MEMBERSHIP

- 1.1 The Licensing Sub-Committee shall consist of three Members appointed by the Licensing Committee. A reserve member may also be in attendance in the event that any of the three Members is absent on the date of the hearing or discovers they have a conflict of interest.
- 1.2 At the start of each Sub-Committee hearing a Chair shall be elected from amongst its members.
- 1.2 The quorum for hearings of a Sub-committee shall be three members.
- 1.3 Members should be present throughout the entire hearing. If a member is required to leave temporarily, the Chair shall adjourn the hearing whilst that member is unavailable. If a member is not present for the whole of an item of business, they will not be able to debate or vote on that item.
- 1.4 A member will not take part in a hearing 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 are, or the person is resident in the ward which that member represents on Huntingdonshire District Council.

2. THE HEARING

- 2.1 Prior to the hearing, the Sub-Committee have received copies of all representations and relevant correspondence.
- 2.2 Hearings are normally held in public and are live streamed on the Council's YouTube Channel. However, the public may be excluded 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 determine the outcome of an application at the conclusion of the hearing in private.
- 2.3 The Sub-Committee will determine the application in accordance with the [Council's Statement of Licensing Policy](#), the [Licensing Act 2003](#) and Guidance and Regulations under the Act taking into account the overriding need to promote the four licensing objectives, including [guidance](#) under Section 182 of the Licensing Act.
- 2.4 The Chair may require any person who in his opinion is behaving in a disruptive manner to leave the hearing and may refuse to permit that person(s) to return or may permit them to return with specified conditions. Such a person may, before the end of the hearing, submit

to the authority in writing information which they would have been entitled to give orally had they not been required to leave.

- 2.5 Where appropriate, the Chair 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 will disregard any information which is not relevant to the application, representations or to the licensing objectives. If, the Chair 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 Chair, a party is being repetitious, vexatious or slanderous in his remarks, the Chair may first warn the party and may then advise the party that he will no longer be heard. The ruling of the Chair shall be final.
- 2.6 All questions and statements shall be directed through the Chair.

3. HEARING PROCEDURE

3.1 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.

1. Introductions

The Chair will, at the beginning of the hearing 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 Chair 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.

2. Allocation of Time

The Sub-Committee will generally not expect any of the parties to take more than 20 Minutes to address it, to give further information or to call witnesses. In the case of interested parties, this time allocation is shared between the number of those in attendance. However, the Chair will exercise discretion dependent upon the circumstances of a particular case. Under the regulations an equal maximum time period must be allowed to all parties.

3. The Licensing Authority:

The Licensing Officer will present the application and representations received by the Council. No recommendation will be made.

The Chair will invite Members of the Sub-Committee, the Applicant, Responsible Authorities and all other parties if they have any questions to clarify the content of the Licensing Officers report.

4. The Applicant:

The Applicant or their representative will be invited to present their case in support of their application.

If applicable, the applicant can call any witness(es) to give evidence in support of their case.

Once the applicant has presented his / her case, the Chair will invite questions from the Sub-Committee and all other parties present.

5. Responsible Authorities:

The Chair will invite any Responsible Authorities in attendance to make representations in support of their representation.

If applicable, the Responsible Authority's can call any witnesses to speak in support of their case.

Questions to Responsible Authority Officers will then be invited from all parties present.

6. The Other Persons (people who have made a valid representation).

The Chair will then invite and interested persons to put forward their case, based on the representation submitted.

Where there are a number of interested parties and the nature of their representations are similar, such parties may decide to appoint a spokesperson to represent the group.

Questions will then be invited from all parties present.

7. Review of Written Representations

The Sub Committee will review the relevant written representations which have been received. All parties present will be given an opportunity to comment.

The Sub-Committee will consider any requests for permission to present new evidence or information not previously disclosed to all, the parties prior to the hearing. The general rule is that such information or evidence must not be considered unless all parties at the hearing agree to it being considered on the day of the hearing. A request may be made for a short adjournment to allow time for everyone to receive copies of the extra information and to read it.

8. Summing Up

After all parties have addressed the Sub-Committee, the Applicant or his representative will be invited by the Chair to sum up their application for a time not exceeding five minutes but without introducing any new evidence to the proceedings.

9. Making and Reporting the Decision

The Sub-Committee will then retire to another room to make their decision. The Council's Legal Officer will accompany members to advise where necessary.

All parties will be sent a decision notice in writing within five working days of the date of the hearing outlining the decision and the reasons to support it. Details of appeal rights will also be sent with the decision notice.

10. Record of the Hearing

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.

4.0 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.

In the case of such hearings, the procedure at 3.1 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.

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.

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.

G:\Licensing\Licensing Committee/Procedures/ Licensing Act – Licensing Sub Committee Procedure 2024

LICENSING SUB-COMMITTEE

3rd November 2025

LICENSING ACT 2003

APPLICATION TO REVIEW PREMISES LICENCE

LANCASTER LOUNGE, 152 MAIN STREET, YAXLEY, PE7 3LB

1. INTRODUCTION

- 1.1 Huntingdonshire District Council as the Licensing Authority has received an application to review a premises Licence, from HDC Licensing Officer William Dell'Orefice in his capacity as a Responsible Authority under the Licensing Act 2003 ('the Act'), for Premises Licence HDC/PRE00890; Lancaster Lounge, 152 Main Street, Yaxley, PE7 3LB
- 1.2 The Application was received on 10 September 2025. As required under the Licensing Act 2003, a notice of the application was advertised on the Council's website, and blue notices were displayed at or near the premises from 11 September 2025. The 28 days consultation period ended on 08 October 2025.
- 1.3 A copy of the application for review, along with supporting documentation is attached as **Appendix A1 and A2**.
- 1.4 The current premises licence holder is Lancaster Lounge Ltd, the sole director of which is Dominico Ricciardi who is also the current Designated Premises Supervisor. A copy of the Premises Licence is at **Appendix B**.

2. BACKGROUND and TIMELINE

- 2.1. The Premises at 152 Main Street, Yaxley, for many years was the RAFA Lancaster Club, this benefited from Club Premises Certificate HDC/CPC00011. They ceased operating in November of 2020, and the Club Premises Certificate was surrendered.
- 2.2. The premises remained empty and unused until Jan 2022, when the first planning applications were submitted to refurbish and re-open the premises.
- 2.3. In January of 2024 the application to Grant a new Premises Licence was received and processed, and in March the licence was granted following a hearing of the licensing sub-committee.
- 2.4. On the 6 April 2024, The Lancaster Lounge opened to the public.
- 2.5. Since the Premises Licence was granted there have been several minor changes namely

June 2025 Minor Variation – to include Off sales of alcohol as an activity and to update the internal plan.

3. REPRESENTATIONS

3.1 During the period for representations comments have been received in support of the Review application and in support of the premises.

3.2 Representations in support of the REVIEW APPLICATION as follows:

- 3 from Responsible Authorities – **Appendix C**
- 3 from other persons – **Appendix D**

3.3 During the period for representations 54 valid representation were received in support of the PREMISES. **Appendix E**

3.4 In addition, a petition was submitted in support of the premises. From the premises, containing 95 signatures. This petition is attached at **Appendix F**.

3.5 Not all matters raised within the representation may be relevant matters for consideration under the Licensing Act 2003.

3.6 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.

4. GENERAL DUTY/ POLICY CONSIDERATIONS

4.1 The licensing authority must carry out its functions under the Act with a view to promoting the licensing objectives, each objective has equal importance, the objectives 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.

4.2 The sub-committee 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.
- c. The Human Rights Act 1988

4.3 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.

5. DETERMINATION

5.1. In making a decision, this application must be determined on its individual merits having regard to the representations and supporting documents included as part

of the report along with additional information considered relevant at the hearing. As part of the decision process the sub-committee is required to give its reasons for any decision arrived at.

5.2. Where the licensing authority considers that action under its statutory powers is appropriate, it may take any of the following steps:

- a. modify the conditions of the premises licence (which includes adding new conditions or any alteration or omission of an existing condition), for example, by reducing the hours of opening or by requiring door supervisors at particular times;
- b. exclude a licensable activity from the scope of the licence, for example, to exclude the performance of live music or playing of recorded music (where it is not within the incidental live and recorded music exemption);
- c. determine to re-regulate music activities currently exempt from regulation by the Live Music Act 2012. In conjunction with a and/or be above.
- d. remove the designated premises supervisor, for example, because it is considered that the problems are the result of poor management;
- e. suspend the licence for a period not exceeding three months;
- f. revoke the licence.
- g. take no action

5.3. Any decision made by the sub-committee must be reasonable and proportionate and promote the Licensing objectives.

BACKGROUND INFORMATION

Licensing Act 2003.

Guidance issued under section 182 of the Licensing Act 2003.

The Council's Statement of Licensing Policy.

Licensing Officer: Sarah Mardon

10.10.2025

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Application for the review of a premises licence or club premises certificate under the Licensing Act 2003

Please read the following instructions first:

Before completing this form please read the guidance notes at the end of the form.

If you are completing this form by hand please write legibly in block capitals. In all cases ensure that your answers are inside the boxes and written in black ink. Use additional sheets if necessary.

You may wish to keep a copy of the completed form for your records.

Name of applicant: Mr William Dell'Orefice – HDC Licensing Officer – Responsible Authority

Apply for the review of a premises licence under section 51 of the Licensing Act 2003 for the premises described below.

Premises or club premises details

Postal address of premises or, if none, ordnance survey map reference or description: The Lancaster Lounge 152 Main Street
Post town: Yaxley
Postcode (if known): PE7 3LB
Number of premises licence or club premises certificate (if known): HDC/PRE00890

Applicant details (tick which applies)

- a) A responsible authority (please complete (C) below) ☒

(C) Details of responsible authority applicant

Details of responsible authority applicant
Name: William Dell'Orefice – HDC Licensing Officer – Responsible Authority
Address: Pathfinder House, St Mary's Street, Huntingdon PE29 3TN
Telephone number: 01480 387075
Email address: licensing@huntingdonshire.gov.uk

This application to review relates to the following licensing objective(s) - please tick one or more boxes

1. The prevention of crime and disorder ☒
2. Public safety ☒
3. The prevention of public nuisance ☒
4. The protection of children from harm ☒

Please state the ground(s) for review (please read guidance note 2):

The premises has attracted multiple complaints in the 18 months since grant of licence and has been found to be in breach of licensing conditions during inspections, the most recent being 08/09/2025. The premises has previously been served a Section 19 Closure Notice for unlicensed activity and on the 08/09/2025 inspection evidence was also found showing further unlicensed activity.

Please provide as much information as possible to support the application (please read guidance note 3):

Following a hearing to determine the application after public objections were received, The Lancaster Lounge Ltd was granted a new premises licence by the Licensing Sub-Committee on 13/03/2024. Mr Domenico Ricciardi is the sole director of the limited company. The granted licence was subject to additional conditions, including those agreed with the Police Licensing Officer.

On 11/06/2025 a Section 19 Closure Notice was issued to the premises for continuing to sell alcohol for consumption off the premises despite being informed in April 2025 that the premises was not licensed to do so. The Section 19 Closure Notice ceased to have effect once the Minor Variation application was granted

On 02/07/2025 a Minor Variation application was granted to allow 'off-sales' on the licence following a government change to allow the granting of minor variations following the ending of temporary easements brought in during the Covid-19 pandemic.

On 06/08/2025 a Vary Designated Premises Supervisor (DPS) application was granted naming Mr Domenico Ricciardi as the DPS.

Throughout this period, formal licensing inspections/visits have been conducted alongside partners (Police & Environmental Health) on 4 occasions. On each occasion, advice has been given to the Premise Licence Holder to assist in promoting the licensing objectives. Further informal advice and information has been provided to the premises via email and telephone calls. Despite these interventions, complaints and incidents have still occurred.

Since the licence was issued in March 2024, the licensing team have been made aware of 25 complaints detailing music noise, human noise, ASB, public urinating, fighting, broken glasses, general public nuisance, lighting of fireworks, and other general discontent. Most of these complaints have not been substantiated due to a lack of supporting evidence. However, it is of concern that a single premises has attracted such a high volume of complaints in 18 months of operation.

Most recently, the licensing team have received 4 complaints in relation to the August Bank Holiday weekend, particularly an Ibiza Sessions event organised by the premises on 24/08/2025. The complaints detail the setting off of fireworks in the garden, which caused the complainant's great distress. The complainants also detail alleged drug use, over capacity in the venue, music disturbance, fighting and general anti-social behaviour.

A licensing inspection was conducted alongside the PC Hawkins from Cambridgeshire Constabulary on 08/09/2025 to discuss these complaints. During the inspection it was discovered that the premises were in breach of the following conditions:

1. 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 this risk assessment will be made available to the Police and Licensing Authority on request.

- a. No written risk assessment has been conducted for the premises in general and no regard was given to the potential need for SIA door supervisors for the specific Ibiza Sessions event which attracted between 150-200 people.
2. All staff must complete welfare and vulnerability training. This is to include 'Ask for Angela' Scheme (as long as it is still in operation). The training is to be carried out at least once every 12 months and written records of the training must be kept for inspection by Cambridgeshire Police or an authorised officer of a responsible authority
 - a. No proof of staff completing this training was provided.
3. All staff will undertake responsible alcohol sales training prior to engaging in the sale of alcohol. Refresher training will be carried out at least once every 6 months. Fully auditable training records should be maintained for all staff in respect of the sale of alcohol. These will be made available for inspection upon request to the Police and all other Responsible Authorities.
 - a. Not all staff have been trained
 - b. The training provided is very basic and requires further input and information
 - c. No evidence of being completed every 6 months
4. The Licence Holder shall ensure that all staff will undertake training in their responsibilities in relation to the sale of alcohol, particularly with regard to drunkenness and underage persons.
 - a. No specific training given, only on Challenge 25 principles
5. Records will be kept of training and refresher training.
 - a. Staff training records incomplete
6. A register of refused sales shall be kept and maintained on the premises
 - a. Register is not used regularly
7. The external customer area will not be used after 23:00 on any day
 - a. CCTV footage shows a large number of customers still in the external area as late as 2345hrs, with the DPS present and making no attempts to have customers leave the area.

In addition to the breach of conditions above, the premises have also continued to serve alcohol after the permitted time of 2300hrs. CCTV footage shows pints being poured and served by staff at 2307hrs. A card reader can be seen in the footage. The DPS is nearby when this is occurring.

It is apparent through the sheer volume of complaints, the ongoing lack of compliance with the conditions and the two incidents of unlicensed activity that the premises is not actively ensuring the promotion of the licensing objectives. I believe that is necessary for a review of the premises licence to occur to consider the following:

1. Removal of Mr Domenico Ricciardi as the DPS

- a. Mr Ricciardi is unable to balance the demands of running the premises as the licence holder/business and being the DPS responsible for the sale of alcohol. He has also demonstrated a lack of knowledge or understanding of what the licence permits and its conditions.

2. Restriction on the time that customers are allowed access to the external area

- a. The current restriction is until 2300hrs, the same time as the permitted activities on the licence, which provides no real benefit. A further restricted time, i.e 2100hrs, would promote the prevention of public nuisance by reducing the number of people in the garden and the potential for noise nuisance.

3. Restricting live music from being played in the external area

4. Requiring SIA Door Supervisors on a Friday and Saturday

Have you made an application for review relating to the premises before?

Yes ☐ No ☒

If yes, please state the date of that application:

If you have made representations before relating to the premises please state what they were and when you made them:

1. I have sent copies of this form and enclosures to the responsible authorities and the premises licence holder or club holding the club premises certificate, as appropriate ☒
2. I understand that if I do not comply with the above requirements my application will be rejected ☒

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.

Privacy Notice

All personal information that you provide us is managed in accordance with our Privacy Policy. Please visit the [Privacy Notice for Community- Regulation and Enforcement](#) on our website where you can find out information about how we handle your information and your rights of access.

Signatures (please read guidance note 4)

Signature of applicant or applicant's solicitor or other duly authorised agent (please read guidance note 5). If signing on behalf of the applicant please state in what capacity.

Signature: [REDACTED]

Date: 10/09/2025

Capacity: Licensing Officer

Contact name (where not previously given) and postal address for correspondence associated with this application (please read guidance note 6):

Post town:

Postcode:

Telephone number:

If you would prefer us to correspond with you using an email address: Yes ☐

Notes for Guidance

1. A responsible authority includes the local police, fire and rescue authority and other statutory bodies which exercise specific functions in the local area.

2. The ground(s) for review must be based on one of the licensing objectives.
3. Please list any additional information or details for example dates of problems which are included in the grounds for review if available.
4. The application form must be signed.
5. An applicant's agent (for example solicitor) may sign the form on their behalf provided that they have actual authority to do so.

This is the address which we shall use to correspond with you about this application.

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HUNTINGDONSHIRE DISTRICT COUNCIL

STATEMENT REGARDING:

Application for the Review of a Premises Licence – The Lancaster Lounge

Statement of: William DELL'OREFICE

Occupation: Licensing Officer

Dated: 07/10/2025

Consisting of: 5 Pages

1. I, William DELL'OREFICE, am a licensing officer acting in the capacity of a responsible authority officer for Huntingdonshire District Council (HDC). On 10/09/2025, I applied for the review of a premises licence held by Lancaster Lounge Ltd for the Lancaster Lounge of 152 Main Street, Yaxley, Peterborough PE7 3LB. In support of my application, I would like to provide this statement detailing previous meetings, inspections and emails/calls exchanged with Mr. Domenico RICCIARDI, who is the sole director of Lancaster Lounge Ltd and the current Designated Premises Supervisor (DPS), and Mr. Simon BAKER, who was the previous DPS until 06/08/2025.
2. On 29/05/2024, I conducted an inspection of the premises with Mr RICCIARDI, Mr BAKER and PC HAWKINS, a police licensing officer, all present following the grant of the licence earlier in the year. It was discovered on this inspection that there were some minor errors with the plan. Mr RICCIARDI and Mr BAKER were also made aware that the premises must use an incident log, have a written risk assessment for SIA door staff and the training around vulnerability improved. This visit was followed by an email sent to Mr RICCIARDI and Mr BAKER on 30/05/2024. I exhibit this email as **WD1**.
3. On 25/07/2024, I had a telephone discussion with Mr RICCIARDI following a complaint we received from a resident. During the inspection, Mr RICCIARDI was made aware that the residential balcony above the garden area was not on the

Signature 
Date 07/10/2025

plans and therefore should not be used for the performance of live music, in this case a live DJ set. Mr RICCIARDI gave verbal assurances that the DJ set would be relocated to the outdoor areas included on the plan and that he would be mindful of any disturbance caused by the noise.

4. On 23/08/2024, I sent an email to Mr BAKER in response to an email he had sent me regarding altering the plans, as discussed on the May inspection. In this email, I provided clear guidance regarding the ending of temporary easements for 'off-sales' in March 2025. I exhibit this email as **WD2**.
5. On 12/09/2024, I attended a meeting at the Lancaster Lounge with an officer from Environmental Health, as there had been noise complaints raised, and the officer wanted to discuss them with Mr RICCIARDI and Mr BAKER. During this visit, I made the following notes: *Mitigation to be put in place to reduce noise - soundproof on interior fencing (brought in from exterior), roof on outdoor area, doors to outdoor area being added. Will continue to monitor and work on reducing human noise. Premises will be in contact in December to discuss variations to the ~~licence~~ if necessary.*
6. On 07/04/2025, I sent an email to Mr RICCIARDI in response to a pavement ~~licence~~ application that he had submitted, which if granted would have given him permission to place tables and chairs at the front of the premises to be used for consuming food or drink. In this email, I sent further information to Mr RICCIARDI making him aware that the temporary easements for 'off-sales' had ended and that no alcoholic drinks could be sold for consumption off the premises. I exhibit this email as **WD3**.
7. On 10/04/2025, I attended the premises in person to meet with Mr RICCIARDI and Mr BAKER. During this meeting, the pavement ~~licence~~ application was

discussed, and I gave them further guidance on the new minor variation process for applying for 'off-sales'. Mr RICCIARDI sent an email on 11/04/2025 thanking me for the meeting, which to me indicated that they understood the requirements for the minor variation. I exhibit this email as **WD4**.

8. On 10/06/2025, following receipt of a complaint from a resident regarding noise in the garden, I visited the Lancaster Lounge Facebook page. The page showed videos of the garden area in use with several customers drinking alcohol. This video was accessed through a Google search and did not require a log in or account to be created and was therefore considered open source.
9. On 11/06/2025, I attended the Lancaster Lounge with PC HAWKINS. I served Mr RICCIARDI a Section 19 Closure Notice which instructed Mr RICCIARDI that I was satisfied that alcohol was being sold otherwise than under an authorisation, which is contrary to section 136 of the Licensing Act 2003. The notice also informed Mr Ricciardi of the steps needed to remedy the situation. I exhibit this closure notice as **WD5**.
10. On 08/09/2025, I attended the Lancaster Lounge with PC HAWKINS to meet with Mr RICCIARDI, who was accompanied at the meeting by Mr Shaun KNOTT, of Monitoring Solutions. The meeting was to discuss x4 complaints received in relation to the 'Ibiza Sessions' held at the premises on the August Bank Holiday weekend. One element of the complaint was an allegation of a male being kicked in the head. I was viewing CCTV footage from Sunday, 24/08/2025 with Mr RICCIARDI and it was clearly visible that there were still customers in the outdoor area until at least 2345hrs in contravention of the condition requiring the outdoor area to be closed at 2300hrs. Mr RICCIARDI could be seen in the outdoor area at this time. The footage also showed customers still inside the premises and as

late as 2307hrs, it is visible on the CCTV footage that customers are being sold alcohol despite the ~~licence~~ only permitting this activity until 2300hrs. Mr RICCIARDI can be seen at the bar when the alcohol is being sold. While I was viewing the CCTV footage with Mr RICCIARDI, PC HAWKINS had gone with Mr KNOTT to conduct a drug check using drugs wipes in the toilets, as the complaint also made allegations of several males leaving the disabled toilets wiping their noses. When PC HAWKINS returned, he informed me that the wipes were positive for cocaine use and showed me the blue marks on the wipes.

11. Following the inspection, PC HAWKINS requested a copy of the CCTV footage, which was sent to me by Mr RICCIARDI on a USB memory stick. I exhibit this footage as **WD6**.
12. On 08/09/2025, Mr RICCIARDI sent in till receipts which show sales of alcohol at 2303hrs, 2305hrs and 2306hrs. It also shows a voided sale at 2304hrs. I exhibit the till receipts as **WD7**.
13. On 10/09/2025, Mr RICCIARDI sent an email to PC HAWKINS and me admitting to the breach of ~~licence~~ conditions, as well as the unlicensed activity and explaining the steps he would take to adhere to the ~~licence~~ and the promotion of the licensing objectives. I exhibit this email as **WD8**.
14. The above information serves to demonstrate the balanced and stepped approach I have taken with Mr RICCIARDI. I do not believe it is feasible to continue with this approach and that a review is necessary to promote the licensing objectives and prevent further unlicensed activity/breach of condition.
15. I believe that the facts stated in this witness statement are true. I understand that proceedings for contempt of court may be brought against anyone who makes, or causes to be made, a false statement in a document verified by a statement of

truth without an honest belief in its truth.

Signed [REDACTED]
William Dell'Orefice
Dated: 07/10/2025

Signature [REDACTED]
Date 07/10/2025

Evidence WD1 – Email to Lancaster Lounge 20.05.2024 (1 page)



Plans

From William Dell'Orefice <William.DellOrefice@huntingdonshire.gov.uk>

Date Thu 30/05/2024 09:01

To

Cc Licensing North <LicensingNorth@cambs.police.uk>

Hi Both,

Thanks for taking the time to meet with Paul and I yesterday. I have spoken with the licensing manager, Michelle, and can confirm the outdoor can be used for an outdoor bar. To permit this, please can you send an updated plan with a red line delineating the area for licensable activities. I will then send across a new licence with the condition regarding food corrected.

I aim to re-inspect (in person or via email) in a few months to ensure you have updated the following:

- Written risk assessment for SIA door staff
- Use of incident log
- Vulnerability training improved

If you have any questions in the meantime please get in touch.

Kind Regards,



William Dell'Orefice
Licensing Officer
Phone 01480 387075 / 07355 028811
Team Email – licensing@huntingdonshire.gov.uk
Upcoming Leave:

Committed to Enabling Communities. The Community Team covers these areas: Community Development, Environmental Health, Community Safety, Emergency Planning, Licensing and Pest Control? To learn more about the services that we offer, please visit www.huntingdonshire.gov.uk

Evidence WD2 - Email to Lancaster Lounge 23.08.2024 (2 pages)

 Outlook

Re: Plans

From William Dell'Orefice <William.DellOrefice@huntingdonshire.gov.uk>

Date Fri 23/08/2024 11:30

To Lancaster Lounge [REDACTED]

 1 attachment (1 MB)

The Lancaster Lounge Plan Updated.pdf;

Hi Simon,

The plan that was agreed when PC Hawkins and I conducted the inspection was to incorporate the outdoor area onto the plan as it never had the red line around it. The further outdoor seating area is not part of this plan and needs to be removed.

The temporary easement of off-sales is expected to end in March 2025, after which times off-sales would not be permitted and this is not currently a permitted activity under the premises licence. The addition of this increase area would need to be made through a variation, or you will need to vary the licence to include off-sales.

Please can you send me through the revised plan as soon as possible so I can re-issue the licence to you. For clarity, until the revised plan is received the external area should not be used for licensable activities.

Kind regards,



William Dell'Orefice
Licensing Officer / Animal Licensing Inspector
Phone 01480 387075 / 07355 028811
Team Email – licensing@huntingdonshire.gov.uk
Upcoming Leave:

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From: Lancaster Lounge <[REDACTED]>

Sent: 02 August 2024 15:36

To: William Dell'Orefice <William.DellOrefice@huntingdonshire.gov.uk>

Subject: Re: Plans

Mimecast Attachment Protection has deemed this file to be safe, but always exercise caution when opening files.

Hey William,

I hope you are well. Is this what you wanted by the way?

Simon Baker,
Marketing Consultant,
The Lancaster Lounge,
152 Main Street,
Yaxley,
Huntingdonshire.
PE7 3LB

www.lancaster-lounge.co.uk

[REDACTED]

On 30 May 2024, at 11:43, William Dell'Orefice <William.DellOrefice@huntingdonshire.gov.uk> wrote:

Hi Simon,

Not a problem.



William Dell'Orefice
Licensing Officer
Phone 01480 387075 / 07355 028811
Team Email – licensing@huntingdonshire.gov.uk
Upcoming Leave:

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From: Lancaster Lounge <[REDACTED]>
Sent: 30 May 2024 11:42
To: William Dell'Orefice <William.DellOrefice@huntingdonshire.gov.uk>
Cc: [REDACTED]; Licensing North <licensingNorth@cambs.police.uk>
Subject: RE: Plans

Hi William.

Thanks so much for the email and that's great news thank you! Ok I will get all these bits over to you on Monday if that's ok?

Kindest Regards,

Simon Baker,
Marketing Consultant,
The Lancaster Lounge,
152 Main Street,
Yaxley,
Huntingdonshire.
PE7 3LB

[REDACTED]

On 30 May 2024, at 09:01, William Dell'Orefice <William.DellOrefice@huntingdonshire.gov.uk> wrote:

Hi Both,

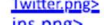
Thanks for taking the time to meet with Paul and I yesterday. I have spoken with the licensing manager, Michelle, and can confirm the outdoor can be used for an outdoor bar. To permit this, please can you send an updated plan with a red line delineating the area for licensable activities. I will then send across a new licence with the condition regarding food corrected.

I aim to re-inspect (in person or via email) in a few months to ensure you have updated the following:

- Written risk assessment for SIA door staff
- Use of incident log
- Vulnerability training improved

If you have any questions in the meantime please get in touch.

Kind Regards,



William Dell'Orefice
Licensing Officer
Phone 01480 387075 / 07355 028811
Team Email – licensing@huntingdonshire.gov.uk
Upcoming Leave:

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HDC/PAV026

From William Dell'Orefice <William.DellOrefice@huntingdonshire.gov.uk>

Date Mon 07/04/2025 14:07

To

Hi Dom,

I have been reviewing the pavement licence application and have a few comments in relation to it.

1. As we discussed several months ago, the temporary off-sales easements have ended therefore your licence only permits on-sales. This would mean that drinks cannot be taken off of the premises, and the pavement licence area would be considered off of the premises. If granted, you would currently only be able to use the area it for food and non-alcoholic drinks.
2. There is a dropped curb for the house next door so the boundary of the area would need to be reduced by 1.5m, this may reduce the overall capacity to 4 tables instead of 5.
3. The wall planters stick out 30cm from the building so tables and chairs would need to be positioned around these to avoid the area being increased.

There is currently one public objection, and Environmental Health may be making comments on the application.

If you are free tomorrow afternoon, I can give you a call to discuss this in more detail.

Kind regards,



William Dell'Orefice
Licensing Officer / Animal Licensing Inspector
Phone 01480 387075 / 07355 028811
Team Email – licensing@huntingdonshire.gov.uk
Upcoming Leave:

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RE: HDC/PAV026

From [REDACTED]
Date Fri 11/04/2025 08:38
To William Dell'Orefice <William.DellOrefice@huntingdonshire.gov.uk>
Cc [REDACTED]

Hi Will

Thanks for coming over yesterday, the meeting was very helpful.

As discussed please can I retract my application for the pavement licence.

If it would be possible to get a refund would be terrific.

Thanks Dominic

From: William Dell'Orefice <William.DellOrefice@huntingdonshire.gov.uk>
Sent: 07 April 2025 14:08
To: [REDACTED]
Subject: HDC/PAV026

Hi Dom,

I have been reviewing the pavement licence application and have a few comments in relation to it.

1. As we discussed several months ago, the temporary off-sales easements have ended therefore your licence only permits on-sales. This would mean that drinks cannot be taken off of the premises, and the pavement licence area would be considered off of the premises. If granted, you would currently only be able to use the area it for food and non-alcoholic drinks.

CLOSURE NOTICE

Section 19, Criminal Justice and Police Act 2001 as amended by paragraphs 126 and 127 of Schedule 6 of Licensing Act 2003

Complete in Black Ink and Capitals

Premises Name	The Lancaster Lounge
Full address and postcode	152 Main Street, Yaxley, Peterborough PE7 3LB

I, an authorised officer of Huntingdonshire District Council am satisfied in accordance with section 19(2) of the 2001 Act that the above premises are being used, or have within the previous 24 hours been used, for the unauthorised sale of alcohol on or in the vicinity of the premises and there is a reasonable likelihood that the premises will be used again in the future.

My reasons for being so satisfied are that:

☒ alcohol has been sold by or attempted to be sold by retail otherwise than under an authorisation contrary to section 136 of the Licensing Act 2003 as described in the box below

☐ alcohol has been sold or attempted to be sold by retail in breach of a condition of an authorisation contrary to section 136 of the Licensing Act 2003 as described in the box below

NOTICE IS GIVEN that Huntingdonshire District Council may apply to a Magistrates' Court for a closure order during the period starting 7 days after the date of this notice and ending six months after the date of this notice unless the use of the premises has ceased and there is no reasonable likelihood of it reoccurring in the future. The steps that should be taken are suggested in the box below:

All 'off-sales' must cease, and outdoor drinking must be confined to the area shown on the licensed plan. In order to continue the use of the outdoor garden, you must submit a full variation to include the area on the licensed plan or submit a minor variation to include 'off-sales' of alcohol as a permitted activity.

Name of person on whom closure notice served	Mr Domenico Ricciardi, company director of Lancaster Lounge Ltd
Address of person on whom closure notice served	[REDACTED]
Authorised Officer's name	Mr William Dell'Orefice
Signature	[REDACTED]
Time and Date	1100hr 11/06/2025

Evidence WD6 – CCTV Footage (1 page)

To be available to view at the hearing

Evidence WD7 – Till Receipts (1 page)

22:59 24 Aug 2025 0001-99-085687 103: Loading- £10.00
 Table Delete

Covers: 2

Open Tables Totals 5.00 £338.57

23:03 24 Aug 2025 0001-01-051975 1507: ALFIE
 Sale

Birra Moretti	VT1	1.00	£6.30
Birra Moretti	VT1	1.00	£6.30
Dbl Disaronno	VT1	1.00	£9.00
Dash Pepsi	VT1	1.00	£1.20
Dbl Smirnoff	VT1	1.00	£8.00
Dash Pepsi	VT1	1.00	£1.20
Dbl Smirnoff	VT1	1.00	£8.00
Dash Pepsi	VT1	1.00	£1.20

ITEMS	8.00	TOTAL	£41.20
		VAT INC	£6.86
£41.20 Card			

23:04 24 Aug 2025 0001-02-003824 02: Wictoria
 Void Transaction

***** TRANSACTION VOID *****

VOID Dbl Jameson	VT1		
VOID Dbl Jameson			
VOID Dbl Jack Daniels	VT1		
VOID Dbl Jack Daniels			
VOID Dash Pepsi	VT1		
VOID Dash Pepsi			
VOID Thatchers	VT1		
VOID Thatchers			

23:05 24 Aug 2025 0001-01-051976 1507: ALFIE
 Sale

Dbl Grey Goose	VT1	1.00	£11.00
Dash Pepsi	VT1	1.00	£1.20
Dbl Grey Goose	VT1	1.00	£11.00
Dash Pepsi	VT1	1.00	£1.20

ITEMS	4.00	TOTAL	£24.40
		VAT INC	£4.06
£24.40 Card			

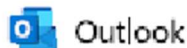
23:06 24 Aug 2025 0001-01-051977 1507: ALFIE
 Sale

Pint Pepsi	VT1	1.00	£3.50
Birra Moretti	VT1	1.00	£6.30

ITEMS	2.00	TOTAL	£9.80
		VAT INC	£1.63
£9.80 Card			

23:07 24 Aug 2025 0001-02-003825 4040: CALLUM
 Sale

Dash Cordial	VT1	1.00	£0.50
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RE: Lancaster Lounge Meeting – Monday 08/09/25

From [REDACTED]

Date Wed 10/09/2025 01:15

To William Dell'Orefice <William.DellOrefice@huntingdonshire.gov.uk>

Cc licensingnorth@cambs.police.uk <licensingnorth@cambs.police.uk>

Dear William and Paul

I wanted to write to you again personally, before anything formal comes through, because the visit on Monday hit me really hard, and I have hardly slept.

I want to take this opportunity to express my sincere apologies and to acknowledge the concerns you raised. I take full responsibility for the issues that were found, and I deeply regret the mistakes that I made.

The Bank Holiday event was organised with the intention of creating a positive and celebratory fun atmosphere for our guests, but I now fully recognise that several serious errors of judgement were made:

Fireworks were set off, which I now understand caused disturbance and distress to neighbours.

Customers remained in the garden area after the licensed closing time.

Alcohol was served after hours.

Drug remnants were discovered on the premises.

Each of these matters is unacceptable, and I am treating them with the seriousness they deserve.

The truth is, I let my enthusiasm run away with me, and I got it wrong. I've put everything into The Lancaster Lounge. When I took it on, it was nothing, and I've worked day and night to turn it into a real community hub with a huge following. I'm proud of that. But I now realise that while I've poured myself into the customer side, the experience, the atmosphere, the events, the energy, I've fallen short on the licensing and compliance side. That's my responsibility, and I accept it.

Since your visit, I've worked non stop on this, I have signed up with licencing savvy. I'm halfway through their programme, and I've got a one-to-one call with them tomorrow to go through everything in more detail. I want you to know this isn't just words, I'm taking action. My aim is to apply the same focus and energy I've put into building the Lounge into becoming a responsible, compliant operator who can be trusted.

This has been a massive wake-up call for me. I can see now how easily excitement and ambition can cross into carelessness, and I won't let that happen again. I've learned a lot already, and I want to show you that I can do this properly not just for myself, but for the community who've supported the Lounge, to make them feel and be safe and for the council who've trusted me with this licence.

To demonstrate my commitment, here are the immediate changes I've already put in place since your visit:

Accessible toilets are now locked, with access only via management.

Additional CCTV in operation signs have been ordered.

More CCTV and lighting ordered for the car park.

Clear signage regarding a zero-tolerance approach to drugs are being installed.

A formal drugs policy has been drawn up and will be implemented with the team, detection wipes have also been purchased and the use of wipes will be part of our on going drug awareness policy.

A new staff training manual is being created, with all the policies included,

A full team meeting and training session is being arranged to cover all policies, including the management of the garden area and closing times.

I hope you'll see that my heart is in the right place, and that I'm determined to learn from this and put things right. And show you the steps I'm taking to make sure The Lancaster Lounge can be a safe, compliant, and a positive part of the community.

Thank you for taking the time to read this, and I hope I get the chance to prove to you that I can be the kind of operator you can rely on.

Kind regards

Dominic

From: [REDACTED]

Sent: 08 September 2025 21:01

To: 'William Dell'Orefice' <William.DellOrefice@huntingdonshire.gov.uk>

Cc: 'licensingnorth@cambs.police.uk' <licensingnorth@cambs.police.uk>; [REDACTED]

Subject: RE: Lancaster Lounge Meeting - Monday 08/09/25

Dear Sirs,

Further to your visit today, of which we have taken very seriously and I have consulted today with Shaun noise monitoring solutions, Simon Andrews our licencing consultant.

In Anticipation of your report, Simon Andrews has agreed to spend all day Tuesday and Wednesday this week, updating all policies and documentation, furthermore we have arranged a front of house and bar staff meeting of which Simon will be conducting.

Drug Policy: New signage has been ordered today, (please see attached) and will be placed around the premises and in toilets informing patrons that the use of drugs will result in an immediate ban and the Police will be informed. Detection wipes have also been purchased and the use of wipes will be part of our on going drug awareness policy. (to follow)

The Lancaster Lounge will conduct regular documented risk assessments for the following:

Event assessment: All events will be individual risk assessed and SIA will be used to monitor capacity limits and ensure licence conditions are being maintained.

All policy documents will be up to date and readily available, all docs will be shared electronically if required a (nationalpubwatch.org.uk)

Attached is a screen shot of the epos report from 22.59 to the last transaction

As discussed please can you send over details of other information you require.

Kind Regards,

Dominic Ricciardi

From: William Dell'Orefice <William.DellOrefice@huntingdonshire.gov.uk>

Sent: 04 September 2025 09:30

To: [REDACTED]

Subject: Lancaster Lounge Meeting - Monday 08/09/25

Hi Dom,

I have copied in both emails for you as the LL one did not work last time. I did try calling you back from your voicemail but didn't get through on the two occasions I rang.

As I am sure you're probably anticipating, there were several complaints raised to us about the fireworks and the Ibiza night. Please can you confirm if you are available to meet with the Police Licensing Officers and me on Monday 08/09/25 at 12pm to discuss these in more detail.

Kind regards



William Dell'Orefice

Licensing Officer / Animal Licensing Inspector

Phone 01480 387075 / 07355 028811

Team Email – licensing@huntingdonshire.gov.uk

Upcoming Leave:

Committed to Enabling Communities. The Community Team covers these areas: Community Development, Environmental Health, Community Safety, Emergency Planning, Licensing and Pest Control? To learn more about the services that we offer, please visit www.huntingdonshire.gov.uk

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Licensing Act 2003 - Premises Licence Schedule 12 – Regulation 33,34

Part A

Premises Licence Number	<u>HDC/PRE00890</u>
--------------------------------	----------------------------

Part 1 – Premises Details

Postal address of premises, or if none, ordnance survey map reference or description
The Lancaster Lounge, 152 Main Street, Yaxley, Peterborough, Cambridgeshire, PE7 3LB

Where the licence is time limited the dates
N/A

Licensable activities authorised by the licence
Sale of Alcohol by Retail Performance of Live Music Playing of Recorded Music

Times the licence authorises the carrying out of licensable activities

<u>Sale of Alcohol by retail:</u>		
<u>Day</u>	<u>Start Time</u>	<u>End Time</u>
Monday	12:00	23:00
Tuesday	12:00	23:00
Wednesday	12:00	23:00
Thursday	12:00	23:00
Friday	12:00	23:00
Saturday	12:00	23:00
Sunday	12:00	23:00

Performance of Live Music: Indoors and Outdoors

<u>Day</u>	<u>Start Time</u>	<u>End Time</u>
Monday	12:00	23:00
Tuesday	12:00	23:00
Wednesday	12:00	23:00
Thursday	12:00	23:00
Friday	12:00	23:00
Saturday	12:00	23:00
Sunday	12:00	23:00

Playing of Recorded Music: Indoors

<u>Day</u>	<u>Start Time</u>	<u>End Time</u>
Monday	12:00	23:00
Tuesday	12:00	23:00
Wednesday	12:00	23:00
Thursday	12:00	23:00

Friday	12:00	23:00
Saturday	12:00	23:00
Sunday	12:00	23:00

Seasonal Variations

N/A

Non-Standard Timings

N/A

The opening hours of the premises

<u>Day</u>	<u>Start Time</u>	<u>End Time</u>
Monday	12:00	23:00
Tuesday	12:00	23:00
Wednesday	12:00	23:00
Thursday	12:00	23:00
Friday	12:00	23:00
Saturday	12:00	23:00
Sunday	12:00	23:00

Where the licence authorises supplies of alcohol whether these are on and /or off supplies

For consumption on and off the premises

Part 2

Name, (registered) address, telephone number and email (where relevant) of holder of premises licence

Lancaster Lounge Ltd
15 Station Road, St Ives, Cambridgeshire, PE27 5BH

Registered number of holder, for example company number, charity number (where applicable)

Company Number: 14566348

Name and address of designated premises supervisor where the premises licence authorises the supply of alcohol

Mr Domenico Ricciardi
[REDACTED]

Personal licence number and issuing authority of personal licence held by designated premises supervisor where the premises licence authorises for the supply of alcohol

Licence Number: PER02668
Issuing Authority: Huntingdonshire District Council

Annex 1 – Mandatory Conditions

PL MC On/Off

1. No supply of alcohol may be made at a time when:
 - a. there is no designated premises supervisor in respect of the premises licence, or
 - b. the designated premises supervisor does not hold a personal licence or his personal licence is suspended.
2. Every supply of alcohol under this licence must be made or authorised by a person who holds a personal licence.
3. The responsible person must ensure that staff on relevant premises do not carry out, arrange or participate in any irresponsible promotions in relation to the premises.
4. In paragraph 3, an irresponsible promotion means anyone or more of the following activities, or substantially similar activities, carried on for the purpose of encouraging the sale or supply of alcohol for consumption on the premises —
 - a. games or other activities which require or encourage, or are designed to require or encourage, individuals to —
 - i. drink a quantity of alcohol within a time limit (other than to drink alcohol sold or supplied on the premises before the cessation of the period in which the responsible person is authorised to sell or supply alcohol), or
 - ii. drink as much alcohol as possible (whether within a time limit or otherwise);
 - b. provision of unlimited or unspecified quantities of alcohol free or for a fixed or discounted fee to the public or to a group defined by a particular characteristic in a manner which carries a significant risk of undermining a licensing objective;
 - c. provision of free or discounted alcohol or any other thing as a prize to encourage or reward the purchase and consumption of alcohol over a period of 24 hours or less in a manner which carries a significant risk of undermining a licensing objective;
 - d. selling or supplying alcohol in association with promotional posters or flyers on, or in the vicinity of, the premises which can reasonably be considered to condone, encourage or glamorise anti-social behaviour or to refer to the effects of drunkenness in any favourable manner;
 - e. dispensing alcohol directly by one person into the mouth of another (other than where that other person is unable to drink without assistance by reason of disability).
5. The responsible person must ensure that free potable water is provided on request to customers where it is reasonably available.
6. The premises licence holder must ensure that an age verification policy is adopted in respect of the premises in relation to the sale or supply of alcohol.
7. The designated premises supervisor in relation to the premises licence must ensure that the supply of alcohol at the premises is carried on in accordance with the age verification policy.

8. The policy must require individuals who appear to the responsible person to be under 18 years of age (or such older age as may be specified in the policy) to produce on request, before being served alcohol, identification bearing their photograph, date of birth and either —

- a. a holographic mark, or
- b. an ultraviolet feature.

9. The responsible person must ensure that-

- a. where any of the following alcoholic drinks is sold or supplied for consumption on the premises (other than alcoholic drinks sold or supplied having been made up in advance ready for sale or supply in a securely closed container) it is available to customers in the following measures —
 - i. beer or cider: ½ pint;
 - ii. gin, rum, vodka or whisky: 25 ml or 35 ml; and
 - iii. still wine in a glass: 125 ml;
- b. these measures are displayed in a menu, price list or other printed material which is available to customers on the premises; and
- c. where a customer does not in relation to a sale of alcohol specify the quantity of alcohol to be sold, the customer is made aware that these measures are available.

10. A relevant person shall ensure that no alcohol is sold or supplied for consumption on or off the premises for a price which is less than the permitted price.

11. For the purposes of the condition set out in paragraph 10 –

- a. "duty" is to be construed in accordance with the Alcoholic Liquor Duties Act 1979;
- b. "permitted price" is the price found by applying the formula - $P = D + (D \times V)$ where
 - i. P is the permitted price,
 - ii. D is the amount of duty chargeable in relation to the alcohol as if the duty were charged on the date of the sale or supply of the alcohol, and
 - iii. V is the rate of value added tax chargeable in relation to the alcohol as if the value added tax were charged on the date of the sale or supply of the alcohol;
- c. "relevant person" means, in relation to premises in respect of which there is in force a premises licence –
 - i. the holder of the premises licence,
 - ii. the designated premises supervisor (if any) in respect of such a licence, or

iii. the personal licence holder who makes or authorises a supply of alcohol under such a licence;

e. "relevant person" means, in relation to premises in respect of which there is in force a club premises certificate, any member or officer of the club present on the premises in a capacity which enables the member or officer to prevent the supply in question; and

f. "value added tax" means value added tax charged in accordance with the Value Added Tax Act 1994.

12. Where the permitted price given by paragraph b. of paragraph 1 would (apart from this paragraph) not be a whole number of pennies, the price given by that sub-paragraph shall be taken to be the price actually given by that sub-paragraph rounded up to the nearest penny.

13. Paragraph 14 applies where the permitted price given by paragraph b. of paragraph 11 on a day ("the first day") would be different from the permitted price on the next day ("the second day") as a result of a change to the rate of duty or value added tax.

14. The permitted price which would apply on the first day applies to sales or supplies of alcohol which take place before the expiry of the period of 14 days beginning on the second day.

Annex 2 – Conditions consistent with the Operating Schedule

1. The Licence holder will install comprehensive CCTV coverage at the premises and ensure it is operated and maintained at the premises. The CCTV system shall conform to the following points.:

- a. Cameras must be sited to observe the entrance and exit doors both inside and outside.
- b. Cameras on the entrances must capture full frame shots of the heads and shoulders of all people entering the premises i.e. capable of identification.
- c. Cameras viewing till areas must capture frames not less than 50% of screen.
- d. Cameras overlooking floor areas should be wide angled to give an overview of the premises.
- e. Be capable of visually confirming the nature of the crime committed.
- f. Provide a linked record of the date, time and place of any image.
- g. Provide good quality images –in colour during opening times.
- h. Operate under existing light levels within and outside the premises.
- i. Have the recording device located in a secure area or locked cabinet.
- j. Have a monitor to review images and recorded picture quality.
- k. Be regularly maintained to ensure continuous quality of image capture retention.
- l. Have signage displayed in the customer area to advise that CCTV is in operation.
- m. Digital images must be kept for 31 days.
- n. Police will have access to images at any reasonable time.
- o. The equipment must have a suitable export method, e.g. CD/DVD writer so that the police can make an evidential copy of the data they require. This data should be in the native file format, to ensure that no image quality is lost when making the copy, if this format is non-standard (i.e. manufacturer proprietary) then the manufacturer should supply the replay software to ensure that the video on the CD can be replayed by the police on a standard computer.
- p. Copies must be made available to Police on request.

2. All customers will be asked to leave quietly.

3. Clear and legible notices will be prominently displayed to remind customers to leave quietly and have regard to our neighbours.

4. The Premises will operate the Challenge 25 policy. ID such as proof of age cards, the Connexions Card and Citizen Card, photographic driving licence or passport, an official identity card issued by HM Forces or by an EU country, bearing the photograph and date of birth of bearer.

5. All staff will be trained for UNDERAGE SALES PREVENTION regularly.

6. A register of refused sales shall be kept and maintained on the premises.

7. The Licence Holder, shall ensure that all times when the premises are for any licensable activity, there are sufficient competent staff on duty at the premises for the purpose of fulfilling the terms and conditions of the license and for preventing crime and disorder.

8. The Licence Holder shall ensure that all staff will undertake training in their responsibilities in relation to the sale of alcohol, particularly with regard to drunkenness and underage persons.

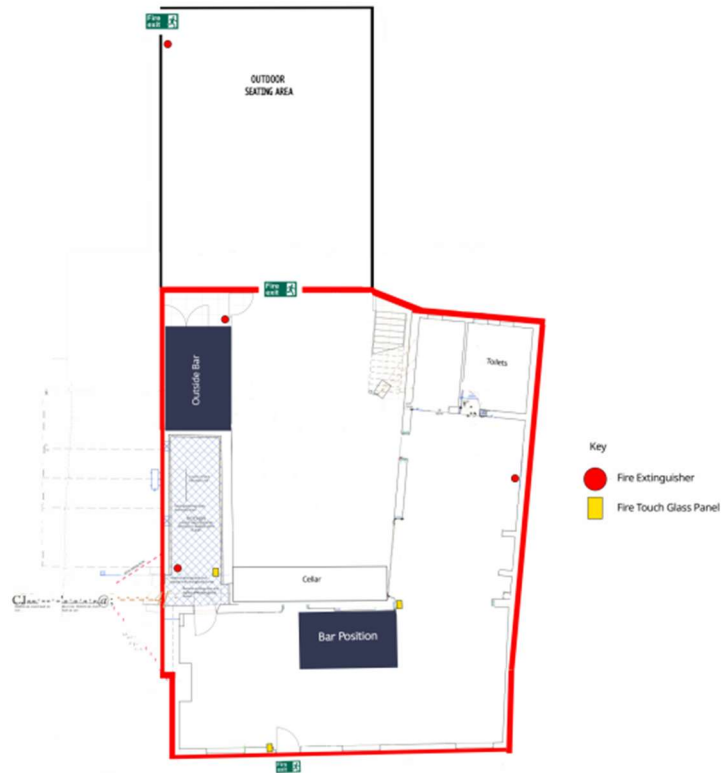
9. Records will be kept of training and refresher training.

Annex 3 – Conditions attached after a hearing by the Licensing Authority

Following a hearing of the Licensing Sub-committee on the 13 March 2024 the following mediated conditions were agreed.

1. Substantial food offering will be available until one 23:00
2. Staff will take all necessary steps to ensure that customers do not take partly consumed alcoholic products or drinking receptacles away from the premises.
3. Children under the age of 18 shall not be permitted to enter or remain at the premises after 21:00 unless dining with a responsible adult.
4. The designated premises supervisor will ensure that an Incident report log is maintained. This shall be completed as soon as possible and, in any case, no later than the close of business on the day of the incident. The log is to be kept on the premises at all times and shall be produced to an authorised person on requested.
5. All staff will undertake responsible alcohol sales training prior to engaging in the sale of alcohol. Refresher training will be carried out at least once every 6 months. Fully auditable training records should be maintained for all staff in respect of the sale of alcohol. These will be made available for inspection upon request to the Police and all other Responsible Authorities.
6. All staff must complete welfare and vulnerability training. This is to include 'Ask for Angela' Scheme (as long as it is still in operation). The training is to be carried out at least once every 12 months and written records of the training must be kept for inspection by Cambridgeshire Police or an authorised officer of a responsible authority
7. A written delegation of authority record will be kept at the premises whereby nonpersonal licence holders are authorised to make sales on behalf of the Designated Premises Supervisor
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 this risk assessment will be made available to the Police and Licensing Authority on request.
9. The external customer area will not be used after 23:00 on any day.

Annex 4 – Plans



Licence valid from: 13/03/2024

Date of Issue: 06/08/2025

Signed: Public Protection Manager

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APPENDIX C - Review Application to Lancaster Lounge

Representation from responsible Authorities.

Name		Comments
PC 2094 Paul Hawkins Licensing Officer Thorpe Wood Police Station Peterborough, PE3 6SD	LicensingNorth@camb.s.polic.uk	RESTRICTED (when complete)MG11 Witness StatementPage 1 of 2 Criminal Procedure Rules, r 27. 2; Criminal Justice Act 1967, s. 9; Magistrates' Courts Act 1980, s.5B URN: Statement of: Paul Hawkins Age If under 18 (If over Insert "over 18"): Over 18Occupation: Police Constable This statement (consisting of2..... Pages(s) each signed by me) is true to the best of my knowledge and belief and I make it knowing that, if it is tendered in evidence, I shall be liable to prosecution if I have wilfully stated in it, anything which I know to be false, or do not believe to be true. Signature: [Redacted]Date: 26th September 2025 I am PC 2094 Paul HAWKINS, stationed at THORPE WOOD POLICE STATION, PETERBOROUGH and my current role is as the Police Alcohol Licensing Officer, primarily covering the Northern District (Peterborough & Fenlands). This statement is being provided in relation to a Premises Licence review of The Lancaster Lounge, 152 Main Street, Yaxley, PE7 3LB, which has been brought by Mr William DELL'OREFICE – Huntingdon District Council Licensing Officer. The premises current Owner / Operator / Designated Premises Supervisor (DPS) is Mr Domenico RICCIARDI. Within Mr DELL'OREFICE review application he states that I attended a meeting with him and Mr RICCIARDI at the location on Monday 08th September 2025, I can confirm that this is correct. Also in attendance was Mr Shaun KNOTT of Monitoring Solutions – a Noise, Dust and Vibration specialist employed by MR RICCIARDI. During the meeting I explained that there had been a complaint that drugs were being taken within the disabled toilets. Using NS20150 NARK II Cocaine ID Wipes, on surfaces initially in the disabled toilets, it detected Cocaine use on the toilet cistern lid, the tile ledge and most concerning the child highchair table which was stored in the room. Further cocaine use was identified in the separate male & female toilets and on a windowsill, within the main bar area to the front of the premises. The entire surface areas within the bar were not wiped, this was purely a dip sample which indicated that there was drug use within the premises. The checks were carried out in the presence and sight of Mr KNOTT and the findings shared with Mr RICCIARDI. Photos of some of the findings are attached and exhibited as PDH01. Signature: Signature Witnessed by: 02/2012RESTRICTED (when complete)

RESTRICTED (when complete)

MG11

Witness Statement

Page 2 of 2

Continuation of Statement of Paul Hawkins

Signature:

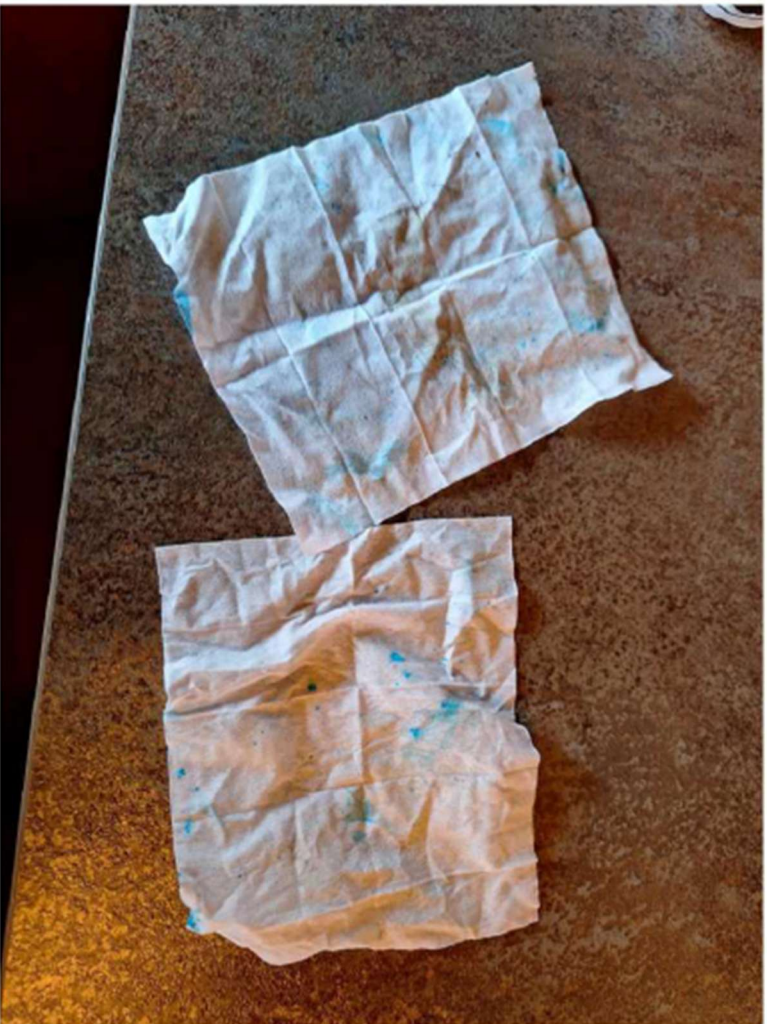
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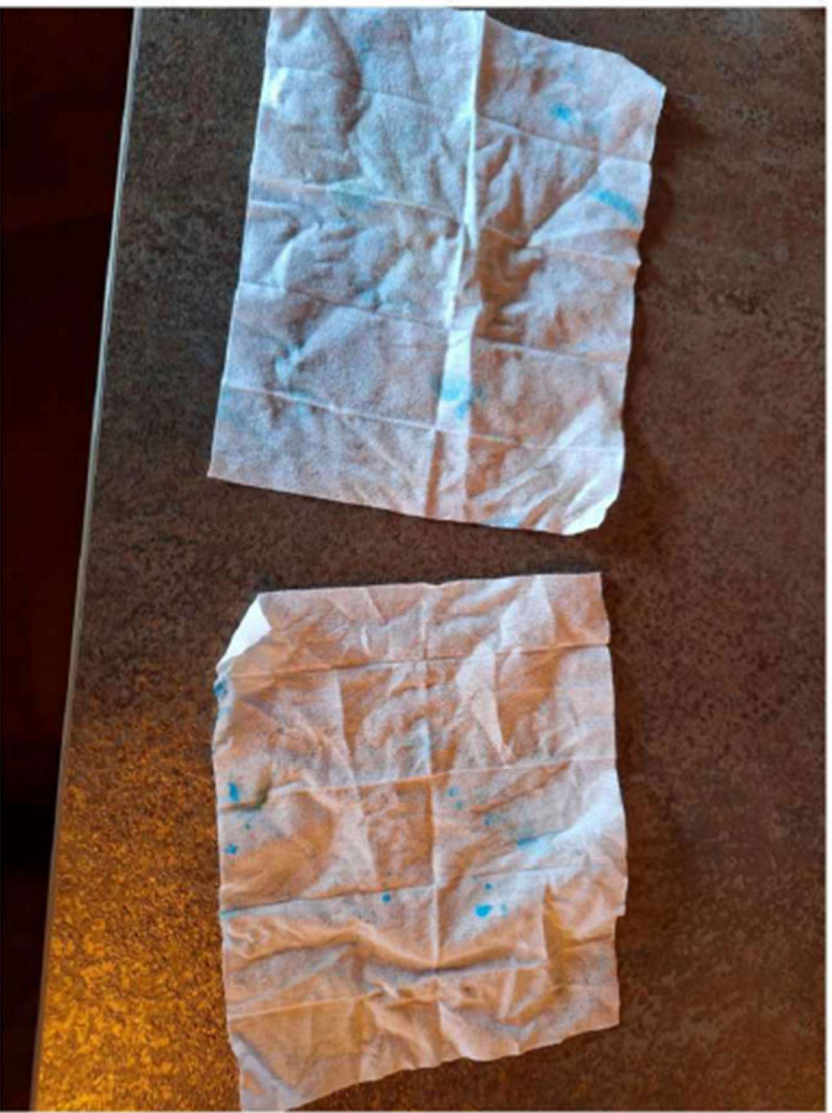
Cambridgeshire Constabulary
Identification Ref. No.: PDH 01
Court Exhibit No.: Click here
R – V: Click here
Description Photos of Lancaster Lounge inspection 08/09/25
Time/Date Seized/Produced: 13:10 08/09/25
Where Seized/Produced: Lancaster Lounge
Seized/Produced By: PC 2094 Hawkins
Signed 
Incident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

Cambridgeshire Constabulary (Continuity)
Name/Rank/No.:
Signed:
Time/Date:
Name/Rank/No.:
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RESTRICTED (when complete)	MG11
Witness Statement	
Criminal Procedure Rules, r 27. 2; Criminal Justice Act 1967, s. 9; Magistrates' Courts Act 1980, s.58	
Page 1 of 1	
URN: <table border="1" style="display: inline-table; width: 100px; height: 20px; vertical-align: middle;"></table>	
Statement of: Paul Hawkins Age if under 18 (if over insert "over 18"): Over 18 Occupation: Police Constable This statement (consisting of1..... Pages(s) each signed by me) is true to the best of my knowledge and belief and I make it knowing that, if it is tendered in evidence, I shall be liable to prosecution if I have wilfully stated in it, anything which I know to be false, or do not believe to be true. Signature: [REDACTED] Date: 06th October 2025	
I am PC 2094 Paul HAWKINS, stationed at THORPE WOOD POLICE STATION, PETERBOROUGH and my current role is as the Police Alcohol Licensing Officer, primarily covering the Northern District (Peterborough & Fenlands). This is a further statement to my original statement dated 26/09/25, in relation to a Premises Licence review of The Lancaster Lounge, 152 Main Street, Yaxley, PE7 3LB, which has been brought by Mr William DELL'OREFICE – Huntingdon District Council Licensing Officer. PC 0446 Clare Metcalfe (Police Licensing officer for South Cambridgeshire) has provided the following information regarding incidents and crimes associated with the premises that have been reported to police since March 2024 (in date order): Incident 0544 of 28/08/25 - Report of drug use at the premises. Crime ref 35/59721/25 - 07/08/25 - Threats made by a person to another person within the premises. Incident 0048 of 20/06/24 – Report of anti-social behaviour by customers upon leaving, possible drugs being used. Incident 0148 of 25/05/24 – Report of customers being drunk and disorderly outside premises, pushing and shoving, glasses being smashed. Incident 0615 of 24/05/24 – Report of a group of intoxicated males outstand premises shouting, pushing and shoving each other. No further information.	
Signature: [REDACTED] Signature Witnessed by: _____	
02/2012	RESTRICTED (when complete)

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

		outside the premises late at night. While Environmental Health Officers have not directly witnessed all incidents, the reports are credible and recurring. 3. Fireworks and Disorder Reports indicate that fireworks were set off during the August Bank Holiday event, creating both nuisance and public safety risks. Environmental Health Position Environmental Health is satisfied that the licensing objectives of: • Prevention of Public Nuisance, • Public Safety, and • Prevention of Crime and Disorder are being undermined at these premises. Recommended Conditions To address these concerns, Environmental Health supports the review application and recommends that the Sub-Committee consider imposing the following conditions: Use of External Areas • Restrict the use of the external customer area to 21:00 hours daily. • Prohibit live or recorded music in the external area. Noise Control • All doors and windows shall remain closed during regulated entertainment, except for access and egress. • An experienced acoustic consultant shall be appointed to prepare, implement, and monitor a Noise Management Plan (NMP). The NMP shall follow best practice guidance, including the University of Salford's "Noise from Pubs and Clubs" guidance, and include compliance with the following noise limits:
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Venue Where...	Suggested Regulations	Outcome if Criteria Met
Entertainment < 30 times/year*	L _{Aeq,15mins} (EN) should not exceed L _{A90} (WEN) by more than 5dB.	EN will generally be audible but not overly obtrusive inside the noise sensitive property
Entertainment > 30 times/year*	L _{Aeq} (EN) should not exceed L _{A90} (WEN) by more than 5dB And the L ₁₀ (EN) should not exceed L ₉₀ (WEN) by more than 5dB in any 1/3 octave band between 40 and 160Hz.	EN will generally be audible but not overly obtrusive inside the noise sensitive property
Entertainment > once/week or continues beyond 2300hrs	L _{Aeq} (EN) should not exceed L _{A90} (WEN) And L ₁₀ (EN) should not exceed L ₉₀ (WEN) in any 1/3 octave band between 40 and 160Hz.	EN will be virtually inaudible inside noise sensitive property.

EN = Entertainment noise level, WEN = Representative background noise level without the entertainment noise, both measured 1m from the façade of the noise-sensitive premises.
* Not more than once a week and ends by 2300hrs.

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

Anti-Social Behaviour Management

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

Fireworks

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

Conclusion

		Environmental Health considers that these measures are both necessary and proportionate to address the persistent problems at the premises and to ensure the promotion of the licensing objectives under the Licensing Act 2003 END
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APPENDIX D - Review Application to Lancaster Lounge

Other Persons Valid Representations in Support of the Review Application

Name	Email	Comments
[REDACTED]	[REDACTED]	[REDACTED], supported by evidence, of antisocial behaviour, which includes unnecessary noise, customers urinating in public and on our property, swearing, threatening language, and loud, thumping music. There have also been instances of criminal activity, such as fights and drug use. These incidents have caused us a great deal of stress and alarm. As I have explained to the Licensing Department of Huntingdonshire District Council and Environmental Health, [REDACTED] and the unruly running of this business has restricted our use of both our home and garden, as well as dictating our bedtime. We also need to make [REDACTED] and while we accept that we live near a pub, neither venue on Main Street posed a problem at the time of our house purchase. The evidence we have provided shows that our complaints are not an exaggeration. Your report, along with evidence from neighbours, has shown that Dominic Ricciardi has no intention of abiding by the law or honouring conditions set by the local authority, including those imposed by both the Licensing Department and the police. I believe that any individual who refuses to respect authority and comply with the laws and conditions set by the local authority is irresponsible and poses a serious danger to the community. I ask that this be taken into full consideration when reviewing the licence agreement.

		I am writing to you in support of the review of the licence for The Lancaster Lounge in Yaxley. We have lived in our home, [REDACTED] The Lancaster Lounge, for 52 years, and during that time we have never made a complaint about any business or premises. However, we have recently been subjected to antisocial behaviour and excessive noise that has disrupted our peace and restricted the enjoyment of our own home. We often have our grandchildren to stay, and the language and level of late-night noise—frequently continuing past 11 p.m.—have been upsetting to them and have disrupted their sleep. The final straw for us was the recent firework display, which took place at the [REDACTED]. Debris from the fireworks landed all over our property, and we believe they were set off far too close [REDACTED]. There appeared to be no risk assessment, no paramedics present, and no proper monitoring of the display. We are concerned that if Mr. Dominic Ricciardi continues to run his business in this manner, a serious incident or accident could occur, potentially causing harm to someone. The way this business is currently being operated has not only been of breach of licencing conditions but had been detrimental to our mental health and has restricted our ability to enjoy our home. We therefore fully support a review of the licence and ask that our concerns are taken seriously.
		We write as residents of Yaxley who have lived adjacent to the premises now known as the Lancaster Lounge (formerly the RAFA Lancaster Club) for nearly 35

		years. In all that time, we have never previously needed to raise a complaint about this premises or the nearby Three Horseshoes Pub. We are just from the Lancaster Lounge and from the Three Horseshoes. However, since the current owner took over the Lancaster Lounge approximately 4 years ago, the situation has deteriorated to such an extent that our quality of life, the safety of our neighbourhood, and the character of our conservation area are all under serious threat. Throughout the build the owners cut corners on health and safety, make promises he had no intention of honouring and became abusive when challenged. Since it opened approximately 18 months ago, the owner appears to have gone out of his way to upset the community, being totally disrespectful of all social norms, for example delighting in parking his car on the double yellow outside club (to protect access for the fire station). 1. The Role and Importance of a Conservation Area A conservation area is designated to protect the special architectural and historic interest of a place, ensuring that its character and appearance are preserved or enhanced for current and future generations. In Yaxley, this means maintaining the tranquillity, visual harmony, and community spirit that have defined the village for decades. Developments within a conservation area must be sympathetic to their surroundings, respect local heritage, and avoid causing harm to the environment or the amenity of residents. The operation of the Lancaster Lounge under its current management is fundamentally at odds with all these principles. Instead of enhancing the area, the venue has become a source of persistent disruption, environmental degradation, and social discord. The disregard for planning and licensing conditions, the unsympathetic alterations to the property, and the encouragement of anti-social behaviour all undermine the very purpose of conservation area status.
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		2. Planning and Licensing Breaches and Failures of Enforcement 1. a) Non-Compliance with Licensing Conditions - Parking Requirements Ignored: The original planning approval (Condition 6) required the car park to be completed, marked out, and available for use before opening, <u>and for it to remain as parking in perpetuity and for no other purpose.</u> This has not been enforced. The car park remains unfinished, unmarked, and is often used for storage or as an extension of the outdoor drinking area. This is a direct breach of both planning and licensing conditions. - Outdoor Area Expansion: The outdoor seating and drinking area has been expanded well beyond the original plans, encroaching on land designated for parking only. Retrospective planning applications have been submitted after works were completed without permission, setting a dangerous precedent that rules can be ignored with impunity. This happened twice and the problems of today are directly caused by, not enforcing the original planning permission. Almost certainly Dommy did this deliberately, knowing that he would not be challenged by the council. - Pavement Licence Violations: Despite not holding a pavement licence, the owner has placed tables and allowed drinking and smoking on the public pavement. These were unlawful and created a hostile and intimidating environment for passers-by, especially those with mobility issues, children, or visual impairments. 1. b) Failure to Consult and Misrepresentation
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		- Lack of Transparency: Revised plans, including the addition of windows and other alterations, have been submitted without proper consultation, depriving affected parties of the opportunity to voice objections. - Misleading Descriptions: The venue was initially described as a small plates restaurant and piano bar, but has become a loud, late-night drinking establishment with frequent outdoor music and events. This bait-and-switch approach has eroded trust and demonstrates a lack of respect for the community and the licensing process. 1. c) Anti-Social Behaviour and Public Nuisance - Noise Disturbance: Loud music, shouting, swearing, and other disruptive behaviour regularly continue late into the night, far beyond what is reasonable or permitted. The noise is audible inside our home, including bedrooms, and has repeatedly disturbed our sleep and family life. - Public Disorder: We have witnessed and experienced a catalogue of anti-social behaviours, including public urination, glass smashing, vomiting, and even dangerous pranks such as placing glasses under car tyres, displaying of sex dolls on weekend lunchtimes. These incidents are not isolated but have become a regular feature of life since the current management took over. - Intimidation and Loss of Amenity: The behaviour of patrons, often fuelled by excessive alcohol consumption, has made us and our neighbours feel unsafe in our own homes. We have been forced to alter our routines, including leaving our home at weekends to avoid the worst disturbances.
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		1. d) The ‘Ibiza Party’ Incident – A Case Study in Licensing Failure and Community Harm A particularly egregious example of the problems caused by the current management was the so-called “Ibiza party” held over the August bank holiday weekend. This event marked a new low in the operation of the Lancaster Lounge and was wholly incompatible with the conservation area and the venue’s supposed identity as a small plates restaurant. The music was not only played outside of licensed hours (again), but was so loud that it could be physically felt inside our kitchen. At one point, we attempted to record commentary on video footage, but the music drowned out our voices entirely. This level of noise pollution is unacceptable in any residential setting, let alone a designated conservation area. In a reckless and dangerous move, the venue hosted a firework display during one of the driest and hottest periods in recent years. The fireworks were launched just [REDACTED] tinder-dry trees, and it is nothing short of a miracle that they did not catch fire. This demonstrates a complete disregard for public safety and environmental responsibility. To accommodate the firework display, the owner cleared the car park—on a day when the venue appeared to host upwards of 200 people. This led to even more traffic congestion than usual, with vehicles blocking the road and creating serious risks for emergency access. The adjacent fire station could have been obstructed, endangering lives in the event of an emergency. The car park also became a hotspot for disorderly conduct, including physical fighting and public urination—both of which we have captured on video. These
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		behaviours are not isolated incidents but part of a disturbing pattern that has emerged since the current owner took over. The Ibiza party followed several consecutive nights of rowdy events: a loud Thursday and Friday, a 21st birthday celebration on Saturday, the main Ibiza-themed party on Sunday, and an after-party on Monday. This relentless schedule of disruptive activity left residents with no respite and further illustrates the venue's unsuitability for its location. We reiterate that such events are entirely incompatible with the expectations of a conservation area and the licensing conditions that should govern a responsible hospitality business. As noted by the council at the time: "Over the August bank holiday weekend, the Lounge and its owner/operator plunged to new depths, it really was an horrific weekend here and something MUST be done... ...Time for a re-think here and removal of the music license seems necessary." Despite this detailed complaint and the clear evidence of licensing breaches and public nuisance, there has been little evidence of effective enforcement or meaningful consequences for the venue. 1. e) Drug Use and Associated Nuisance In addition to the catalogue of anti-social behaviour already outlined, we must also highlight the regular and unmistakable smell of cannabis (weed) emanating from the Lancaster Lounge, particularly during busy evenings and events.
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		Moreover, there is frequent talk around the village of harder drugs being used or circulated in connection with the venue. While we cannot personally verify every rumour, the persistent nature of these reports, combined with the clear evidence of cannabis use, is deeply concerning. 3. Detrimental Impact on the Conservation Area and Community 1. a) Environmental Harm - Destruction of Protected Trees - Loss of Wildlife and Biodiversity - Visual Blight - the owner deliberately set about killing the mature horse chestnut tree, right from the moment of construction, we complained to the council but told that they had other priorities. He is trying to kill the other mature tree on his land by compaction of roots and nailing his make shift fencing to it. The required replanting of mature trees, never seem to have happened, again Dommy thinks that no enforcement will happen to him and he does seem to be correct! Maybe it time the council realised that they are not dealing with a normal human and a different course of action is needed. 1. b) Highway Safety and Accessibility - Congestion and Obstruction - Accessibility Issues
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		1. c) Community Wellbeing - Loss of Peace and Quiet - Erosion of Trust 4. Request for Immediate and Decisive Action We have always supported local businesses and wish to see them thrive in harmony with the community. However, the current operation of the Lancaster Lounge is incompatible with the needs and character of this residential conservation area. We respectfully request that: - No further licensing or planning permissions are granted until all existing breaches are rectified and conditions enforced. - The council ensures strict compliance with original planning conditions. - Stronger enforcement action is taken to address ongoing anti-social behaviour, public nuisance, and environmental harm. - The special status of the conservation area is upheld, and the interests of residents are prioritised. We urge the council to act decisively to protect the character of Yaxley, the wellbeing of its residents, and the integrity of its conservation area. Anything less would be a dereliction of duty to the community you serve.
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		Please confirm receipt of this objection and advise on any further steps required. Yours faithfully,  Appendum Has it got any better since the license review was instigated by the police? Absolutely not. The smell of weed has been intense on some occasions, there has been a violent disturbance in the outside area resulting in whole sections of the garden boundary fencing being destroyed, and members of their clientele have been hiding bottles of vodka and coke in our garden for pre-loading before going into the club. This was at 2 pm in the afternoon and indicates that this is being run as a club and not as a restaurant. I can't think of any restaurant that I've ever been in where the diners would need to pre-load. Recommendations for Police Action Given the persistent and escalating issues surrounding the Lancaster Lounge, we respectfully request the following actions from the police:
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		• Increased police patrols during peak hours (especially Thursday to Sunday evenings) to deter anti-social behaviour and provide visible reassurance to residents. • Undercover visits to monitor suspected drug use and assess the general conduct of patrons, particularly during advertised events. • Regular checks for licensing compliance, including permitted hours, outdoor drinking, and pavement usage. • Close collaboration with the licensing authority to share evidence of breaches and community impact. • Consideration of a formal review or suspension of the premises licence if breaches continue or escalate, in line with the Licensing Act 2003. We believe these measures are necessary to restore safety, peace, and lawful operation in our community.
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Appendix E - Review of Lancaster Lounge

Other Persons Representations in support of the Premises

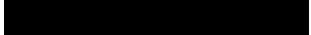
	Name		Comments
1.	[REDACTED]	[REDACTED]	I have recently moved to the area having lost my husband last year. The Lancaster lounge is very near my home so I decided to visit to meet new people and also to bring my friends and family there. I have always found the environment very welcoming and very relaxing. Everybody there is so polite and kind and I feel incredibly safe there. There is never any violence, arguments or anything of that sort. People do not drink to excess. It is a very safe environment. They're very careful with noise and keeping the area tidy. They have several veterans that come in that they have made feel welcome also. They are very careful with their noise levels to be respectful to their neighbours and I have never heard their music although I have heard music from the pub across the road frequently. The Lancaster Lounge isn't that type of pub; it is a lovely sophisticated friendly welcoming bar. As a woman, I feel incredibly safe there. I feel they are a massive bonus to the area.
2.	[REDACTED]	[REDACTED]	I am writing to express my full support for Lancaster Lounge. I visit regularly, often on my own, and it is one of the few places where I feel completely safe and comfortable as a woman coming out alone. The venue is beautiful, well-kept, and always has a welcoming atmosphere. Dominic, the owner, is very present — he checks in with customers, walks around the tables, and makes sure everyone is happy. The staff are attentive and professional, and I always feel that the management are on top of everything. It honestly surprises me that this venue is even under review, as my experience has always been positive. Lancaster Lounge is an asset to the community, and I strongly support it continuing as it is.
3.	[REDACTED]	[REDACTED]	I have been to The Lancaster Lounge on many occasions, different days of the week, including Fridays and Saturdays. The atmosphere is friendly, both from staff and other customers. I have never witnessed any antisocial behaviour and equally living in the same village have not heard of any such concerns. I have been with

			my 19 year old daughter and her friends and at no point did any of us feel unsafe, in fact I have walked home with her without any concern from other customers seeing us leave. I have recommended the establishment to colleagues who have travelled from other areas around Peterborough and were equally very satisfied and did not feel unsafe or witness antisocial behaviour.
4.			I have lived in Yaxley for 9 years now, it's so nice to finally have a nice place to go and have some nice food and drinks to socialise with friends. As a village, businesses seem to struggle in Yaxley, the local pub goes from land lord to land lord, so when the Lancaster lounge opened it was just perfect. Myself and my friends have visited a few times now and have always had a Pleasant experience, with good food and excellent customer service. I have always felt safe when visiting the Lancaster lounge and always found the owner to be friendly and approachable
5.			We [REDACTED] the Lancaster lounge, we are in our 70s, Since The Lancaster Lounge opened it has not caused any trouble to myself and the [REDACTED] who I live with. , We have not seen any drunkenness and we go every night it is open. we walk in feeling safe. The venue itself is kept well maintained and has never caused any disturbance, the noise is kept to a minimum.we have never seen any anti social behaviour. For me and [REDACTED] it has a huge positive impact on our lives, [REDACTED] is much older and enjoys the company of the guests at the Lancaster lounge, as his wife recently died. We fully support The Lancaster Lounge, and it should remain as it is.

6.	[REDACTED]	[REDACTED]	Re: Lancaster Lounge 152 Main street Yaxley Peterborough PE7 3LB Licensing Review Date: 26th September 2025 We live [REDACTED] Lancaster Lounge and also run our own local business, [REDACTED] so we know how difficult it is to run a business in this economic climate. Lancaster Lounge has been a fantastic addition to the village, and we feel very lucky to have it right on our doorstep, we rarely have any disturbance or noise, certainly nothing to complain about. When Dominic was first in the planning with the Lancaster Lounge he spoke with many of the Local Community to listen to what they wanted for the village and I'm also aware that he followed many guidelines and restrictions that were imposed on him to open the Venue. Particularly taking the time to honour the building being the previous site of the RAFA Club. One of the things we enjoy most is the garden. On summer evenings we often sit outside, and it really is stunning — one of the nicest gardens we've ever seen at a pub or bar. It's beautifully kept and creates such a welcoming and relaxed atmosphere, a real credit to Dominic and his team. The venue itself is always well-presented, safe, and enjoyable. We have never seen any issues there, only positive experiences and a respectful crowd. For us, it has become a regular spot and somewhere we're proud to take friends and family. We know many of the local community who use this regularly not only for evening drinks and food but also for family occasions and Businesses, i.e. Wakes, Christenings, Meetings etc. We are majorly surprised that this is even going into any sort of review. It's been a massive shock to most of the community, actually, as we've spoken with many people through our business over the last few weeks, everyone is asking why this has even been brought up, as Dominic has always listened to instruction and advice because he genuinely wants Lancaster Lounge to be the best venue for the Local community and wider area — and in our opinion, he's cracked it.
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			One thing to also note is we have lived here for nearly 20 years alongside running our business here so we knew it previously ran as the RAFA club. We can honestly say that we had regular noise from there most weekends particularly when they had a party on upstairs and they would open the fire door, it was very loud and on occasion social disturbances. Sunday's supposed to be a peaceful day they would have the Karaoke from about 2 – 8 windows open !! To note everything would stop between 11 and 12pm depending on the extensions, which if you are going to move to a part of the village which has always had a club, pub next door or nearby, we believe that this is something you need to take on board. The Lancaster Lounge also adheres to very strict curfews and will always be closed within the License agreements ie 11pm. We fully support Lancaster Lounge and believe it is an asset not only to the village but also to the wider community.
7.			We live [REDACTED] from Lancaster Lounge — no more than [REDACTED] away, and as a couple with three children, we often visit together as a family. We have lived here for years, so we see first-hand how the venue is run, day in and day out. One of the things that strikes us most is just how hard Dominic works. We see him there every day without fail. There are nights when we watch him leaving in the early hours of the morning after everything has been cleaned and closed, and then, unbelievably, he's back at 7am when my husband heads off to work. That kind of commitment is rare, and it's clear that the success and high standards of Lancaster Lounge are down to his effort and dedication. For the avoidance of any doubt, we have no concerns regarding Lancaster Lounge. We can clarify and confirm that we have never witnessed sales to drunken persons, nor have we ever seen drunkenness, antisocial behaviour, disturbances, or crimes occurring, we would certainly know as the venue is directly in eye shot of us. The venue itself is beautifully kept and has never caused us any disturbance, despite us living so close. On the contrary, it has been a huge positive — a safe, welcoming place we are proud to take our children to, and somewhere we regularly enjoy ourselves.

			When Lancaster Lounge first opened, it felt like a bit of a hidden gem, almost like our little secret. Now we see people travelling from all over to visit, and while we sometimes joke that we're a bit jealous it isn't just "ours" anymore, we're also incredibly proud to have something this special right on our doorstep. In our view, Lancaster Lounge is the best addition the area has seen in years. We fully support it and cannot understand why the licence is even being questioned.
8.			I am a long-time resident of the village, having lived here for many years with my family. Lancaster Lounge has become an important part of life here, both for myself personally and for many others I know. Sometimes I go in with colleagues from work to relax after a busy week, and other times I come in with my wife and family. In either case, it is always an enjoyable experience. The atmosphere is friendly and welcoming, the crowd is respectable, and there is never any sense of trouble or unease, its reassuring to see how tight a ship this is run, we have never witnessed any anti-social behaviour or trouble, and feel safe in that space. It is the sort of venue where you can happily bring workmates for a drink, or equally feel comfortable taking your family for a meal or an evening out. That is rare, and it is something Dominic and his team have clearly worked hard to achieve. To hear that the licence is under review has come as a real surprise, not just to me but to many in the village. Lancaster Lounge has raised the standard locally and has quickly become a place people are proud to have here. I fully support it and hope to see it continue just as it is.

9.			Your Ref: Our Ref: PNB/679EP Huntingdon District Council Pathfinder House St Mary's Street Huntingdon PE29 3TN  29 September 2025 Dear Sir / Madam LICENSING REVIEW RE: LANCASTER LOUNGE 152 MAIN STREET, YAXLEY, PETERBOROUGH. PE7 3LB Please note that we have no concerns regarding The Lancaster Lounge. We can clarify and confirm that we have never witnessed drunkenness, antisocial behaviour, disturbances, or crimes occurring of any nature and are not aware of any. We feel very safe at The Lancaster Lounge, and that's the reason we go there regular and support it completely. It's a fantastic addition to Yaxley and the community and please do not hesitate to contact us if we can assist any further in this matter. Yours faithfully, 
10.			Dear sir/Madam, I would like to fully support The Lancaster Lounge, I have been going there since it opened and it is an amazing place, the best in Peterborough, my girlfriend and me go there often, its a romantic spot and we love it there, I cant believe it has been a problem, the place is so warm and welcoming, and we have been there maybe nearly every week since it opened !! we have never experienced and trouble or noise, or any anti social behaviour, they have a beautiful garden which gets very busy in the summer. the owner Dominic and has team run a very tight ship, I am in full support of The lancaster lounge, and would hate to see it change in any way.

11.			We live in [REDACTED] to The Lancaster Lounge My wife and I go the Lancaster Lounge regularly as a couple or with groups of friends and always recommend to friends and family looking for a nice place to eat/drink, the service is always to a high standard, its always clean, with a friendly team and we are made to feel very special on every visit. I have no concerns regarding Lancaster Lounge. I have a 4 year old son and he nor us have been disturbed by any noise. I have never witnessed sales to drunken persons, nor have we ever seen drunkenness, antisocial behaviour, disturbances, or crimes occurring, we would know as we can see the Lancaster Lounge from our house. I know that Dominic (the owner) is always conscious of late-night noise, and we rarely hear any noise and have never seen a disturbance at The Lancaster Lounge. In our view, Lancaster Lounge is a great addition the area and we fully support Dominic and his team.
12.			My wife and I have been regular visitors to this venue since it first opened, and it continues to represent pure class and sophistication. One of the things we value most is how safe and comfortable we both feel here — especially my wife, which makes the experience all the more enjoyable. The garden is truly the jewel in the crown during the warmer months. We've spent many peaceful afternoons and evenings there, enjoying the lovely surroundings and friendly atmosphere. Over time, we've even made many friends through our visits. We have never once witnessed any trouble or disturbance of any kind. On the contrary, every visit has been a pleasure. We wholeheartedly support this venue and its owner 100%. In fact, we chose it to celebrate my wife's 60th birthday, and it turned out to be a truly wonderful evening that we will always remember.
13.			We have always considered that we are lucky & fortunate, to have an Independently award winning, facility like this within our village. It is universally considered amongst our circle locally, as a fantastic addition to our village of Yaxley..We are in our early 60's,and have always experienced a safe & enjoyable atmosphere & environment within these facilities.Dom is always on hand, to answer any queries, along with his team, who we've found to be professional courteous always willing to help. Always looking to work with the people locally,

			constantly seeking out, & coming up with new ideas & ways to offer an even greater service & offerings to their client & loyal village / local supporters. Our friends & family are only too pleased to continue our support to you and your team to move forward, @the Lancaster Lounge continue to in positive way. We've been fortunate this year to have enjoyed the opportunity to socialize with our friends & family both inside & outside in a safe environment relaxed & friendly for all ages. We have been in the village since 1988 and have seen other local establishments constantly changing ownership due to no continuity, lack of support & not always welcoming if not in the local clic. Lack of investment & unwilling to welcome positive change previously run establishments failing. This operation has been a breathe of fresh air to the village long may that continue this facility offers something for all a great asset to Yaxley village & it's residents & family members. Keep up the great work, wishing Dom & his team a bright future & continued success going forward 👍
14.			I have always felt very safe in the Lancaster lounge and never witnessed any trouble. I have never seen anybody underage served with alcohol. I have never heard anything outside like loud music as they seem very respectable and it's a good place to meet friends
15.			I've visited the Lancaster lounge many times with either a couple of friends or with my husband. I have never whitnessed any trouble underage drinking or fighting. It's a place I feel safe and would go on my own too.
16.			I think the Lancaster Lounge is a great addition to village, it has enabled me to meet many more members of the village. It's a pleasant atmosphere which is inclusive of all whilst also feeling safe. Myself and my girlfriend have been there on multiple occasions and I'm yet to experience any trouble, under age drinking or anyone who is drunk and disorderly which is often the case when I visit Peterborough. For that reason I support this great addition to the village.

17.			The Lancaster Lounge is a place my husband and I feel is appropriate to take our children to (11 and 13) because it feels safe a environment for them to go to and be treated like young ladies but not worry about any rowdy or inappropriate behaviour. I can honestly say in the many times we have been both with and without children, and both drinking alcohol or, or just going for soft drinkss there has never once been an issue. So much so that we took the girls on Christmas eve 2024 because we knew it would be a special atmosphere. My husband and I both work and this is one of the few places in Peterborough where we feel we can relax and be confident we will have a good evening without hassle. I have never seen anyone senselessly drunk or had to "have a word" with customers to behave or ask the staff to sort customers out. Before Lancaster lounge came along we often went to Stamford to try and get the same vibe as the Lancaster Lounge. At the end of the night I have seen the staff ask customers to leave promptly and respect the neighbours.
18.			Have been several times when it's busy and when it's quiet and I have never seen any trouble, anyone too drunk to stand or anyone being loud and obnoxious, it's a lovely place and only attracts people that want a few drinks in a nice atmosphere, it's not for people who just want to get drunk.
19.			The Lancaster is a place where I can feel safe on a night out There is no underage drinking no threatening noisy behaviour It's a great place to meet our friends in a nice location
20			This venue is a decidedly important venue and I've never seen the issues and complaints described by others. I frequent this venue three times a week from Sawtry as it's the only place around that offers a more mature, sedate older crowd relaxation away from busy city centres without the threat of violence and trouble that younger noisier city centres venues attract . Places this Lancaster Lounge are sacred social and community hubs giving citizens valued refuge and welcome

			nights out. In an age where hospitality venues are shutting at an alarming rate, a couple of complaints from the same few locals who object should not sway the views of a council just because they don't like it. It was always a venue before they moved in, and it was shut for years before. Dominic is a good man doing a good job and bringing growth to the local economy and employing young people as well as providing a valuable service to the locality.
21			I object to the review of the Lancaster Lounge license. I have never seen any poor behaviour from customers, I have never seen any under age serving or drinking and I think this has shown a well run bar serving its locals with good management.
22			I've been a customer at the Lancaster lounge for the past year or so. I think it's worth the travel from Whittlesey as it's nice to go somewhere where there is never any trouble. The spot is a gem in the local community. From what I've witnessed when I've been there is that the clientele have been respectful and it's good vibes all around!
23.			I have never seen anyone acting poorly outside of the establishment. Each time I've been in, the clientele are all over the age of 25 and everyone is in good spirits, no drunkenness, no fighting and the business ensuring that alcohol is sold only to people over the age of 18. Each time I've used the garden, it's been quiet and respectful of the neighbourhood.
24.			This is a lovely venue where people (particularly women) can feel safe and have a relaxed time. It's the perfect place to have a quiet drink with friends. All the times I've been, I've never seen any anti-social behaviour as the clientele are more mature. There is nowhere in Peterborough that offers the same experience as the Lancaster as town just doesn't feel safe to go to. I have also never seen any underage people being served because that is not the clientele. The Lancaster is so unique to Peterborough and it's great to have somewhere local people can walk

			to. It's an amazing place and is definitely not a public nuisance- it provides a safe, enjoyable place for people and brings so much to the village.
25			I use the Lancaster Lounge regularly and have never witnessed any anti social behaviour or activity from this establishment. The staff are well trained and polite and it is a great edition to the local community. I have witnessed several antisocial issues from the pub opposite that regularly spills outside onto the street and carpark but this clientele are not welcome in the Lancaster and thats why we use it. I am in full support of the Lancaster Lounge and the safe and friendly environment that comes with it.
26			The Lancaster Lounge is a wonderful venue, is a great vibrant pub with great food and drinks. It's perfect for a casual meet up to an all day entertaining event.. When we are there we always have such a great time, Donnie always there checking everyone is happy and having a good time, we have always felt safe there with NEVER had or seen any trouble or overly drunken individuals. We only live ■■■■■ up the road and we have never had any problems with noise or heard anyone leaving with Lancaster and waking our family. The Lancaster lounge is a great place.
27			A fantastic bar and asset to a fast growing village. The managers and staff are extremely helpful. I have never seen any unsociable behaviour and have always felt very safe within the establishment. Neither have I ever been served alcohol out of serving times. The staff work really hard to keep members of the public happy and I would 100 % prefer socialising in this bar than I would in any town centre one!
28			The Lancaster Lounge offers a safe and lovely setting for a variety of celebrations. I've been on a couple of occasions with all female parties and mixed gender parties and on both occasions have been offered nothing but excellent service and a warm welcome. Highlighting the event as a group of women, we often avoid the town

			centre of Peterborough due to the ever increasing crime threat, but the Lancaster lounge offers a safer space, therefore somewhere we will continue to visit.
29			I visit the venue regularly at different times during their opening hours and have always found the staff to be welcoming, professional, and attentive. I ALWAYS feel safe when I am there which is very rare for a women to say now adays. In ALL my visits, I have NEVER witnessed any drunk or disorderly behaviour, nor any underage drinking. The bar is managed responsibly, with a positive atmosphere that contributes to the local community.
30			Concern, I am writing to express my strong support for the renewal of the licence for The Lancaster Lounge. As a local resident of Yaxley, I have had the pleasure of visiting many times and can say without hesitation that it is one of the village's most valued and well-run establishments. The Lancaster Lounge is far more than a restaurant and bar — it is a genuine community hub. The team provide a warm, welcoming environment for people of all ages, and the atmosphere is consistently friendly, safe, and inclusive. The live music events, themed evenings, and excellent food all contribute to making it a vibrant part of Yaxley life. It's clear that the management and staff care deeply about the community they serve. They have created a space that supports local musicians, brings people together, and adds to the social fabric of the village. The Lancaster Lounge plays an important role in local employment and community wellbeing, offering a place where friends, families, and neighbours can connect. I wholeheartedly support the renewal of their licence and believe The Lancaster Lounge continues to be a positive and responsible asset to Yaxley. The village would be much poorer without it.
31			If you're ever in Yaxley, there is one place that truly stand out- The Lancaster Lounge. I've been going every weekend for all of the time this venue has been opened because the atmosphere is unbeatable. It's one of those places where you feeling instantly part of something, welcomed and most importantly safe. The music, the people ,the energy. But it means even more that i had the privilege of working here for over a year, and i cherish that time. In all the time i've spent here,

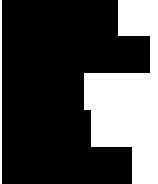
			both behind the bar and as a regular, i've never seen any drunk or disorderly behaviour, no underage drinking and never any trouble. Everything is handled with professionalism and care, and it shows. If you're looking for a good time in a great place, The Lancaster Lounge is the definition of it, you won't find a better place.
32			I have visited Lancaster Lounge on multiple occasions since its inception, both quieter weekdays and busier weekends. As someone in the older age bracket, I certainly wouldn't be visiting a lively venue packed full of youngsters. I have always found the establishment to be very well ran, respectful, no trouble or ASB with a happy but respectful ambience. I have never seen or been made aware of any form of underage drinking and I have never witnessed any poor behaviour.
33			We live [REDACTED] to The Lancaster Lounge [REDACTED] and want to offer our positive experiences as part of the licensing review. My husband and I, our grown up family and our friends all visit the Lancaster Lounge regularly and have done so since it opened. The ambience is always really lovely, we are made to feel welcome by the staff and the service is excellent. The clientele tends to be more mature, well dressed and generally just out to enjoy a pleasant evening, this is what attracts us the Lounge rather than the local pubs which can get too loud and raucous for our liking. We have never felt unsafe in the Lancaster Lounge, it is just not that sort of place. I have been in on occasion with just my teenage daughter and we have always felt safe. We have never seen any signs of significant drunkenness amongst the clientele or witnessed any sales to visibly drunken people. Neither my husband nor I have any concerns regarding the Lancaster Lounge, we often walk past on an evening and it is impossible to hear any noise from the building regardless of the fact that it is busy. We live across the road and our lounges face out onto the street so we have good sight of when people are leaving the Lounge, we have never seen or heard any antisocial behaviour occurring. To my knowledge there has never been any occasion for which the police have been called to the Lounge and generally any raucousness is usually from people leaving

			the Public House across the road [REDACTED] Unlike the pub, clientele do not leave the premises with glasses still containing alcohol and then leave them around Main Street! I know that Dominic (the owner) is very conscious of late-night noise, and we never hear any noise and or have never seen any disturbance at The Lancaster Lounge. People generally leave quietly and quickly. In our view, the Lancaster Lounge is the best addition to Yaxley in a long time and we fully support it.
34	[REDACTED]	[REDACTED]	I've visited Lancaster Lounge numerous times and have always felt it to be a well run, safe and welcoming place environment. I've never witnessed trouble, underage sales, excessive noise or overcrowding. It's a much needed, welcoming and wonderful environment. I'm in full support of the Lancaster Lounge.
35.	[REDACTED]	[REDACTED]	Never witnessed any drunk and disorderly behaviour, staff are respectful. Been a few times as a couple and with a group. When leaving I have not witnessed misbehaviour outside, music outside is never too loud. Fully supportive of this establishment
36	[REDACTED]	[REDACTED]	The Lancaster Lounge is by far the safest place I've ever been on a night out - not just in Peterborough, but anywhere. From the moment you walk in, you can feel the difference. The atmosphere is calm, friendly, and genuinely welcoming. I've never once seen any bad behaviour, arguments, or even anyone getting too drunk - it's just not that kind of place. I always feel completely at ease here. As someone who doesn't usually feel comfortable going out in the evenings, this is the one venue where I can truly relax. The staff are attentive and professional, the crowd is respectful and mature, and there's a real sense of community. It's a credit to Peterborough to have somewhere that feels this safe and enjoyable. The Lancaster Lounge has created a space where you can enjoy a night out without a single worry - no tension, no trouble, just good music, great service, and a lovely vibe. It would be such a shame to see any restrictions placed on such a positive, well-run

			venue. Places like this are what our city needs more of - safe, stylish, and full of good people.
37			The Lancaster lounge is a well run and secure venue for the people of the area needing local venues to eat and drink. I have never seen any trouble, the landlord is always present when we attend coordinating activities and looking after customers and staff. They are very selective in excluding any potential troublemakers or underage drinking. I choose to travel from Hampton Vale for this as my local pub in Hampton Vale has real trouble and yet continues to have a licence. I fully support any licence review for the Lancaster lounge.
38			I find The Lancaster Lounge a welcoming atmosphere for myself and friends. We always feel safe. We haven't experienced a loud, aggressive or bad mouthing individuals. Instead it is a calm, warm and welcoming venue with like minded people. The Lancaster Lounge should be able to remain and flourish as this is one of less than a handful of venues operating in the Peterborough area. I Support The Lancaster Lounge. Additional comments sent via email I wish to state that I and my friends have no concerns regarding Lancaster Lounge. We can clearly and firmly confirm that we have never witnessed drunkenness, antisocial behaviour, disturbances, or crimes occurring, I travel over [REDACTED] to meet friends in The Lancaster Lounge because we feel safe. The atmosphere is very warm , relaxing and welcoming. The staff and fellow like minded customers are friendly and chatty. We have never experienced or seen any abuse, disturbances or drunkenness that makes us feel uncomfortable or unsafe. Myself and female friends, including 76 year old mum , feel very safe and that's the reason we visit regularly.

			The Lancaster Lounge is the only venue in the Peterborough area that provides this welcoming and safe environment and should be supported to continue operating.
39			The Lancaster Lounge is a fantastically managed facility - a true gem in the village and a credit to the whole of Peterborough. Catering for a more mature clientele I have never encountered any negative element to this establishment, no antisocial behaviour or drunken behaviour - no underage customers - this establishment gets my overwhelming support.
40.			With nights out becoming more expensive the Lancaster lounge is a more than welcomed to the village. It's lovely being able to take a walk down for a few drinks and nibbles without having to fork out for parking or taxis. They're always so welcoming and take part in community events also like the easter egg hunt. So many people benefit from the business, even local musicians playing their music. I've always felt safe there, never felt like there was any uncomfortable scenes or suspicious people. The toilets are lovely and clean and its always a well presented place. I fully support the Lancaster lounge.
41.			We have visited the Lancaster Lounge on many occasions, and we have never experienced or seen any anti social behaviour, drunkenness or experienced any noise nuisance whilst we have enjoyed our evenings there, My wife and i and our friends have never once felt unsafe. The Lancaster lounge is a lovely place to spend an evening and is very well managed, it has a warm and friendly vibe from both the customers and staff, with a more of a mature clientele which helps for the ambiance, we support The Lancaster Lounge, and would like to see it remain in its current form, and by changing it's current status would have a negative impact on the wonderful service Dom and the team have worked so hard to provide.

42.			I live [REDACTED] in Lancaster Lounge — [REDACTED], and have lived here for over 30 years. As an ex-servicemen in my 80s, I used to be a member of the previous Lancaster Club, I enjoyed the club it was people of my age and mostly ex-servicemen as well. When the building was being restored by Dominic, I was amazed of the effort that he put in to restore it, and was very pleased that as a mark of respect to the veterans he kept the same name, and also had a local artist commissioned to paint a huge painting on the wall of the World famous Lancaster bomber, both a nod to history and a respect to the veterans and to the Yaxley community, it just shows the he wanted to give something back. My wife died a few years ago just before The Lancaster Lounge opened, so for me it has been invaluable as a place where I pop in most evenings, I chat to the team who make me feel welcome, I have got to know many of the regular's and I chat with them as well. In the summer I love to sit in the beautiful garden and enjoy the company and the ambience. I was even at there Ibiza session on the bank holiday weekend, I was the oldest person there !! I stayed until late, Dominic introduced me to a group of young people, and they were asking about stories from my days in the forces and my back ground, it was wonderful to see a small place with so many people enjoying there selves, I visit the Lancaster Lounge most days when they are open, and for the avoidance of any doubt, I have no concerns regarding Lancaster Lounge. I can clarify and confirm that I have never witnessed sales to drunken persons, nor have I ever seen drunkenness, antisocial behaviour, disturbances, or crimes occurring, On the contrary, this is a huge welcome to Yaxley, and I am shocked that the premises is under any sort of review, this has come as a shock to me and my neighbours. I understand that Dominic is new to this business and the growth and polarity of The Lancaster Lounge has surprised him, and he has had to learn fast, and adapt to the growth. The Lancaster Lounge is the best addition to the area. I fully support it and would like it to be kept in its current form.
43.			I often visit the Lancaster Lounge with my wife and 3 small children (6,7 and 8 years old) for food and always find it to be a very safe and welcoming establishment. My children love to visit and always comment about how friendly and helpful the staff are. We like to treat them a couple of times a month to a

			Friday early evening dinner at the Lancaster Lounge, and would certainly not consider doing this if it was not such a safe environment or had 'rowdy' customers. My wife also regularly visits separately with friends and has never witnessed any trouble or had any issues. They used to go to Peterborough city centre for their nights out, but since the Lancaster Lounge has opened it is their go to place to visit as they feel safe in the environment as young women and find the other clientele respectful. I have never experienced any trouble in the Lancaster Lounge and have visited many times in the 18 months it has been operating. I find it to be a very safe, welcoming family friendly establishment. The Lancaster Lounge is an asset to Peterborough and has been very well received in the local area and Peterborough as a whole.
44.			The Lancaster lounge have reached out asking regular visitors to support them in their licensing review. As a family of 4 (our kids are 13 & 12 now) who have visited 5 times I feel our opinion might be valid. We have visited for food and drinks at different times of day and days of the week either the 4 of us or with another family of 4 who have similar aged kids. On every occasion the food has been superb and the service we have always received is very high quality.

			We have never experienced or seen any anti social behaviour drunkenness or experienced any noise nuisance, The Lancaster lounge is very well kept and managed, its warm and friendly, with more of a mature clientele. We support The Lancaster Lounge, and would like to see it remain in its current form. Living in [REDACTED] it is wonderful to have a venue so close that we can comfortably settle into with our kids for a few hours and really enjoy.
45.	[REDACTED]	[REDACTED]	To whom it may concern We have visited The Lancaster Lounge on many occasions and have always found it to be a welcoming and well-managed establishment. At no time have we witnessed antisocial behaviour, excessive drunkenness, or noise nuisance. The venue is consistently well kept, with a warm and friendly atmosphere that attracts a more mature and respectful clientele. The staff have always been amazing—extremely attentive to any needs and ensuring that every visit is an enjoyable one. On one particular occasion, there was an engagement party taking place, which naturally brought slightly louder music and a larger number of guests. However, this was handled with complete professionalism. Customers who were not part of the celebration were never made to feel overlooked, and the owner took the time, as they always do, to speak with everyone personally to ensure the best possible experience. Additionally, with the fire station located next door and the lounge welcoming a large number of customers, I have always been impressed by how well parking has been managed. Care is clearly taken to ensure on-call firefighters have full access to the station and that the road remains clear at all times.

			We believe The Lancaster Lounge is an asset to the community, and we fully support its continued operation and restoration to its full potential.
46.	[REDACTED]	[REDACTED]	We are a long-standing resident couple of Yaxley, Peterborough, and frequent patrons of Lancaster Lounge. We are delighted to express our gratitude for the exceptional service and ambiance provided by this establishment. The venue consistently demonstrates exceptional management and staff attention to detail. Dominic's consistent presence and engagement ensure the satisfaction of customers and maintain a harmonious environment. We have never observed any instances of antisocial behaviour, disturbances, or criminal activity within the premises. Lancaster Lounge has become an integral part of our community, and we are proud to contribute to its positive reputation. We are perplexed by the recent licensing review. Lancaster Lounge is an asset to the area, and we firmly believe that its continued operation would be beneficial.

47.			Licensing Review 30/09/2025 Dear Sir/Madam, We live in [REDACTED] to The Lancaster Lounge My husband and I, and teenage son and daughter go the Lancaster Lounge regular, we love it there, the service is amazing and its always so clean, with a friendly team, we are made to feel very special on every visit. My husband goes away a lot for work, so I go in regularly on my own, this is not something I would normally do, but I always feel safe and have got to know a lot of the regulars that go in. I have no concerns regarding Lancaster Lounge. I have never witnessed sales to drunken persons, nor have we ever seen drunkenness, antisocial behaviour, disturbances, or crimes occurring, we would know as we can see the Lancaster Lounge from our house. I know that Dominic (the owner) is always conscious of late-night noise, and we rarely hear any noise and have never seen a disturbance at The Lancaster Lounge. In our view, Lancaster Lounge is the best addition the area has seen in years. We fully support it, in its current form.
48.			I am writing to express my full support for the Lancaster Lounge. My husband and I live [REDACTED] from the venue and we have always found it to be an excellent addition to the village. The Lancaster Lounge has a welcoming and friendly atmosphere, attracting a lovely mix of people. In all the time we have lived [REDACTED], I have never witnessed any trouble, fights, or anti-social behaviour associated with the venue. On the contrary, it attracts a quality clientele who come to enjoy food, drinks, and good company in a sophisticated setting. Despite our close proximity, we have never been disturbed by noise or by customers arriving or leaving. For us, the Lancaster Lounge is a huge asset to the local community, providing a safe and enjoyable environment for residents and visitors alike.

			I therefore wish to place on record my complete support for the Lancaster Lounge to continue operating and bringing such value to our village.
49.			From a personal point of view, I feel so safe when visiting the Lancaster Lounge, as a victim of crime previously, this is a massive plus for me, I avoid the town centre venues because of this. I have personally never seen any negative behaviour that has escalated out of control. The staff are observant and have always diligently handled any sort of situation before it spirals. It is an absolute pleasure to visit this clean, tidy and stunning venue, the staff and management always go above and beyond. Wholeheartedly support the Lancaster Lounge.
50.			As someone who lives just behind the Lancaster Lounge, I can honestly say it's a lovely, well-run place to have in the village. My wife and I have been customers since the first day that it opened. It always feels safe and welcoming — I've never seen any fighting, trouble, or bad behaviour there. The atmosphere is relaxed and respectful, and it's clearly managed with care. The clientele is largely more mature locals from Yaxley and the surrounding area. You rarely see children in the venue and when I have, I've never once seen anyone underage being served alcohol. I don't believe that someone of the owner's character and morals would be willing to risk their business over something so reckless. From a neighbour's perspective, they couldn't be easier to live next to. We never hear any noise — not from music, not from customers leaving late, nothing at all. It's peaceful, and you'd hardly even know such a popular spot was just around the corner. Compare this with the Lancaster Club (the former name when it was an ex-servicemen club) and the contrast couldn't be different. When it was the Lancaster Club, they had karaoke in the garden and loud music playing all of the time. To the point where even with our doors closed we could still hear everything crystal clear. If people think it's loud and disturbing now (and it isn't!), I hate to think what they thought of it before. All in all, the Lancaster Lounge is a credit to Yaxley — safe, friendly, and run with real pride and professionalism.

51.			I have frequented the Lancaster Lounge and there has been absolutely no problems whatsoever. Each time there has been a lovely, quiet, social atmosphere inclusive of adults, vulnerable people and children. Not one time has anything been overly noisy. Not one time has any alcohol been served to anyone underage. I have been ID'd personally multiple times and if I have ever forgotten my ID, have been refused alcoholic drinks. I have never witnessed nor heard of any antisocial behavior. I know the owner and know he would never let anything happen to disturb the lovely community around Yaxley. I do believe these are malicious accusations and should not be given a second thought.
52			Dear Licensing Officer, I am writing to make a formal representation in support of the premises licence for The Lancaster Lounge, located at 152 Main Street, Yaxley. I am a regular customer and local resident, and I wish to express my strong support for this venue retaining its licence.  Support for the Licensing Objectives In my experience, the management and staff at The Lancaster Lounge act responsibly and in accordance with the Licensing Act 2003 objectives: • The prevention of crime and disorder – The premises is well-managed, with a calm and respectful atmosphere. • Public safety – The venue provides a safe and welcoming environment for customers, with responsible service of alcohol and good management at busy times. • The prevention of public nuisance – Noise levels are well controlled, and staff are attentive to patrons leaving the premises, helping to minimise any disturbance to the surrounding area. • The protection of children from harm – Age checks are carried out properly, and the venue maintains a friendly environment at appropriate times.  Contribution to the Community The Lancaster Lounge plays an important role in the local community. It provides a friendly, inclusive social space for residents, supports local employment, and contributes to the local economy. The venue often hosts events that bring people together and helps to foster a sense of community in Yaxley and surrounding areas.  Wider Context It is important to recognise the broader challenges currently facing the hospitality industry in the UK. Pubs, bars, and restaurants have experienced a sharp decline in recent years, with many closing due to rising costs, changing consumer habits, and increasing regulatory pressures. While councils and

			government have a duty to ensure responsible operations, excessive restrictions or unnecessary changes to licensing can unintentionally accelerate the closure of well-run venues. There is a continual push to save our hospitality in the UK yet here I am making a plea because I understand that the majority of the complaints appear to have come primarily from a single or couple of individuals living near to the premises. While every resident's concerns should be listened to, it's important to recognise that these complaints do not reflect the wider views of the local community. As a regular customer and local resident, I have not experienced the issues being alleged, and many others in the community share this positive view of the venue's operation. The Lancaster Lounge is the kind of responsible, community-focused business that should be supported, not hindered. Restricting or revoking its licence would have negative consequences not only for the venue itself, but also for local employment, the economy, and the social fabric of the area.  Comparison with Nearby Premises It's also worth noting that there is a pub directly across the road from The Lancaster Lounge, and this venue does not appear to receive complaints despite there being similarities such as the public presence increase, events and a garden area. This highlights that the presence of licensed premises in the area is not inherently problematic. The Lancaster Lounge operates in a responsible and community-minded way, similar to its neighbour, and should not be unfairly targeted.  Conclusion For these reasons, I respectfully ask the Licensing Sub-Committee to allow The Lancaster Lounge to retain its current licence. It operates responsibly, contributes positively to the local community, and deserves continued support.
53.			My husband and I live right behind the Lancaster Lounge. We have been going to this beautiful establishment since the day it opened its doors. As a young(ish) couple (early 40s), we have struggled to find somewhere to go for a drink if we want an evening out, until the Lancaster Lounge opened. Dom has created a space where everyone is welcome. I've often gone in on my own to meet with friends and have never felt unsafe (I hardly ever go anywhere on my own these days). As mentioned, we live directly behind the Lancaster Lounge and I have never once heard any music, any fighting or any disturbances. Dom and the team

			have created something wonderful for the village and surrounding areas to enjoy a safe night out. If they were to close, we'd have no where to go. There are a few other pubs in the vicinity but none of them as welcoming as the Lancaster Lounge. I whole heartedly support Dom and the team.
54.			I live [REDACTED] The Lancaster Lounge. For the avoidance of any doubt, I have no concerns regarding Lancaster Lounge. I can clarify and confirm that I have never seen drunkenness, antisocial behaviour, disturbances, or crimes occurring, [REDACTED] The Lancaster Lounge and never had a cause to complain. Dominic is a very polite man, and often speaks to me when he sees me and asks, if I have any issues. In the time, they have been open, I have never had any issues. I understand the garden is also under review about the opening times, which I don't understand as there is very little noise that comes from the garden and it's a brilliant addition to the Yaxley community, where people can chat and drink in the summer months, there are very little places, and definitely not of this quality for people of Yaxley to go. I know my neighbours well and the people of main street, and no one has any issues with the Lancaster Lounge apart from a very few, which if I was honest, I think has nothing to do with the Lancaster Lounge but Dominic personally, this is just my opinion of course. In the early days whilst they were renovating the building it did get quite congested with tradesmen and vans, but since then its been fine.

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Appendix F - Review of Lancaster Lounge

Petition in support of the premises

PETITION IN SUPPORT OF:

Lancaster Lounge, 152 Main Street, Yaxley, PE7 3LB

We, the undersigned, confirm that we have no concerns regarding the above premises.
We support the retention of the premises licence in its current form and we strongly believe that Lancaster Lounge is a well-managed premises that effectively promotes the four licensing objectives.

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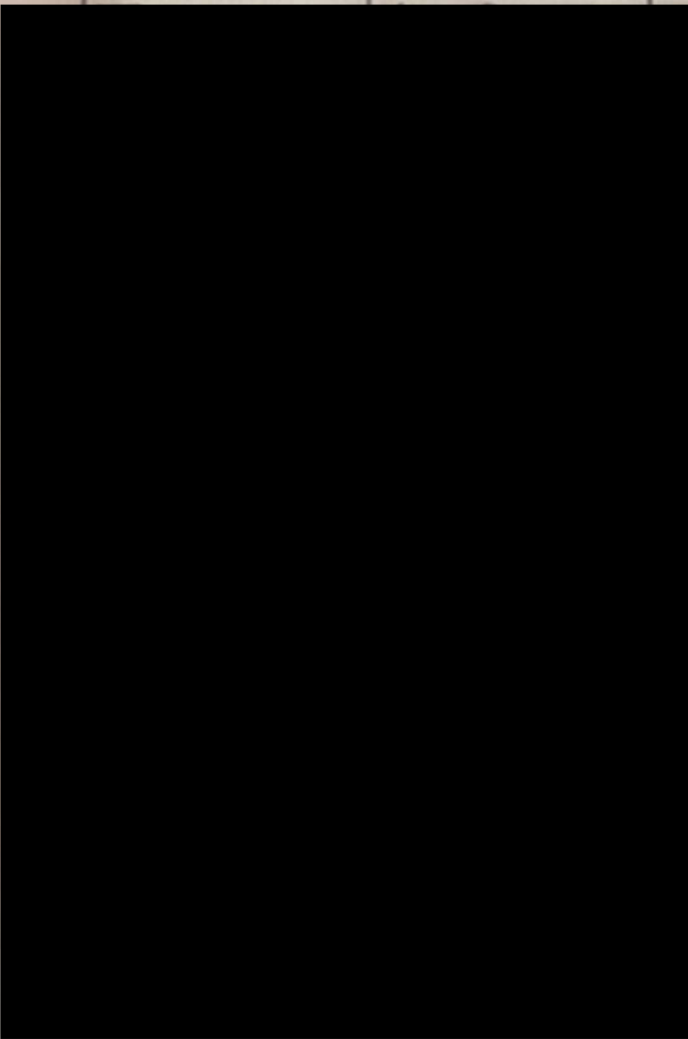
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PETITION IN SUPPORT OF:

Lancaster Lounge, 152 Main Street, Yaxley, PE7 3LB

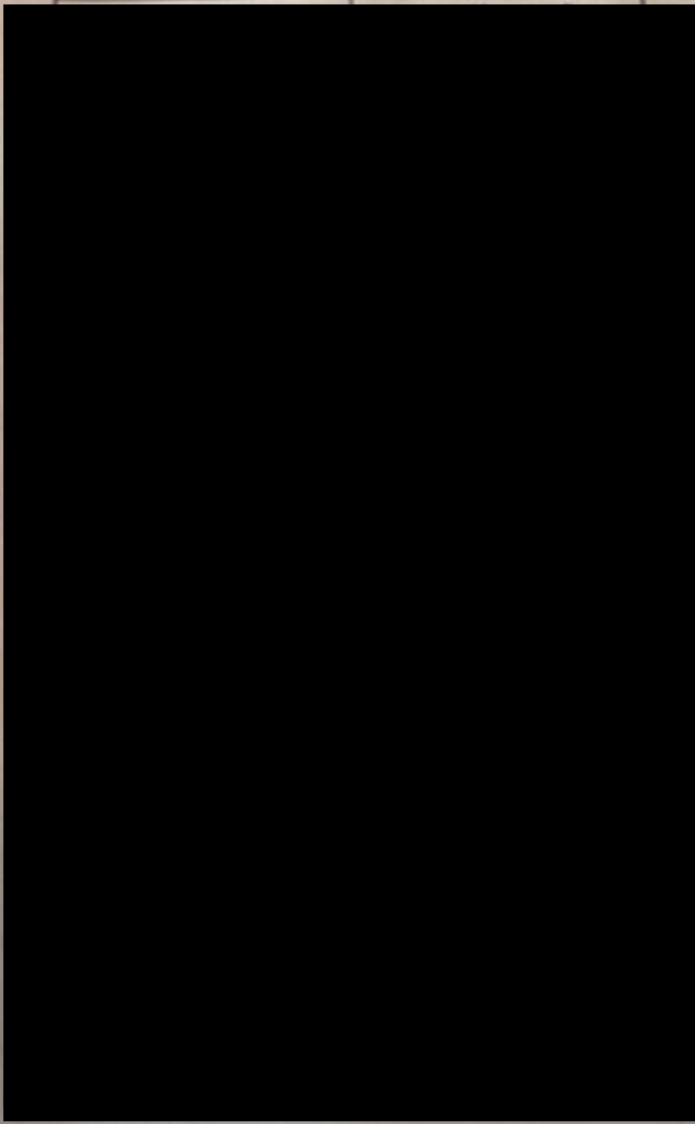
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PETITION IN SUPPORT OF:

Lancaster Lounge, 152 Main Street, Yaxley, PE7 3LB

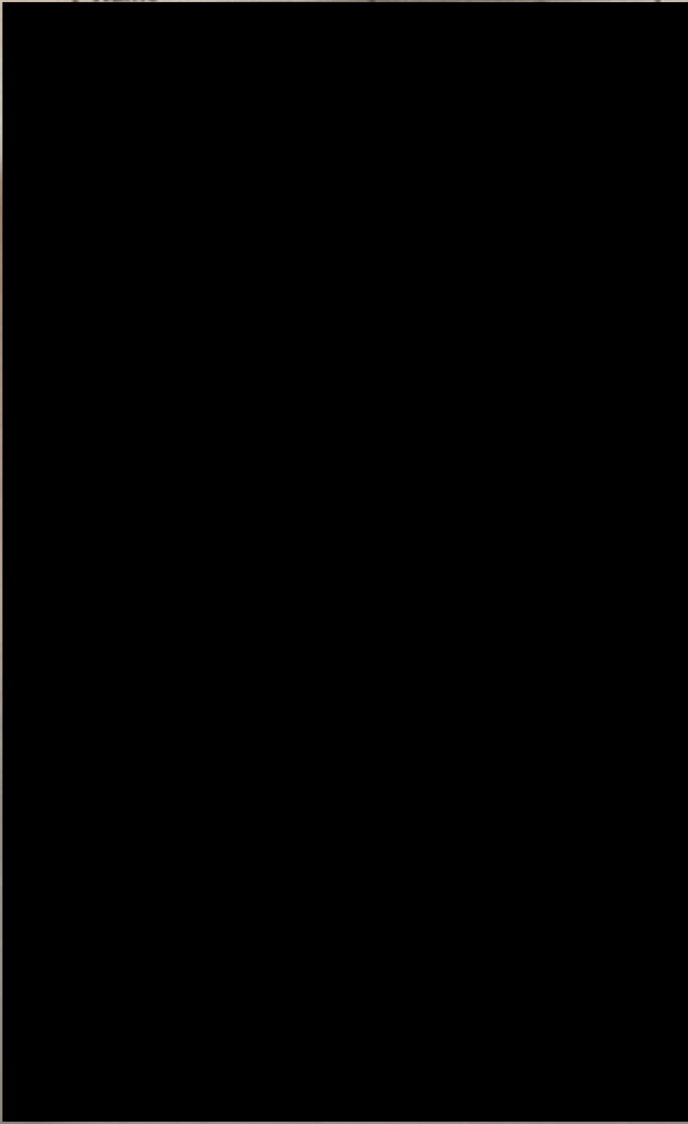
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PETITION IN SUPPORT OF:

Lancaster Lounge, 152 Main Street, Yaxley, PE7 3LB

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PETITION IN SUPPORT OF:

Lancaster Lounge, 152 Main Street, Yaxley, PE7 3LB

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PETITION IN SUPPORT OF:

Lancaster Lounge, 152 Main Street, Yaxley, PE7 3LB

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PETITION IN SUPPORT OF:

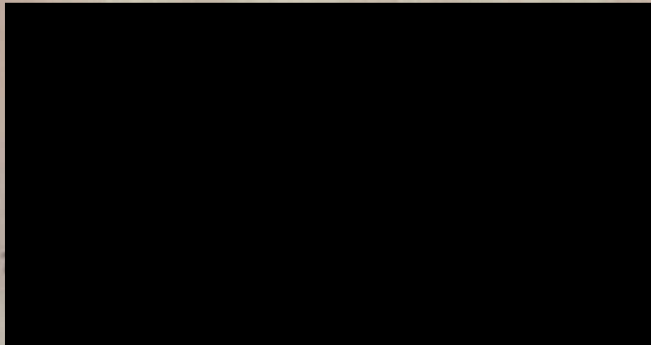
Lancaster Lounge, 152 Main Street, Yaxley, PE7 3LB

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