


Summary of Other Persons Responses

Date Received	Name	Address	Contact
It is a sports club, not a night club. It is in a residential area with houses very close. Noise at 02:00 in the morning is unacceptable in a residential area.			

Date Received	Name	Address	Contact
<p>The noise from loud music at the bar travels to the houses in our street. Recently, a function at the club involved not only music, but a group of player under the influence of alcohol loudly shouting and playing rugby in the field whilst holding glasses of beer. 2am is unreasonably late for sports club functions, and would encourage prolonged drinking, loud noise from the music and beyond. I would be happy for the club's licence to allow music to be played until 11pm, however anything beyond this would disturb our sleep and the sleep of our child, especially during hot weather when we require windows to be open to keep cool. In summary, I object under point 3 - prevention of public nuisance.</p> <p>Further Comment in Response to Mediation (Appendix E) 23/07/2024</p> <p>I have deep concerns about the change of listening at the rugby club. I live with my partner, and 2 year old daughter in a house which garden is connected to the rugby field.</p> <p>As well as obvious potential noise from people and music disturbing her sleep, beyond reasonable social hours (10pm). I also have concerns about language and behaviour is likely to be exposed to whilst growing up. We already see overspill from the clubhouse in the summer where people have been drinking from plastic beer glasses and playing on the fields and shouting.</p> <p>Having purchased our home on the understanding that the rugby club had limited licences and could not be opened late at night, we also have concerns that the change in listening will not only be personally disturbing but also devalue our property and make it difficult to sell.</p> <p>In a world where activity our high street is declining, I believe the council should also consider that this extension to the rugby club will be taking away from our local pubs and restaurants. The club should be promoted as a sports venue first and foremost, promote healthy activities for the community and be allowed to fundraise, but not be allowed to be run as a business selling alcohol beyond this.</p> <p>In summary - The revised Mediation Summary is not sufficient to allow me to withdraw my representation because:</p> <p>The wording relating to Off Sales is ambiguous. As drafted, it allows for Off Sales for "other purposes" not to be subject to the conditions of (a) sales in plastic open topped beakers and (b) to stop by 22.00. I live close to the Ground and Off Sales in other circumstances leaves me open to people buying alcohol from the Rugby Club after 22.00 and being able to drink this alcohol late at</p>			

night with likely noise, disturbance and anti social behaviour on the Ground or in the streets close to my home.

The current ambiguous wording allows the Rugby Club to operate as an Off Licence which I am not comfortable with as it allows for the sale of alcohol to individuals to drink unsupervised and potentially to excess; As drafted the Mediation does not prevent the use of the outside patio area for the consumption of alcohol after 22.00. Again my family & I are at risk of noise and disturbance as a result; The Seasonal Variation for the showing of televised matches as currently drafted is too wide. The scope of this variation appears to have been significantly widened increasing the number of occasions for noise and disturbance for nearby residents. Also, as drafted there is no condition restricting the sale of alcohol on these occasions to sales for consumption inside the Rugby Club House only.

Date Received	Name	Address	Contact
<p>Dear Sir</p> <p><u>Re: Application for a new premises licence</u> <u>St. Neots Rugby Union Football Club Ltd.</u></p> <p>Unfortunately I do not have the facility to put my comments on line, but fail to see why this should preclude me from giving my opinion.</p> <p>I live next to St. Neots Rugby Union Club playing fields and within sight of the clubhouse and facilities and quite agree that sport and spectators do of course make noise.</p> <p>However, sadly in the past I have had occasion to write to St. Neots Council and the club to complain of the noise of the social activities occurring there on the playing fields, with very loud music indeed and a cheerleader exhorting the crowd to make as much noise as possible.</p> <p>This of course has nothing whatsoever to do with sport playing here.</p> <p>Often the doors of the clubhouse facilities are left open anyway and of course the noise of very loud music etc carries long distances across the open playing fields.</p> <p>A 2am licence would of course be quite intolerable and would of course bring all the usual problems of bad behaviour etc with it!</p> <p>This is a Rugby Football Club after all, not a "disco", as the organisers seem to wish it to be.</p> <p>I remain,</p> 			

Date Received	Name	Address	Contact
<p>I write to object to the Application made by the St Neots Rugby Club for a new Premises Licence.</p> <p>Firstly, the statement made in Section M (a) of the Application that "the Club benefits from being located out of the main town of St Neots" is very misleading. It suggests the Club is in an out of</p>			

town location and activities there will have little impact on local residents but this is not the case. There are large numbers of homes along the eastern and southern boundaries of the Ground - the Barringer Way development runs along the eastern side and the Queensway/Crescent/Leys Road development runs along the southern side of the Ground. I live at [REDACTED] and there is a well used public footpath leading from the end of my road directly into the Ground at the south east corner, which is used by people walking to the Club House.

Second, I am not clear whether the Application to extend the Opening Hours to an hour before kick off and an hour after the final whistle when International Rugby Tournaments take place is restricted to weekends or is intended to apply throughout the week.

I am objecting to the Application for the following reasons

To Prevent Crime and Disorder

Under the Club's existing license, the Club serves alcohol until 11.00pm and closes at midnight. Sometimes (particularly at weekends), the Club already closes later when there are private functions.

I am concerned allowing the Club to sell alcohol until 2.00am will result in more Crime and Disorder. People will be able to drink for longer becoming even more drunk which in turn will increase the risk of petty crimes being committed in a built up residential area. I have major concerns for the safety of my home and vehicles (which have been vandalised before from drunken people) and with people leaving the Club late at night and walking past my house there is a higher risk of this happening again. Extending the opening hours to 2.00am increases the opportunity for similar incidents to take place as most local people will be in bed at that time and there will be less people around to act as a deterrent.

Also, allowing the Club to sell alcohol for consumption off/away from the Licensed Premises, without any supervision must not be allowed. Evidence of alcohol induced anti-social behaviour is often seen in St Neots and increasing the opportunity for people to buy alcohol to drink in this way is irresponsible.

To Prevent Public Nuisance

As I have already said, the Club House is located close to many homes. If this Application is granted, the extended opening hours will mean local residents will suffer a significant reduction in their living amenity and environment every weekend until 2.00am on Saturday and Sunday mornings. Residents will be impacted in the following ways:

Loud Noise - from Live and Recorded Music, Dance Performances & Indoor Sporting Events until 2.00am, every Saturday and Sunday morning. This is unreasonable. The Application says these events are only to take place indoors but local residents are already disturbed during existing opening hours as loud music/excessive bass is clearly audible when events are taking place. The Club House is an old building and appears to have no effective sound proofing.

There are families with young children (my daughter is 10), people working shifts and elderly people living close to the Club - they will all be at risk of regular sleep disturbance if this Licence Application is granted.

Noise and Disturbance from people leaving the Club - local people are already impacted by noise from rowdy drunk individuals walking through our residential area on their way home from events at the Club. The longer opening hours will mean the disturbance will go on for longer. The loud behaviour (which includes shouting and swearing) is intimidating - I am intimidated by it particularly when I am home alone at night and I am concerned about elderly people who live on my development being affected in the same way.

Off Sales will increase the litter problem with individuals discarding empty cans and food packaging on nearby streets.

I see the Licensed Premises are to be extended to include the outside Patio Area. This in turn will increase the noise and disturbance for local residents from people eating, drinking and socialising outside. Will the patio area be closed at a certain time? If so, how will this be enforced?

To Protect Children From Harm

My 10 year old daughter struggles to get to sleep on occasion when loud music is playing at the Club. Having struggled to get to sleep she is then woken by people leaving the Club late at night. If this application is granted she (and the many young children who live on this development) are at risk of regularly being woken up at 2.00am. Sleep is extremely important for children's health, mental well being and their ability to concentrate and study at school.

The loud, raucous, drunken behaviour of people leaving the Club is frightening for my daughter.

The potential for additional hours outside of those clearly detailed in the Notice of Application, when there are intentional games being played, also concerns me. How often will this happen? Will local people be subjected to noise and disturbance at unsocial hours during the week when they have work (and school) the next day?

I also worry about my daughters safety in my own home when it is just me and her here and if something was to happen because of a drunken person from the club walking home in the middle of the night me and my daughter could be at great risk of harm or be targeted.

For all the reasons detailed above, the St Neots Rugby Club Premises Licence Application must be rejected and the existing licensed hours retained. If the Club wants to open late for a private function or an International Rugby Tournament it should apply for a separate Temporary Events Notice on a case by case basis to allow HDC's Licensing Department to have control over the frequency of these events and to protect local residents from regular and sustained disturbance.

Further Comment in Response to Mediation (Appendix E)

23/07/2024

Due to prior commitments, I am unable to attend a Hearing of the Licensing Sub Committee on 21 August 2024 but I would like my representations to be drawn to the attention of the Sub Committee please.

The revised Mediation Summary is not sufficient to allow me to withdraw my representation because:

The wording relating to Off Sales is ambiguous. As drafted, it allows for Off Sales for "other purposes" not to be subject to the conditions of (a) sales in plastic open topped beakers and (b) to stop by 22.00. I live close to the Ground and Off Sales in other circumstances leaves me open to people buying alcohol from the Rugby Club after 22.00 and being able to drink this alcohol while walking past my house late at night with likely noise, disturbance and anti-social behaviour. The current wording allows the Rugby Club to operate as an Off Licence which I am not comfortable with as it allows for the sale of alcohol to individuals to drink unsupervised and able to wander with alcohol pass my property late into the night. This makes me feel very unsafe with my nearly 10-year-old daughter in my own home because of the risk of drunken people passing by that could damage my property and put me and my daughter in danger.

As drafted the Mediation does not prevent the use of the outside patio area for the consumption of alcohol after 22.00. Again I (and my nearly 10-year-old daughter) are at risk of noise and disturbance as a result;

The Seasonal Variation for the showing of televised matches as currently drafted is too wide. The scope of this variation appears to have been significantly widened increasing the number of occasions for noise and disturbance for nearby residents. Also, as drafted there is no condition restricting the sale of alcohol on these occasions to sales for consumption inside the Rugby Club House only.

Therefore, I do not withdraw my representation towards the licence for the Rugby Club until the correct measures are put in place.

Date Received	Name	Address	Contact

Residential family housing backs on to this premises. I object on the basis of point 3; prevention of public nuisance. The rugby club events can easily be heard from where I live, and whilst I am happy for sports events to take place during the day and until a reasonable time in the evening 0200 is too late and will result in local residents being disturbed by noise whilst events are being held, and also by noise at the time the club closes and guests/customers leave the premises. The premises is a sports club not a night club with music. I object to both music being played and the sale of alcohol after 11pm. I request that my representation is not published in full.

Date Received	Name	Address	Contact

I would object to the granting of this licence. My house backs on to the St Neots Rugby Club and were such a licence to be granted, there is the potential for an unacceptable amount of noise to be audible at my property on multiple days of the week until 02:00 at the weekend. The facility is a sports club, not a nightclub and granting a licence of this type would effectively equate to a nightclub existing a couple of hundred yards from my house and impact the residential estate / quality of life for myself and my family. Granting such a licence would no doubt bring with it further challenges, that I'd propose St Neots Rugby Club / surrounding area is ill equipped to deal with, e.g. increased foot fall in unsociable hours, with the facility located in the middle of a non lit area, whereby the speed limit is 60 MPH. Have questions regarding the safety impact of granting such a licence been addressed ? Late licence = later alcohol consumption, which putting increased noise / anti social behaviour aside for a moment, will lead to increased safety concerns as folks make their way to and from the venue. In summary, I would confirm my objection to the granting of this licence and am happy to provide any further context if required. [REDACTED]

Further Comment in Response to Mediation (Appendix E)

13/07/2024

Thank you for your follow up. My objection to the granting of this licence remains unchanged for reasons previously stated. In summary, the location of the premises is within a residential area.

My fear being that by granting this licence, there is a risk of an increase in crime and disorder, as well as noise, negatively impacting the quality of life for the surrounding properties in said residential area. I'm happy to provide any further information / elaboration required. Many thanks again

22/07/2024

Many thanks for sharing the updated information. My objection to granting the licence remains though. I don't see anything that confirms events will not run until 02:00 which was the basis for my original objection. Will await your further comms, many thanks.

Date Received	Name	Address	Contact

caAsa long time resident who purchased my house near a sports club as an asset their has been signifacnt nose polution with very loud outside music when the club had the car club meets. This has now stopped but the extension to their licencing is disturbing as it appears that there could be loud music until 2 am on Saturday and SudaY mornings. There is no other houses or barriers between my house and the clubhouse. I object to a licence that allows them to hold "parties" or other forms of public activities beyond normal public house hours. To allow the bar to open at non UK time for televised sporting events at other time zones is not acceltable

Further Comments

23/07/2024

My address is almost the closest residential property to the rugby club and the clubhouse is less than 150 yds from my boundary.

This location was seen as an asset when we purchased 10 years ago but the licence extension will enable any future management of the club to allow outside parties to offer alcohol to non members of the club and it could become an "off-licence" at a later date.

We have no objection the the club selling alcohol for their members (inside the clubhouse) and at normal sports club times. The requested extension will enable to club to open for televised rugby matches and any time of the day or night for "home nation" (unspecified) at any time of the day. The extended opening hours of midnight is excessive as the public houses close at 2300 and the limits of the place that the drink can be consumed is vague.

0200mon New Years day is not unreasonable as it is a one off!

Please note my concerns and use your powers to offer make it right for all those who are concerned

Date Received	Name	Address	Contact

This address has been our family home since 1987. Since then we have enjoyed being part of the community the rugby club brings especially over the few years food fests, car boots, even using the club facilities for our own family entertainment and never have problems with noise or rowdiness. I do hope that they get the extra licensing they are asking for as I believe they will continue bringing that extra community feel.

Date Received	Name	Address	Contact

I received your notification of the Rugby Club's application for an extension to licensing hours and wish to object to the application.

I am a 93 year old registered blind widow, who has lived in XXXX since 1953. During that time I have been tolerant concerning issues with the occupants of the pavilion, both with noise pollution, littering and anti-social behaviour. My daughter has raised these concerns with the relevant person and things have generally been resolved amicably.

However this application is one step too far. I am not a sound sleeper and am very concerned that the little sleep I do have will be disrupted both by the extension of hours and the noise originating from the open air patio.

The extension of hours to an hour before and an hour after kick-off(any time of day or night-due to time differences) is preposterous as this could disrupt my/deprive me of sleep at any time without any control. I therefore request most strongly that all of the licensing hours extensions/changes are rejected.

Date Received	Name	Address	Contact

On 24 June 2024, I sent an email detailing a number of errors in the Rugby Club's Notice of Application and the Application itself.

I received a telephone call from William Dell'Orefice during which I agreed not to require the Rugby Club to re advertise the Application in the Press subject to:

The consultation period being extended by 28 days to Monday 22 July 2024

The Notice of Application being corrected to remedy the defects identified in my email of 24 June 2024; and

The Notice of Application being displayed on (a) the main Rugby Club gate so it could be seen by people walking along New Road AND (b) at the entrance to the public footpath from the Ground to Queensway/The Crescent.

Following my email of 24 June 2024, two of my neighbours and I met with the Rugby Club Chairman, Paul Warmington. We had a very positive discussion and reached agreement on a way forward which we understood met the needs of the Rugby Club and at the same time were hopeful would be more acceptable to local residents.

On 26 June 2024, with the agreement of Paul Warmington, I emailed William Dell'Orefice some proposed revised wording for the Licence Application.

On 28 June 2024, I received an email containing a "Summary of Mediation". I responded advising more work was needed as the revised wording detailed in the Summary of Mediation did not meet the Applicant's needs and, as drafted would continue to give rise to concerns for & objections from local residents. I provided some revised wording for the Summary of Mediation but was advised that Licensing Procedure prevented some of my suggested wording being used and more particularly that the issue relating to the timing of outside consumption of alcohol (on the exterior Patio and the Ground) must be dealt with by Additional Conditions added to the Licence.

Over a week has elapsed since my email of 28 June 2024 and the deadline for representations of 22 July 2024 is fast approaching. While I understand matters are progressing in the right direction, no revised "Summary of Mediation" has been provided to me. (I acknowledge the reason for this delay is due in part to members of the Licensing Team being involved in General Election related duties last week).

In the absence of a revised Summary of Mediation which addresses the issues detailed in my email of 28 June 2024, I am now writing to protect my position and to formally record my objection to the current Licence Application as modified by the Summary of Mediation supplied to me on 28 June 2024.

My grounds for objection are (a) the Prevention of Public Nuisance and (b) the Prevention of Crime & Disorder.

First, it is important to comment on the statement contained in the Application that "the Club benefits from being located out of the main town of St Neots." This suggests the Club is in an out

of town location and its activities will have little impact on local residents. The reality is very different - there are large numbers of residential properties along the eastern and southern boundaries of the Ground - the Barringer Way development runs along the eastern boundary and the Queensway/Crescent/ Leys Road Development runs along the southern boundary. A significant number of properties are located only a short distance from the Club House and the rugby pitches. (I attach a selection of photographs which clearly illustrate the proximity of homes). I also attach the plan from the Rugby Club lease which illustrates the density of nearby residential homes. Additionally there is a well used public footpath leading between the Crescent and the Ground which is used by people walking to and from the Club House.

Prevention of Public Nuisance

The reduction of the proposed Opening Hours as detailed in the Summary of Mediation provided on 28 June 2024 is very welcome, with a 2.00am opening only being granted for New Year's Eve but the failure to include conditions;

(a) restricting Off Sales of Alcohol to sales in plastic beakers for consumption on the areas of the Ground shown edged red on the Licence Plan (which I supplied under cover of my email of 28 June) ("the Licensed Off Sales Area") when there are Rugby Training Sessions and/or Rugby Matches in progress or when there are outside events organised by 3rd parties taking place on the Licensed Off Sales Area and only then to be limited to Off Sales for consumption before 22.00; and

(b) requiring the Sales of Alcohol for consumption on the Club's Exterior Patio Area to end at 22.00 and requiring staff to ensure consumption of alcohol on the patio finishes promptly at this time; and

(c) requiring all external doors and windows of the Licensed Premises (not only the Function Room as currently drafted) to be closed when music and dance events and screenings of international rugby matches are taking place in the Licensed Premises; and

(d) requiring signage to be displayed prominently on the Exterior Patio Area requesting customers to be mindful of local residents; and

(e) limiting the sale of alcohol in relation to the screening of international rugby games to sales for indoor consumption only

AND

The failure to include a seasonal variation which limits the ability to sell alcohol only for one hour before kick off, during the game and for one hour after the final whistle of rugby games being played overseas in different time zones in the Southern Hemisphere only in either (i) the Rugby World Cup or (ii) in tournaments involving the British &/or Irish Lions Touring Sides (which are being televised)

mean there is a very real risk of noise and disturbance to local residents from people eating, drinking and socialising outside the Club House until midnight on Friday and Saturday nights. This is unacceptable. As the attached photographs illustrate there are a significant number of residential properties close to the Club House and boundaries of the Ground. Failure to include these Conditions and Seasonal Variations mean local residents will suffer a significant reduction in their living amenity and environment. Residents will be impacted by loud noise from Live & Recorded Music, Dance Performances, Indoor Sporting Activities and televised screenings of international games (if the windows and doors of the Club House are not kept closed). There are families with young children, people working shifts and elderly people living close to the Club House who will be at risk of regular sleep disturbance. With no condition imposed on the time during which Off Sales can be made, local people will be impacted by noise from individuals drinking on the "Licensed Off Sales Area" and on the Exterior Patio Area - people's behaviour deteriorates when alcohol is consumed to excess & noise travels more at night. In addition to the risk of increased noise disturbance I am also concerned about the increase in littering (I collect litter from the Rugby Ground during my regular dog walks). What measures will the Club introduce to ensure the plastic beakers used for Off Sales are returned for reuse?

Prevention of Crime and Disorder

In the absence of the imposition of the Seasonal Variations and Conditions detailed above, I am concerned about late night, alcohol induced anti social behaviour on the Licensed Off Sales Area, particularly when events are being staged by third party event organisers.

I very much hope these points can be addressed and an agreement reached which meets the requirements of the Rugby Club while at the same time addressing the concerns of local residents and respecting their right to the quiet enjoyment of their homes. The Rugby Club lease dated 22 April 2021 specifically contains "no nuisance" provisions - at Clause 3.2(a) which imposes an obligation on the Club "not to do anything on the Premises which may become a nuisance, damage or danger to the Lessor or any nearby owner or occupier" and at Clause 3.2(d) which stipulates the Rugby Club must "not use the Premises for any illegal or immoral purpose or for any dangerous, noxious, noisy or offensive occupation or in any manner so as to be offensive to the occupiers of any nearby property." A copy of page 7 of the Club's Lease is attached for your ease of reference.

If a Hearing of the Licensing Sub Committee is convened I confirm my willingness to attend

Further Comment in Response to Mediation (Appendix E)

21/07/2024

I acknowledge receipt of your email below, attaching the final version of the Mediation Summary.

I regret, the revised Mediation Summary is not sufficient to allow me to withdraw my representation.

Please treat my email dated 9 July 2024 (with the enclosed Plan, photographs(illustrating the proximity of nearby residential housing to the RC Clubhouse, exterior patio and boundaries), & extract of the Rugby Club Lease dated 22 April 2021 detailing the "no nuisance clause" to which

the Club is subject), as repeated here. I cannot yet confirm my availability to attend a hearing on 21 August 2024 and it is important my concerns detailed in my previous email (with the supporting evidence supplied) are brought to the attention of the Licensing Sub-Committee.

If the a Hearing goes ahead, the Sub-Committee must comprise individuals with no links to the Applicant. In this regard I am aware from discussions with Paul Warmington (RC Chairman) that Cllr Stephen Ferguson has previously assisted the RC to obtain funding for projects and in the circumstances there is potential for a Conflict of Interest.

I acknowledge the reduction in hours offered by the RC and other compromises which have made - these are welcome & appreciated. However, I cannot accept the revised Mediation for the following reasons:

Seasonal Variations - screenings of International Matches

The wording of this Seasonal Variation has altered significantly.

What is meant by Home Nation teams? Is this England, Ireland, Scotland & Wales. All these teams participate in the annual Six Nations Tournament which includes France & Italy. Paul Warmington advised during a meeting the RC only wanted to televise the Rugby World Cup and tournaments involving the British &/or Irish Lions Touring Sides. The new wording significantly increases the scope of the Seasonal Variation & accordingly the number of occasions for noise and disturbance to nearby residents. There is no reference to the type of matches that would be televised. Are they intended to be international matches only including the World Cup or could they include any of the Home Nation Teams, playing a "Club" side - as recently happened with Wales in Australia for example?

I cannot accept the Seasonal Variation as drafted. I would be prepared to accept the following:

When Home Nation teams (being England and the British &/or Irish Lions Touring sides only) are playing in televised international matches including the Rugby World Cup which are broadcast live at a time outside of the standard hours permitted by this Licence, alcohol may be supplied for consumption ON the premises from 1 hour before the kick-off time until 1 hour after the final whistle. The Licensing Authority will be notified in writing of such occasion no less than 7 days in advance.

Note: My agreement to the Seasonal Variation being varied as set out above is **CONDITIONAL** on an Additional Condition being added to read:

All sales of Alcohol made under the Seasonal Variation relating to televised Home Nations teams are to be restricted to the sale of alcohol for consumption inside the RC House ONLY and not for consumption on the outside patio.

Reason for this caveat: the definition of the Licensed Premises includes the outside patio. The restriction in the Seasonal Variation to ON sales does not adequately deal with the situation regarding noise and disturbance caused by people potentially drinking on the patio an hour before

& an hour after the game finishes which could be in the early hours of the morning, because ON sales permit sales for consumption on the patio area. The photographs attached to my email of 9 July 2024, clearly demonstrate the proximity of the patio to nearby residential properties. To expose local residents to disturbance in the early hours of the morning is unacceptable.

Off Sales

I place on record, my frustration at the complete inability of the Licensing Officer to grasp the issue & draft the required wording which reflects what the RC has indicated is required. Conditions 1 & 2 as currently drafted are ambiguous, the wording "made for the purpose" means those Conditions could be argued not to apply to any Off Sales for other purposes. From my face to face discussions with the RC Chairman, I understand this is not the RC's intention (and the RC's agreement to limit these sales to a cut off time of 22.00 is welcome) BUT the Licence must be clear and unambiguous.

I set out again the wording I have supplied twice now. This meets the RC's needs & gives comfort that Off Sales are only to be permitted in these 3 limited circumstances and NO other (ie that the RC cannot operate as an off licence).

I will withdraw my representation if the following wording is substituted for Additional Conditions 1 & 2 in the current draft:

Off Sales are only permitted in plastic beakers for consumption on the areas of the Ground shown edged red on the attached Licence Plan ("the Licensed Off Sales Area') AND only when there are Rugby Training Sessions and Rugby Matches in progress or when there are outside events organised by 3rd parties taking place on the Licensed Off Sales Area provided no Off Sales will be made for consumption after 22.00 hours. Off Sales will stop no later than 21.30 hours to ensure all alcohol is consumed by 22.00 hours. (Wording in red is new wording).

(Please refer to my email dated 9 July 2024 for the Licence Plan)

Additional Condition 5 - consumption of alcohol on the patio

As explained above, the patio forms part of the Licensed Premises. Without a restriction, alcohol could be served for consumption outside until midnight on Friday and Saturday evenings. This is unacceptable.

I will withdraw my representation only if Condition 5 is amended to read as follows:

Any outside seating will be carefully monitored by staff to ensure it is being used in a responsible manner so as not to cause a disturbance to local residents and to ensure consumption of alcohol on the patio finishes promptly at 22.00 hours.

Reason: local residents living adjacent to the boundary of the Club must be protected from noise & disturbance from people drinking outside late into the evening.

It has been suggested in the event of difficulties regarding the patio this could be dealt with via discussions with the RC and/or complaints to Licensing.

The existing License Application states at Clause M(d)... "All events organised by the Club take into account the need to consider the local community and to consult where necessary. When an event is found to have caused a public nuisance steps are taken to liaise with the local community to ensure that a repeat does not occur".

I place on record, this is not my experience. I contacted the RC on 3 occasions last year, initially face to face (meeting Club Director Peter Arnold on Friday 28 July 2023) and then followed up with 3 emails (29 July, 8 August & 24 August) and apart from an initial email from Mr Arnold acknowledging receipt of my first email, I heard nothing further from the Club. It was only when HDC Licensing *finally* became involved (see below) that any progress was made to achieving a resolution.

Additionally emails sent to HDC Licensing last summer were ignored until I submitted a formal complaint in January 2024.

I am not happy to accept a situation which requires me to try to resolve issues in this way going forward. Residents need certainty & the RC (and its staff) must fully understand their License Obligations.

I acknowledge, I (together with 2 neighbours) recently had a very constructive meeting with XXXX the RC Chairman and discussed ways in which communication can be improved and a good relationship established between residents and the RC going forward. I remain 100% committed to pursuing this opportunity and keen to work with the RC but I set out the past difficulties to illustrate why I am not comfortable to rely on Additional Condition 5 as currently drafted.

Date Received	Name	Address	Contact

I wish to complain concerning the above application. This relates to the times to which the application is requesting. Whilst I would have no objection to any event finishing at 12midnight, 2am is far too late not to cause a nuisance. I live off of Mill Lane and know that previous events held the Rugby club are clearly audible especially during summer nights when you want to sleep with windows open. In addition some people at these events spill out of the club and cause a nuisance and noise in BC the local area.

Date Received	Name	Address	Contact

We are writing to formally express our objections to the proposed indoor live music, alcohol consumption (ON/OFF the premises) Friday and Saturday 2300 hr to 0200 hrs etc for the above premises. Living in the surrounding area we have significant concerns regarding the impact on the well-being of us and our neighbours.

Concerns relating to the potential noise nuisance from these events with housing so close to the club. These extended opening hours causing noise, sleep disturbance and anxiety in the early hours of the morning. The disturbances would continue after, due to people making their way home etc

The impact would increase anti social behaviour, with customers leaving the club continuing socializing (possible drug use) and taking alcohol with them, this would encourage more shouting, swearing etc within residential areas and on the field itself.

More noise and anti social behaviour from the use of outside patio area. Concerns for children's well being, could be left unsupervised and left to wonder off across the field and near the road putting them at a high risk of harm.

Further Comment in Response to Mediation (Appendix E)

23/07/2024

I regret that the final version which you attached is not sufficient for us to withdraw our comments.

Date Received	Name	Address	Contact

I write again to emphasise my objections to the requested licensing changes for the club. I did write some weeks back but have not received any response or acknowledgement from you.

My garden backs onto the club grounds so extended hours will be hugely impactful for my family. 0200 on weekends? This is Cambridgeshire, not Ibiza!

I have no objection to odd events but every night till 11pm and weekends till 0200 is ridiculous.

I have copied in my MP to further demonstrate my opposition to the licensing extension.

Further Comment in Response to Mediation (Appendix E)

19/07/2024

I'm glad to see 0200 has been abandoned as a weekly occurrence. I have no objection to it on New Years Eve.

I'm still concerned about 2300 every night, especially allowing alcohol takeaway sales, as i understand it. This will encourage people to sit outside to drink, making a racket. It's bad enough now when kids do that at weekends.

I moved here as it was a quiet residential neighbourhood. I don't mind odd events (I was sorry the car meets were cancelled - they were only monthly & not on too late). But I still object to late night noise every night, especially any outdoor events.

Date Received	Name	Address	Contact

I am writing to formally record my objection to the current Licence Application and the modifications by the various Summary of Mediation documents of which I am aware.

My grounds for objection are (a) the Prevention of Public Nuisance and (b) the Prevention of Crime & Disorder.

First, it is important to comment on the statement contained in the Application that “the Club benefits from being located out of the main town of St Neots.” This suggests the Club is in an out-of-town location and its activities will have little impact on local residents. The reality is very different - there are large numbers of residential properties along the eastern and southern boundaries of the Ground - the Barringer Way development runs along the eastern boundary and the Queensway/Crescent/ Leys Road Development runs along the southern boundary. A significant number of properties are located only a short distance from the Club House and the rugby pitches. Additionally, there is a well-used public footpath leading between the Crescent and the Ground which is a very regular route for people walking to and from the Club House.

My comments on the Application are as follows:

Prevention of Public Nuisance

The reduction of the proposed Opening Hours shall be limited to closing by no later than 00.00, with a 2.00am opening only being granted for New Year’s Eve.

Restricting Off Sales of Alcohol to sales in plastic beakers for consumption on the areas of the Ground when there are Rugby Training Sessions and/or Rugby Matches in progress or when there are outside events organised by 3rd parties taking place on the Licensed Off Sales Area and only then to be limited to Off Sales for consumption before 22.00; and

Requiring the Sales of Alcohol for consumption on the Club’s Exterior Patio Area to end at 22.00 and requiring staff to ensure consumption of alcohol on the patio finishes promptly at this time; any outside seating will be carefully monitored by staff to ensure it is being used in a responsible manner so as not to cause a disturbance to local residents; and

Requiring all external doors and windows of the Licensed Premises (not only the Function Room as currently drafted) to be closed when music and dance events and screenings of international rugby matches are taking place in the Licensed Premises; and

Requiring signage to be displayed prominently on the Exterior Patio Area requesting customers to be mindful of local residents; and

Limiting the Sale of Alcohol in relation to the screening of international rugby games to sales for indoor consumption only

Seasonal Variations - screenings of International Matches

The failure to include a seasonal variation which limits the ability to sell alcohol only for one hour before kick-off, during the game and for one hour after the final whistle of rugby games being

played overseas in different time zones in the Southern Hemisphere only in either (i) the Rugby World Cup or (ii) in tournaments involving the British &/or Irish Lions Touring Sides (which are being televised) mean there is a very real risk of noise and disturbance to local residents from people eating, drinking and socialising outside the Club House until midnight on Friday and Saturday nights. This is unacceptable. There are a significant number of residential properties close to the Club House and boundaries of the Ground. Failure to include these Conditions and Seasonal Variations mean local residents will suffer a significant reduction in their living amenity and environment. Residents will be impacted by loud noise from Live & Recorded Music, Dance Performances, Indoor Sporting Activities and televised screenings of international games (if the windows and doors of the Club House are not kept closed). There are families with young children, people working shifts and elderly people living close to the Club House who will be at risk of regular sleep disturbance. With no condition imposed on the time during which Off Sales can be made, local people will be impacted by noise from individuals drinking on the "Licensed Off Sales Area" and on the Exterior Patio Area - people's behaviour deteriorates when alcohol is consumed to excess & noise travels more at night. In addition to the risk of increased noise disturbance I am also concerned about the increase in littering.

The wording of this Seasonal Variation has altered significantly in the latest Mediation document.

What is meant by Home Nation teams? Is this England, Ireland, Scotland & Wales. All these teams participate in the annual Six Nations Tournament which includes France & Italy. Paul Warmington advised during a meeting the RC only wanted to televise the Rugby World Cup and tournaments involving England and the British &/or Irish Lions Touring Sides. The new wording significantly increases the scope of the Seasonal Variation & accordingly the number of occasions for noise and disturbance to nearby residents. There is no reference to the type of matches that would be televised. Are they intended to be international matches only including the World Cup or could they include any of the Home Nation Teams, playing a "Club" side - as recently happened with Wales in Australia for example?

I cannot accept the Seasonal Variation as drafted. I would be prepared to accept the following:

'When Home Nation teams (being England and the British &/or Irish Lions Touring sides only) are playing in televised international matches including the Rugby World Cup which are broadcast live at a time outside of the standard hours permitted by this Licence, alcohol may be supplied for consumption ON the premises from 1 hour before the kick-off time until 1 hour after the final whistle. The Licensing Authority will be notified in writing of such occasion no less than 7 days in advance.'

Note: My agreement to the Seasonal Variation being varied as set out above is **CONDITIONAL** on an Additional Condition being added to read:

All sales of Alcohol made under the Seasonal Variation relating to televised Home Nations teams are to be restricted to the sale of alcohol for consumption inside the RC House **ONLY** and not for consumption on the outside patio.

Reason for this caveat: the definition of the Licensed Premises includes the outside patio. The restriction in the Seasonal Variation to ON sales does not adequately deal with the situation

regarding noise and disturbance caused by people potentially drinking on the patio an hour before & an hour after the game finishes which could be in the early hours of the morning, because ON sales permit sales for consumption on the patio area. To expose local residents to disturbance in the early hours of the morning is unacceptable.

Prevention of Crime and Disorder

In the absence of the imposition of the Seasonal Variations and Conditions detailed above, I am concerned about late night, alcohol induced anti-social behaviour on the Licensed Off Sales Area, particularly when events are being staged by third party event organisers.

I very much hope these points can be addressed and an agreement reached which meets the requirements of the Rugby Club while at the same time addressing the concerns of local residents and respecting their right to the quiet enjoyment of their homes. The Rugby Club lease dated 22 April 2021 specifically contains "no nuisance" provisions - at Clause 3.2(a) which imposes an obligation on the Club "not to do anything on the Premises which may become a nuisance, damage or danger to the Lessor or any nearby owner or occupier" and at Clause 3.2(d) which stipulates the Rugby Club must "not use the Premises for any illegal or immoral purpose or for any dangerous, noxious, noisy or offensive occupation or in any manner so as to be offensive to the occupiers of any nearby property."

It has been suggested in the event of difficulties this could be dealt with via discussions with the Rugby Club and/or complaints to Licensing.

The existing License Application states at Clause M(d)... "All events organised by the Club take into account the need to consider the local community and to consult where necessary. When an event is found to have caused a public nuisance, steps are taken to liaise with the local community to ensure that a repeat does not occur".

I am not happy to accept a situation which require me trying to resolve issues in this way going forward. Residents need certainty & the Rugby Club (and its staff) must fully understand their License Obligations.

My wife and I, together with a neighbour, recently had a very constructive meeting with Paul Warmington, the Rubgy Club Chairman and discussed ways in which communication can be improved and a good relationship established between residents and the Club going forward. I remain 100% committed to pursuing this opportunity and keen to work with the Rugby Club.

I understand that 21st August has been set to convene a Hearing of the Licensing Sub Committee and I confirm my willingness to attend and to speak.

If the Hearing goes ahead, the Sub-Committee must comprise individuals with no links directly or indirectly to the Applicant. In this regard I am aware from discussions with Paul Warmington (Rugby club Chairman) that Cllr Stephen Ferguson has previously assisted the Club to obtain funding for projects and in the circumstances, there is potential for a Conflict of Interest.

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I am writing to formally record my objection to the current Licence Application and the modifications by the various Summary of Mediation documents of which I am aware.

My grounds for objection are (a) the Prevention of Public Nuisance, (b) the Prevention of Crime & Disorder and (c) Protection of children from harm

St Neots Rugby Club describes itself on the Application as “ the Club benefits from being located out of the main town of St Neots”. The statement suggests that it is located out of town and its activities will have little impact on local residents. In reality, there are large numbers of residential properties along the eastern side (the Barringer Way development) and on the southern side (Queensway/The Crescent and Leys Road). Some of the properties are very close to the club house itself.

Prevention of Public Nuisance

To limit disruption to those living around the club, the Opening Hours shall be limited to closing by no later than 00.00 on Fri/Sat and Sat/Sun, with a 2.00a.m. opening only being granted on New Year’s Eve.

Restricting Off Sales of alcohol to sales in plastic beakers for consumption on the areas of the Ground when there is rugby training sessions and/or rugby matches in progress or when there are outside events organised by 3rd parties taking place on the Licensed Of Sales Area and only then to be limited of Off Sales for consumption before 22.00, and

Requiring the sales of alcohol for consumption on the club’s exterior patio area to end at 22.00 and requiring staff to ensure that this finishes promptly on time. Any disruptive behaviour will be dealt with in the appropriate manner.

As sound carries, staff to ensure that the volume of music for events to be at a reasonable level. Music played on the outside ground area should also be at a level as to not disrupt those trying to enjoy time in their homes or gardens.

Signage to be displayed prominently on the exterior patio area and also in the club house, reminding customers to be mindful of local residents, especially when leaving late at night.

Rugby games can be played all over the world in different time zones, so clarification should be made as to what Home Nation teams refers to and whether it includes matches played overseas. As these can be in the early hours of the morning, restriction should be included that the outside patio area should not be used outside normal opening hours.

Prevention of Crime and Disorder

Plans should be put in place to ensure that any disorderly/criminal behaviour at events, including those of a third party should be dealt with. A telephone number should be made available to those living around the club should any problems occur.

Protection of children from harm

On some previous occasions, children have been allowed to run around outside shouting and screaming until closing time. This not only puts them in danger, especially when it is dark, but if anything is amiss, it is difficult to tell if any child is in trouble. It also comes under the category of being a nuisance to those living around the area.

Additional Comments

Having lived close to the rugby club for over ten years, I have enjoyed seeing players of all ages playing and learning the game. I do not want to stop the club from operating as a rugby club, but as mentioned previously, consideration should be taken into account for those activities, especially when loud music is played, both inside and outside the clubhouse to those living around the area.

Date Received	Name	Address	Contact
<p>I am writing to object to the revised mediation summary in respect of the license extension requested by St Neots Rugby Club.</p> <p>The wording related to Off Sales is ambiguous. It appears to allow Off Sales for "other purposes". This could mean people buying alcohol after 2200 and being able to drink this late at night, incurring late night noise, disturbance and anti social behaviour in the grounds (possibly by my back garden fence) or in the streets. The wording would appear to allow the Club to act as an off licence as it would allow sales to individuals to drink unsupervised and to excess.</p> <p>Using the patio for drinking post 2200 also ensures noise and disturbance for my family.</p> <p>The seasonal variation for the showing of televised matches is too wide. The scope seems to have been significantly widened increasing the number of occasions for noise and disturbance for local residents.</p> <p>I'm also concerned about suggested opening hours. Every night at 2300 and weekends at 0200 is far too frequent. Again, this is likely to result in an increased level of noise and disruption for local families.</p> <p>This is a sports club, not a pub so why do they need such extended hours? There are plenty of places in town where people can buy or consume alcohol. Do we really need to have what is likely to become a sports themed pub?</p>			

So, I guess my final view on the matter is — no. I object in the strongest terms possible to any extension to the license for St Neots Rugby Club as it will have a detrimental affect upon my family.