

## Mardon, Sarah (Licensing)

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**From:** Mardon, Sarah (Licensing) on behalf of Licensing  
**Sent:** 20 March 2014 08:17  
**To:** Mardon, Sarah (Licensing)  
**Subject:** FW: Rowley Arts Centre, St Neots.  
**Attachments:** defra.docx

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

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**From:** [REDACTED]  
**Sent:** 19 March 2014 21:39  
**To:** Licensing  
**Subject:** Rowley Arts Centre, St Neots.

Dear Licensing Panel,

We read with interest the information you sent to [REDACTED] regarding the 4 objectives for a representation to be relevant to the terms of the licensing act.

**Prevention of Public Nuisance** applies to this application.

After wading through the enormous amount of documentation received and sent to various people about this foul complex since its conception, we discovered the enclosed document sent to [REDACTED] from DEFRA, August 2012

Although this initially referred to noise, it also includes a range of nuisances. (para 3, section 79)  
If you allow the licence, we think its quite safe to say that a Statuary Nuisance will definitely occur.

The Cinema complex is already proving to be PREJUDICIAL to peoples health, already creating a vast amount of continual stress to a lot of people. ( we are all aware what physical & mental damage stress can cause.)

By allowing the cinema to have licensing hours till 0.300 hrs the problem will be exacerbated and be PREJUDICIAL to the health of ALL the Residents who will be disturbed on a regular nightly basis. Please remember THIS COMPLEX is extremely close to peoples homes, just a few feet away. It is NOT town centre as we have already stated in our previous letter to you.

It has been well documented the devastation caused by lack of sleep. This will not be just one night, but three hundred and sixty five. The council has a Duty of Care towards its Residents, which appears to have been totally disregarded so far.

Para 4 is also interesting, taking into account, reasonableness of the activity, time of day (in this case NIGHT ), duration and frequency. Do we really have to wait until Environmental Health get involved? of which we guarantee they will be. They will be inundated with calls! And to be honest we are amazed that they gave approval in the first place. We do have a right to a nights sleep and a reasonable level of peace & quiet, both of which will be denied to the many Residents surrounding this area.

Yours Sincerely

A thick, black, horizontal brushstroke used to redact the signature of the sender.

2

**Mardon, Sarah (Licensing)**

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**From:** [REDACTED]  
**Sent:** 01 April 2014 18:32  
**To:** Mardon, Sarah (Licensing)  
**Subject:** Re: CINEWORLD, Premises Licence Application  
**Attachments:** conditions 20 21.pdf

Dear Ms Mardon,

With reference to our on-going communication, would you please clarify the following points.

I know you are NOT planning, but I have attached a copy of the conditions set by planning regarding the opening hours of the cinema and restaurants. Conditions 20 and 21.

The reasons are for the interest of Residential Amenity.

1).  
The cinema closes (that means Doors Shut) at 00-30 Monday to Sunday, Why does the licence run till closing time, is there not a drink up time, or does this mean that this is the time they stop serving alcohol? and the doors close after this?

2).  
Are they applying for 8 late night/early morning openings as per conditions? OR 8 occasions?

Occasions could consist of Friday, Saturday and Sunday inclusive, which would mean many more than 8 late nights. 2 screens could house around 500 people, just imagine the noise!

How many bank holidays do we get now?

14 days notice will be given to the Licensing Authority and the Police. When do the Residents get to find out! When it's all too late? and they've suffered another broken nights sleep.

This application has changed very little, just re-worded.

Regards

[REDACTED]

**From:** Mardon, Sarah (Licensing)  
**Sent:** Monday, March 31, 2014 3:30 PM  
**To:** [REDACTED]  
**Subject:** CINEWORLD, Premises Licence Application

Dear [REDACTED]

Further to your representation dated 20 March 2014, I can confirm the applicant Cineworld Cinemas Limited has amended their application as follows

All Licensable Activities will take place 09:00 to 00:30 Monday to Sunday  
Opening Hours – 09:00 to 00:30 Monday to Sunday

In addition, on eight occasions per annum (unless otherwise agreed in writing by the Planning Authority) in the case of two screens only 09:00 – 02:30 on a Friday and Saturday evening and on a Sunday preceding a Bank Holiday Monday. On these occasions 14 days' notice will be given to the Licensing Authority and the Police.

You now have 3 options.

1. To withdraw your representation if you feel these changes have sufficiently addressed your concerns.
2. Submit an addendum to the original representation, taking into account the changes.
3. Continue with the original representation

As I mentioned, the consultation period for this application ends on 9<sup>th</sup> April.

If you follow option 1, advising us that you wish to withdraw your representation, currently as the only valid representation to this application, the application will be approved as applied for but subsequently amended as detailed above (Subject to receipt of any further valid representations).

If you follow options 2 or 3, the application process requires the Licensing Sub-committee to hear any applications and representations that have not been resolved through mediation and you will be invited to attend a hearing to amplify the points you have raised in your representation.

I would be grateful if you could consider your position, and let me know as soon as possible, the way in which you decide to proceed

If you have any question regarding this matter please get in touch.

Kind regards

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

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3

**Mardon, Sarah (Licensing)**

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**From:** [REDACTED]  
**Sent:** 07 April 2014 12:53  
**To:** Licensing  
**Subject:** Re: CINEWORLD, Premises Licence Application

**Categories:** Puple Nadine

I have sent this to Licensing as it appears Sarah Mardon is out of office until 14th.

As I have had no answers to my questions, I wish to continue with Option 3, which is the original representation and look forward to addressing the panel. Regards [REDACTED]

**From:** Mardon, Sarah (Licensing)  
**Sent:** Wednesday, April 02, 2014 12:19 PM  
**To:** [REDACTED]  
**Subject:** RE: CINEWORLD, Premises Licence Application

[REDACTED]

Many Thanks for your reply.

I cannot comment on why the applicant has decided to proceed in this way, so I have passed your emails on to the applicants Legal advisor for them to respond, they may contact you directly, but I have asked to be copied in on any further correspondence, should any more amendments be made, and I would ask you do the same.

Kind regards

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

---

**From:** [REDACTED]  
**Sent:** 01 April 2014 18:32  
**To:** Mardon, Sarah (Licensing)  
**Subject:** Re: CINEWORLD, Premises Licence Application

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I know you are NOT planning, but I have attached a copy of the conditions set by planning regarding the opening hours of the cinema and restaurants. Conditions 20 and 21.

The reasons are for the interest of Residential Amenity.

1).

The cinema closes (that means Doors Shut) at 00-30 Monday to Sunday, Why does the licence run till closing time, is there not a drink up time, or does this mean that this is the time they stop serving alcohol? and the doors close after this?

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This application has changed very little, just re-worded.

Regards

Margaret Cook

**From:** Mardon, Sarah (Licensing)

**Sent:** Monday, March 31, 2014 3:30 PM

**To:** [REDACTED]

**Subject:** CINEWORLD, Premises Licence Application

Dear [REDACTED]

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Opening Hours – 09:00 to 00:30 Monday to Sunday

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You now have 3 options.

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2. Submit an addendum to the original representation, taking into account the changes.
3. Continue with the original representation

As I mentioned, the consultation period for this application ends on 9<sup>th</sup> April.

If you follow option 1, advising us that you wish to withdraw your representation, currently as the only valid representation to this application, the application will be approved as applied for but subsequently amended as detailed above (Subject to receipt of any further valid representations).

If you follow options 2 or 3, the application process requires the Licensing Sub-committee to hear any applications and representations that have not been resolved through mediation and you will be invited to attend a hearing to amplify the points you have raised in your representation.

I would be grateful if you could consider your position, and let me know as soon as possible, the way in which you decide to proceed

If you have any question regarding this matter please get in touch.

Kind regards

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

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Dum 23275

Huntingdonshire District Council  
Licensing Section  
Pathfinder House  
St Mary's Street  
Huntingdon  
PE29 3TN

[REDACTED]  
St Neots  
Cambridgeshire  
[REDACTED]

30 March 2014

Dear Sirs

**Re: Section 17 licence application from Cineworld, St Neots**

I would like to formally oppose the granting of a licence for both opening from 0900 to 0300 and the serving of alcohol between the hours of 2300 to 0300.

The development is in a residential area with the access road to the car park directly behind my property. In addition to this licence attracting late night alcohol consumers (and the consequential disruption), it will certainly lead to excessive noise at extremely unsociable hours. At the very least there will be noise from staff exiting the car park at some time after 3am every morning. I, like other residents of East Street, work very hard all week and should be able to continue to enjoy a reasonable night's sleep. Furthermore, repeated applications from Lidl supermarkets to have deliveries through the night have been refused on the grounds of noise.

If granted, the disruption to residents in the area will be intolerable and I would strongly urge you to refuse both applications.

Yours sincerely

[REDACTED SIGNATURE]

HDC DOC. CENTRE  
01 APR 2014  
RECEIVED



2

RM23359

Miss Sarah Mardon  
Huntingdonshire District Council  
Licensing Section  
Pathfinder House  
St Mary's Street  
Huntingdon  
PE29 3TN

HDC DOC. CENTRE  
09 APR 2014  
RECEIVED

Cambrian House  
[Redacted]  
St Neots  
Cambridgeshire  
[Redacted]

7 April 2014

Dear Miss Mardon

**Re: Your reference HDC/PRE00643**

Thank you for your letter of 1<sup>st</sup> April regarding the amended application from Cineworld.

Given that the application is still to open until 00:30 Monday to Sunday, I would like to continue with my original objection on the grounds of these hours being totally unacceptable in a residential area. At best, we will be subjected to noise disturbance until 1am every morning as staff leave the car park. I would have thought that 23:00 would be a much more reasonable closing time.

Yours sincerely



HDC DOC CENTRE  
02 APR 2014  
RE.

Dum 23280

St Neots,  
Cambs.

1 April 2014

**Licensing Act 2003 Notice Of Application For A Premises Licence Under  
Section 17**

Huntingdonshire District Council  
Licensing Section,  
Pathfinder House,  
St. Mary's Street,  
Huntingdon, Cambs. PE29 3TN

**Re: Cineworld Cinemas Ltd Application Premises Licence 14/00552/LAPRE2**

Dear Sir/Madam,

As an 'interested party', I would like to make representation against the above referenced application. This representation relates to the following four statutory objectives:-

- the prevention of crime and disorder
- public safety
- the prevention of public nuisance
- the protection of children from harm

I am concerned that granting a Premises Licence in the terms it has been applied for is likely to have an adverse effect on the promotion of one or more of these objectives. Please find below my clearly stated ground(s) for the representation and what the likely effect of the grant of the premises licence on the promotion of the licensing objectives will be.

I am aware Councillors who sit upon the licensing panel are members of our community and I would ask this letter be set before them when considering the above application.

You will be aware that the people living in East Street are unhappy that the cinema was built to the rear of their properties. We shall be subject to a number of environmental nuisances which shall interfere and disturb the use or enjoyment of our properties. However, I personally have reluctantly accepted that the cinema premises are here to stay. However, I was shocked to receive the notice of the application before you. The thought of suffering noisy, drunken louts, slamming car doors outside my bedroom window fills me with dread and I fear that if approved it shall result in an adverse effect on our community. I believe that we shall be blighted by disturbance and anti-social behaviour associated with the behaviour of some people visiting the Cineworld Cinema premises if this application is approved.

Obviously under ECHR, Protocol 1, article 1 the Councillors will need to fairly balance our right to enjoy our property peacefully against the general interests of society. It seems to me that it simply cannot be in the public interest to grant a licence to allow people to consume alcohol until 3 am for 7 days a week. The sale and supply of alcohol, because of its impact on the wider community and on crime and anti-social behaviour, carries with it greater responsibility than the provision of regulated entertainment and late night refreshment. It is my understanding that the premises shall commonly provide entertainment or services of an adult or sexual nature. Alcoholism is a growing problem, especially among young people and we should be endeavouring to introduce measures that prevent their physical, moral or psychological harm so I ask you look very carefully at this application and ask

yourself, who exactly within the community will benefit from it. It is my perception that neither the community as a whole and certainly not my family or myself shall benefit from the proposal. I believe that in considering the application the licensing authority should prevent the retail of alcohol and/or seek to limit the access of children to the premises in an effort to prevent physical, moral or psychological harm to them.

We are advised that the proposed licensable activities are films, plays, live and recorded music, performance of dance and anything of a similar description and the supply of alcohol from 09:00 to 03:00 hours on Mondays to Sundays. The Operating Schedule provides just very brief information with regard to the use of plastic drinking vessels, a Challenge 21 Policy and the installation and maintenance of a CCTV system.

The Operating Schedule should form a crucial part of the completed application. It should include sufficient information to enable the responsible authorities and any interested party to assess whether the steps to be taken to promote the licensing objectives are satisfactory. For example, it should include a description of the style and character of the business to be conducted on the premises. Where alcohol is to be sold for consumption on the premises, the application should show the amount of seating to be provided. Where dancing is to be provided, the operating schedule should describe the type of dancing in broad terms and whether the dancing is to be provided by professional performers or involves members of the public or both. It should also disclose whether the dancing is to include striptease or lap dancing.

I would also wish to appreciate whether different times will apply in different seasons or holiday periods, where the activities include the supply of alcohol, whether the alcohol will be supplied for consumption on or off the premises or both and the Operating Schedule does not appear to set out these details.

I presume that the applicant has carried out a risk assessment in preparing an Operating Schedule to identify what risks are posed to employees, to performers, to persons attending the premises and members of the public who live and work in the vicinity of the premises and to demonstrate what action will be taken to alleviate those risks.

I would like the licensing subcommittee to reject the proposal to retail alcohol and reduce the opening hours of the premises. I would also expect the applicant to provide further information with respect to its Operating Schedule and associated risk assessments to allow interested parties the opportunity to appreciate and understand exactly their proposals. Thank you for taking time to read my representation.

Yours faithfully

A large black rectangular redaction covers the signature and name of the sender. The redaction is composed of two distinct blacked-out areas, one above the other, completely obscuring any text that might have been present.

[REDACTED]  
St Neots

Cambs  
[REDACTED]

7<sup>th</sup> April 2014.

Dear Sir/Madam,

I am writing to make a representation against the proposed premises license in connection with the Rowley Arts Centre, St Neots.

Quite simply, to allow the complex to remain open late at night will deprive both myself and my children of sleep. We have to be up early to go to work/school and are entitled to an undisturbed night's sleep. I understand that the cinema building itself will be relatively sound-proof, but the general public leaving the building will not be so considerate. To have up to 120 cars closing doors plus all the associated vehicle noise only a few metres from bedroom windows is unacceptable at the original published closing time of 12:30am. It is substantially more so at the late times suggested by the license application.

The serving of alcohol will exacerbate the issue, as it is well understood that people create more noise once alcohol has been consumed. It has been known for a small group to disturb several households on an alcohol fuelled late night walk home from town. Are we seriously expected to tolerate this on a nightly basis? Not to mention the antisocial behaviour and public nuisance issues that this will also instigate.

This license may be suitable for a complex on an appropriate site, but it is unthinkable when the complex is surrounded by residential housing.

Yours Sincerely,

[REDACTED]

## Mardon, Sarah (Licensing)

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**From:** Jones, Nadine (Licensing) on behalf of Licensing  
**Sent:** 09 April 2014 08:45  
**To:** Allison, Christine (Licensing)  
**Cc:** Mardon, Sarah (Licensing)  
**Subject:** FW: Licence application for cineworld cinema huntingdon st st neots

Sarah

I will print this out and place on your desk.

nadine

**From:** [REDACTED]  
**Sent:** 08 April 2014 21:15  
**To:** Licensing  
**Subject:** Licence application for cineworld cinema huntingdon st st neots

I would like to state an objection to the late licence application for the cinema in Huntingdon Street, St Neots. Our main concern when the cinema was first proposed was the noise from people leaving the cinema late at night. Obviously at a cinema when a film finishes there is a large number of people leaving in one go which would produce a lot of noise from people talking and cars leaving. The cinema has been built in a residential area and expecting families to tolerate a 3am closing time all week seems completely unreasonable and unfair especially as I understood the developers had made a concession of a 12am finish for films following discussions with residents of East Street. I hope you will seriously consider the impact this late licence will have on the many residents living in close proximity to the cinema.

Kind regards

## Mardon, Sarah (Licensing)

---

**From:** [REDACTED]  
**Sent:** 09 April 2014 14:49  
**To:** Mardon, Sarah (Licensing)  
**Cc:** [REDACTED]  
**Subject:** RE: Licence application appeal

Thank you for your response.

My concerns regarding public nuisance include use of the public plaza at the entrance to the cinema, if the cinema is in use to 3am in the morning people will congregate in this public plaza, drinking, smoking, talking, meeting up etc. all within [REDACTED] of my property.

There is also some concern as to the closing time and the dispersal of 400/500 people at that time of night within a residential area.

I also have concerns as to what type of activity is covered in this licence application - live music, dancing - the nature of etc. The licence request seems rather generic and could lead to public nuisance issues. This licence request is for Cineworld, who are responsible for the whole site. Will recorded music be blasted externally around the site for example. Will bands etc be allowed to play in the plaza and if so, until what time?

Regards

---

**From:** Sarah.Mardon@huntingdonshire.gov.uk  
**To:** [REDACTED]  
**Subject:** RE: Licence application appeal  
**Date:** Fri, 4 Apr 2014 15:10:54 +0000

Good Afternoon [REDACTED]

Thank you for your email below.

However, you still have not addressed the four Licensing Objectives which I have outlined to you in my previous correspondence. Therefore your representation cannot be considered by the Licensing Sub-Committee.

Your comments in paragraph four are the only comments which are close to addressing the objective: The Prevention of Public Nuisance, but the noise of cars does not correspond to any of the activities that have been requested in the application.

Any objections must be based on the nature of the activities requested, i.e. if indoor sports such as boxing or wrestling had been requested; the crowd cheering or booing could generate noise which may be heard within your residence, this would be a reasonable objection that could be considered by a hearing when determining an application.

However I can inform you that the applicant have amended their application as follows

All Licensable Activities will take place 09:00 to 00:30 Monday to Sunday  
Opening Hours – 09:00 to 00:30 Monday to Sunday

In addition, on eight occasions per annum (unless otherwise agreed in writing by the Planning Authority) in the case of two screens only 09:00 – 02:30 on a Friday and Saturday evening and on a Sunday preceding

a Bank Holiday Monday. On these occasions 14 days' notice will be given to the Licensing Authority and the Police.

I do hope this helps you with your situation regarding this matter, please note the consultation for this application ends on 9<sup>th</sup> April any further representation must be received by then.

Kind regards

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

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**From:** Jones, Nadine (Licensing) **On Behalf Of** Licensing  
**Sent:** 04 April 2014 12:15  
**To:** Mardon, Sarah (Licensing)  
**Subject:** FW: Licence application appeal

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**From:** [REDACTED]  
**Sent:** 04 April 2014 12:14  
**To:** Licensing  
**Subject:** Licence application appeal

Dear Sarah

I live at [REDACTED] and would wish to register my concerns regarding the above application.

This site is bounded on three sides by residences. If there was a door separating in the wall separating my property from this site it would take me [REDACTED] to be on the only vehicular access to this site and a further [REDACTED] to access the opening of the cinema.

If a licence is given to 3am on Fridays, Saturdays and Sundays (before bank holidays) my problems will be as follows.

As there will be no public transport available the noise of 120 (plus if no parking space is available) cars accessing and leaving this site after 11pm upto and including 3am, will be problematic. As will the presence of 400+ people. Although it will probably be up to 4pm to give people time to drink up, say their goodbyes to friends etc. As the delivery and refuse lorries are to start at 7am I worry considerably about the effects of sleep deprivation.

The nearness of my property to both the vehicular access, the pedestrian access and the entrance to the cinema and the so called plaza in which people will congregate.

The issue that full lighting for the site including the neon signage for the cinema and the 30 foot spotlight currently being installed, directly in front of my back bedroom will have to remain on.

The issue that the full kit to run the cinema, such as exhaust, ventilation, which have not yet been tested to comply with legal conditions will have to be kept on through that extended time period.

I know that licencing is not affected by planning issues, but it should be considered that this was a contentious scheme in the first place. Several of the conditions placed on it have already been breached. The width of the request for licencing, is of concern, live music, dancing?

Although it states that this commercial enterprise has been built within the Town Centre, I can assure you that I do not live in a town centre, but abutting it. In fact I live in a conservation area!

I trust that the licencing panel will take my concerns into account.

Regards

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