

Agenda Item No:	3	
Committee:	LICENSING	
Date:	27th October 2023	
Report Title:	DETERMINATION OF AN APPLICATION FOR A PREMISES LICENCE MADE UNDER THE PROVISIONS OF THE LICENSING ACT 2003 – OLD CHAPEL FARM, ELDERNELL LANE, COATES, PE7 2DD	

1 Purpose / Summary

- To consider an application for a new premises licence in respect of Old Chapel Farm, Eldernell Lane, Coates, PE7 2DD.
- A Licensing Sub-Committee is required to discharge its duty and determine this application with a view to promoting the licensing objectives. This is because relevant representations have been made against the application.

2 Key issues

- There has been an application submitted for a New Premises Licence.
- It is the responsibility of all premises licence holders to demonstrate that suitable and sufficient measures are undertaken to uphold the four Licensing Objectives of the Licensing Act 2003.
- Relevant representations have been received regarding this application from 'Any other Persons' (Local Residents).
- There is a requirement to hold a hearing to determine the application for a new premises licence.

3 Recommendations

- That the committee determines the application, having regard for the evidence presented by the parties to the hearing, the relevant legislation and guidance applicable to this process and the content of this report.

Wards Affected	Whittlesey East and Villages
Forward Plan Reference	N/A
Portfolio Holder(s)	Councillor Sam Hoy, Portfolio Holder with responsibilities for Licensing
Report Originator(s)	Andy Fox Senior Licensing & Compliance Officer, Tel: 01354 602162, Email: afox@fenland.gov.uk

Contact Officer(s)	Amy Brown, Assistant Director Deputy Monitoring Officer Tel, 01354 622450 amybrown@fenland.gov.uk Peter Catchpole, Corporate Director & Section 151 Officer, Tel 01354 622201. petercatchpole@fenland.gov.uk
Background Paper(s)	Licensing Act 2003 Section 182 Guidance to the Licensing Act 2003 The Licensing Act (Hearings) Regulations 2005 Fenland District Council's Statement of Licensing Policy 2021 - 2026

Report:

1 Background / introduction

- 1.1 The applicant John Anker is applying for a new Premises Licence for Old Chapel Farm, Eldernell Lane, Coates, PE7 2DD.
- 1.2 Mrs Andrea Anker is the proposed Designated Premises Supervisor responsible for alcohol sales, her Personal Licence No. PERS0924 has been issued by Fenland District Council. Mrs Andrea Anker is also a partner in the business along with Mr Anker.
- 1.3 The application is attached as **APPENDIX B** and details the hours sought for licensable activity to take place. It includes the steps the applicant would take to promote the licensing objectives at Section M, should the application be granted.
- 1.4 On 4th September 2023 an application was received, the below table highlights the activities and times as applied for:

Licensable Activity	Application Applied
Live Music - Indoors/Outdoors	Sunday - Thursday -12:00 - 01:00 Friday/Saturday - 12:00 - 02:00
Recorded Music - Indoors/Outdoors	Sunday - Thursday -12:00 - 01:00 Friday/Saturday - 12:00 - 02:00
Anything Similar to Live/Recorded music /Dance - Indoors/Outdoors	Sunday - Thursday -12:00 - 01:00 Friday/Saturday - 12:00 - 02:00
Late Night Refreshment	Sunday - Thursday - 23:00 - 01:00 Friday/Saturday - 23:00 - 02:00
Sale of Alcohol - On sales only	Sunday - Thursday 16:00 - 23:00 Friday/Saturday - 16:00 - 00:00

- 1.5 The Application was sent out for consultation and was deemed valid as duly made at that point. The consultation period ended 4th October 2023. The application was sent electronically to all responsible authorities and public notice of the application was given by way of site notices and a notice in a local newspaper.
- 1.6 It was noted that the applicant had gone above and beyond in placing the public notices, as he had placed notices on his property, the private road and along the whole length of Eldernell Lane.

2 Considerations

- 2.1 The application was submitted electronically and therefore it was the responsibility of the Local Authority to serve this application to all the Responsible Authorities.

(a) Cambridgeshire Constabulary	No representation - Conditions agreed during consultation
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	period.
(b) Cambridgeshire Fire & Rescue	No representation
(c) Public Health – CCC	No representation
(d) Environmental Health	No representation
(e) Health & Safety	No representation
(f) Safeguarding & Standards Unit – Children Services	No representation
(g) Development Services - Planning	No representation
(h) Licensing	No representation
(i) Trading Standards	No representation
(j) Any Other Persons	Representations

- 2.2 During the consultation period PC Hawkins on behalf of Cambridgeshire Constabulary liaised with the applicant regarding the operating schedule conditions, an agreement was reached for these conditions to be added to licence subject to it being granted.
- 2.3 A copy of these conditions can be found at **APPENDIX C**.
- 2.4 During the consultation period 13 objections were received from 'Any other Persons' (local residents), the main concern raised was in relation to the noise nuisance the premises may cause and Crime and Disorder.
- 2.5 The Licensing Act 2003 encourages discussion between persons making the applications and those serving objections with the aim of resolving issues of concern, to strike the balance between enabling the applicant to operate their premises in a manner that meets the business needs/aspirations and the necessary protection of the community.
- 2.6 On receiving these objections, contact was made by the Local Authority Licensing Officer with the applicant/agent to advise them of the community concerns and if there was any chance of mediation.
The applicant was happy for the Council to mediate.
- 2.7 There were 16 objections received with regards to this application. A copy of the objections can be seen at **APPENDIX D**.
- 2.8 A map showing where the objectors live in comparison to the premises applied for is shown at **APPENDIX E**.
- 2.9 The objections received fall mainly with the licensing objectives of Public Nuisance and Crime and Disorder.
- 2.10 We have advised interested parties that where there is mention of approved planning permission or other concerns not relevant to the licensing objectives these comments cannot be taken into account by the panel because legislation does not allow for us to do so.
- 2.11 Licensing have also received 15 emails of support for the application, which are shown at **APPENDIX F**.

3 Community Impact

- 3.1 The Act gives greater freedom to operators and users of premises, which is balanced by greater responsibilities for licensees and tempered by strengthened protection for the community.
- 3.2 The Licensing Act 2003 seeks to provide public protection by way of the four licensing objectives.

4 Conclusions

- 4.1 In undertaking its statutory function, the Licensing Authority must promote the licensing objectives as defined in the Licensing Act 2003:
- the prevention of crime and disorder
 - public safety
 - the prevention of public nuisance
 - the protection of children from harm.
- 4.2 When determining an application for a new premises licence, due regard should be given to the Council's Statement of Licensing Policy and the Secretary of State's Guidance section 182.
- 4.3 The committee in its determination can take one or more of the following steps as it considers appropriate for the promotion of the licensing objectives:
- a) to grant the application subject to:
such conditions as are consistent with the operating schedule accompanying the application, modified to such extent as the authority considers necessary for the promotion of the four licensing objectives, and any mandatory conditions which must be included in the licence;
 - b) refuse the application.
- 4.4 The hearing will be conducted in accordance with the approved procedures and can be seen at **APPENDIX A** to this report.

PROCEDURE FOR DETERMINATION OF APPLICATIONS MADE UNDER THE PROVISIONS OF THE LICENSING ACT 2003 FOR THE APPLICATION OF A PREMISES LICENCE

INTRODUCTION

- Meetings of the Licensing Committee, whether the full committee of 13 members or panels of 3 members drawn from the full committee, shall be held in public unless the Licensing Authority deems that it is not in the public interest to do so. Reasons for exclusion of the public must be given at the hearing by the Chairman of the committee. Determinations will be made in private at conclusion of the hearing but announced in public thereafter.
- All hearings convened will be heard by a panel known as the Sub-Committee (but still referred to as the Licensing Committee) of 3 members drawn from the full committee of 13. The quorum of the committee/panel is 3 members. Therefore, 4 members of the Licensing Committee will usually be invited to attend each hearing (i.e. one as a reserve), in case of one of those invited subsequently needing to tender an apology for absence or, on being informed of the details of the application or meeting the applicant or objector (or for some other reason), deciding that s/he possesses a personal and prejudicial interest in the matter that prevents him/her participating in the hearing. At the beginning of each committee/hearing a Chairman will be appointed by those members present unless the Chairman of the whole committee is present.
- Members of the committee shall endeavor to be present throughout an individual hearing. If a member of the committee is required to leave a hearing temporarily, the Chairman shall adjourn the hearing for the duration of the member's absence. 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 of business.
- Where a committee undertakes a site visit prior to a hearing, a member shall be precluded from taking part in the hearing if he/she has not attended the site visit.
 - (a) To avoid taking into account "local" factors that could influence improperly his/her judgement, a member cannot serve on the committee undertaking a hearing at which a matter is being discussed that 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 Fenland District Council.,

When selecting members to participate in a hearing, the Member Services team will ensure there is compliance with this requirement.

NOTE: All questions and statements will be directed through the Chairman.

APPENDIX A – LICENSING PROCEDURES

INTRODUCTION

- (1) The Chairman will, at the beginning of the meeting, welcome all those present and explain both the reason for the hearing and the procedure to be followed. They will inform attendees of any changes to committee membership (if any) since publication of the Notice of Meeting. The Chairman will also seek confirmation that everyone present has received this procedure and the “what you need to know” document.
- (2) The Chairman will introduce to all present the members of the committee.
- (3) The Chairman will then introduce and explain the respective roles of
 - (i) the Legal Adviser to the committee
 - (ii) the Clerk to the committee
 - (iii) the officer representing the Licensing Authority (“the Licensing Manager”).
- (4) The Chairman will invite those present to introduce themselves.
- (5) Each party will be asked by the Chairman for a time estimate for the presentation of his/her/body’s case. After hearing all estimates, the committee will allocate each party an equal amount of time to speak.

BODY

- (6) The Chairman will ask the Licensing Officer to outline the case, by presenting the report which refers to the application of the premises licence and the licensable activities, days and hours of operation, specified on the application.
- (7) The Chairman will invite members of the committee to ask relevant questions to clarify the content of the Licensing Officer’s report.
- (8) The Chairman invites the applicant (or his/her representative) to put the case in support of the application for a premises licence.
- (9) If applicable the applicant can call any witness(es) to give evidence in support of his/her case.
- (10) Once the applicant has presented his/her case, the Chairman invites questions to the applicant, his/her representative and/or witnesses from:
 - responsible authorities (or their representatives);
 - interested persons (or their representatives);
 - members of the committee.
- (11) The Chairman invites the Responsible Authority (RA) Officer to put the case in support of their representation submitted for the premises licence application.
- (12) The Chairman will then invite questions to the Responsible Authority Officer from:
 - the applicant (or their representatives)
 - interested persons (or their representatives);
 - members of the committee.
- (13) The Chairman will then invite any interested persons to put forward their case, based on the representation submitted.

APPENDIX A – LICENSING PROCEDURES

CONCLUSION

- (14) The Chairman then invites the applicant of the premises licence, responsible authorities and interested persons (or their representatives) to sum up their case. They may comment upon what has been said but no new evidence should be introduced. Each party will be allowed 5 minutes to sum up.
- (15) The Chairman seeks confirmation from all parties that they are satisfied that they have said all that they wished to.
- (16) The Chairman will then thank all those who have spoken and invite the committee to retire in private to determine the application. The committee members will then debate the case presented to them at the hearing and seek to reach a determination. When the committee has reached a proposed determination with reasons or has decided to defer a determination, it shall call in the Legal Adviser to clarify the proposed determination/decision.

DETERMINATION

- (17) Once a determination/decision has been reached, the committee will return to the room and the Legal Adviser will announce in public any legal advice that he/she has given in private.
- (18) The Chairman will read out the determination and the reasons for such (unless the committee is unable to reach a determination at conclusion of the hearing). A signed copy of the determination will be given to all interested parties.
- (19) If the committee is unable to reach a determination at that time, the Chairman will explain that all interested parties will be notified as soon as possible in writing (but within 5 working days) of the determination and the reasons for such.

New Premises Licence

Premises Details

Premises Address *

Eldernell Lane Coates Peterborough Cambridgeshire PE7
2DD

Telephone number at premises (if any)

07717201548

Non-domestic value of premises. *

£ 00

Applicant Details

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

Please state whether you are applying for a premises licence as:

a person other than an individual -as a partnership (other than limited liability)

Applicant Details

If you are applying as a person described in one of the above please confirm: *

I am carrying on or proposing to carry on a business which involves the use of the premises for licensable activities; or

Other Applicant (Non Individual)

Name *

John Richard Anker and Andrea Auxiliadora Anker

Registered Address *

The Manor House

Address line 2

102 Eldernell Lane

Address line 3

Coates

Town/City *

Peterborough

County

Cambridgeshire

Other Applicant (Non Individual)

Postcode *	PE7 2DD
Registered Number (where applicable)	
Description of applicant (for example partnership, company, unincorporated association, etc) *	Partnership
Telephone Number	
Email *	

Other Applicant (Non Individual)

Name *	Andrea Auxiliadora Anker
Registered Address *	The Manor House
Address line 2	102 Eldernell Lane
Address line 3	Coates
Town/City *	Peterborough
County	Cambridgeshire
Postcode *	PE7 2DD
Registered Number (where applicable)	
Description of applicant (for example partnership, company, unincorporated association, etc) *	Partnership
Telephone Number	
Email *	

Operating Schedule

When do you want the premises licence to start? *	10/10/2023
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Operating Schedule

If you wish the licence to be valid only for a limited period, when do you want it to end?

Please give a general description of the premises. *

The venue consists of; the Italian Garden room, as the function room, a kitchen, toilets, gardens with a decking area and a pergola.

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

Operating Schedule

What licensable activities do you intend to carry on from the premises? * (Please see sections 1 and 14 of the Licensing Act 2003 and Schedules 1 and 2 to the Licensing Act 2003)

Provision of regulated entertainment (please read guidance note 2) *

Plays

Films

Indoor Sporting Events

Boxing or Wrestling

Live Music

Recorded Music

Performances of Dance

Anything of a similar description falling under Music or Dance

Provision of late night refreshment

Supply of Alcohol

Live Music Standard Times

Standard days and timings, where you intend to use the premises for the performance of live music. (please read guidance note 7) * Please enter times in 24hr format (HH:MM)

Day *

Monday to Thursday

12:00

01:00

Live Music Standard Times

Standard days and timings, where you intend to use the premises for the performance of live music. (please read guidance note 7) * Please enter times in 24hr format (HH:MM)

Day *

Friday to Saturday

12:00

02:00

Live Music Standard Times

Standard days and timings, where you intend to use the premises for the performance of live music. (please read guidance note 7) * Please enter times in 24hr format (HH:MM)

Day *

Sunday

12:00

01:00

Live Music

Will the Performance of Live Music take place indoors or outdoors or both? (please read guidance note 3) *

Both

Please provide further details. (please read guidance note 4)

Indoors, in the function room, bar or a marquee. Outdoors, only exclusively during ceremonies.

State any seasonal variations for the Performance of Live Music. (please read guidance note 5)

The activity will most likely occur on Fridays and Saturdays during the summer months.

Live Music

Please state any non-standard timings, where you intend to use the premises for the performance of live music at different times from the Standard days and times listed? (please read guidance note 6)

Recorded Music Standard Times

Standard days and timings, where you intend to use the premises for the performance of recorded music. (please read guidance note 7) * Please enter times in 24hr format (HH:MM)

Day *

Recorded Music Standard Times

Standard days and timings, where you intend to use the premises for the performance of recorded music. (please read guidance note 7) * Please enter times in 24hr format (HH:MM)

Day *

Recorded Music Standard Times

Standard days and timings, where you intend to use the premises for the performance of recorded music. (please read guidance note 7) * Please enter times in 24hr format (HH:MM)

Day *

Recorded Music

Recorded Music

Will the playing of recorded music take place indoors or outdoors or both? (please read guidance note 3) *

Both

Please provide further details.(please read guidance note 4)

Indoors; in the function room, bar or a marquee. Outdoors; only exclusively during ceremonies in designated areas

State any seasonal variations for the playing of recorded music. (please read guidance note 5)

Please state any non-standard timings, where you intend to use the premises for the performance of recorded music at different times from the Standard days and times listed? (please read guidance note 6)

Anything of a similar description falling under Music or Dance Standard Times

Standard days and timings, where you intend to use the premises for anything of a similar description falling under music or dance. (please read guidance note 7) * Please enter times in 24hr format (HH:MM)

Day *

Monday to Thursday

12:00

01:00

Anything of a similar description falling under Music or Dance Standard Times

Standard days and timings, where you intend to use the premises for anything of a similar description falling under music or dance. (please read guidance note 7) * Please enter times in 24hr format (HH:MM)

Day *

Friday to Saturday

12:00

02:00

Anything of a similar description falling under Music or Dance Standard Times

Standard days and timings, where you intend to use the premises for anything of a similar description falling under music or dance. (please read guidance note 7) * Please enter times in 24hr format (HH:MM)

Day *

Sunday

12:00

Anything of a similar description falling under Music or Dance Standard Times

	01:00
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Anything of a similar description falling under Music or Dance

Please give a description of the type of entertainment you will be providing.	Wedding Partnership receptions Birthday parties Special celebrations Baby showers
Will the entertainment take place indoors or outdoors or both?(please read guidance note 3) *	Both
Please provide further details.(please read guidance note 4)	The music will be both, amplified and unamplified.
State any seasonal variations for the entertainment.(please read guidance note 5)	The activity will most likely occur on Fridays and Saturdays during the summer months.
Please state any non-standard timings, where you intend to use the premises for entertainment at different times from the Standard days and times listed? (please read guidance note 6)	

Late Night Refreshment Standard Times

Standard days and timings, where you intend to use the premises for late night refreshment.(please read guidance note 7) *
Please enter times in 24hr format (HH:MM)

Day *	Monday to Thursday
	23:00
	01:00

Late Night Refreshment Standard Times

Standard days and timings, where you intend to use the premises for late night refreshment.(please read guidance note 7) *
Please enter times in 24hr format (HH:MM)

Day *	Friday to Saturday
	23:00
	02:00

Late Night Refreshment Standard Times

Standard days and timings, where you intend to use the premises for late night refreshment.(please read guidance note 7) *
Please enter times in 24hr format (HH:MM)

Day *

Sunday

23:00

01:00

Late Night Refreshment

Will the provision of late night refreshment take place indoors or outdoors or both? (please read guidance note 3) *

Both

Please provide further details.(please read guidance note 4)

The music will be both, amplified and unamplified

State any seasonal variations for the provision of late night refreshment.(please read guidance note 5)

The activity will most likely occur on Fridays and Saturdays during the summer months.

Please state any non-standard timings, where you intend to use the premises for late night refreshment at different times from the Standard days and times listed?(please read guidance note 6)

Supply of Alcohol Standard Times

Standard days and timings, where you intend to use the premises for the supply of alcohol. (please read guidance note 7)*
Please enter times in 24hr format (HH:MM)

Day *

Monday to Thursday

16:00

23:00

Supply of Alcohol Standard Times

Standard days and timings, where you intend to use the premises for the supply of alcohol. (please read guidance note 7)*
Please enter times in 24hr format (HH:MM)

Day *

Friday to Saturday

16:00

Supply of Alcohol Standard Times

Supply of Alcohol Standard Times

Standard days and timings, where you intend to use the premises for the supply of alcohol. (please read guidance note 7)*
Please enter times in 24hr format (HH:MM)

Day *

Supply of Alcohol

Will the supply of alcohol be for consumption on premises or off premises or both? (please read guidance note 8) *

Is the premises used exclusively or primarily for supply of alcohol for consumption on the premises? *

State any seasonal variations for the supply of alcohol. (please read guidance note 5)

Please state any non-standard timings, where you intend to use the premises for the supply of alcohol at different times from the Standard days and times listed?(please read guidance note 6)

Designated Premises Supervisor

State the name and details of the individual whom you wish to specify on the licence as designated premises supervisor (Please see declaration about the entitlement to work in the checklist at the end of the form)

Title *

First name *

Surname *

Street address *

Designated Premises Supervisor

	<input type="text" value="Coates"/>
Town/City *	<input type="text" value="Peterborough"/>
County	<input type="text" value="Cambridgeshire"/>
Postcode *	<input type="text" value="PE7 2DD"/>
Personal Licence Number (if known)	<input type="text"/>
Issuing Licensing Authority (if known)	<input type="text"/>

Opening Hours Standard Times

Standard days and timings, where the premises are open to the public. (please read guidance note 7) * Please enter times in 24hr format (HH:MM)

Day *	<input type="text" value="Monday to Thursday"/>
	<input type="text" value="08:00"/>
	<input type="text" value="01:00"/>

Opening Hours Standard Times

Standard days and timings, where the premises are open to the public. (please read guidance note 7) * Please enter times in 24hr format (HH:MM)

Day *	<input type="text" value="Friday to Saturday"/>
	<input type="text" value="08:00"/>
	<input type="text" value="02:00"/>

Opening Hours Standard Times

Standard days and timings, where the premises are open to the public. (please read guidance note 7) * Please enter times in 24hr format (HH:MM)

Opening Hours Standard Times

Day *

Sunday

08:00

01:00

Opening Hours

State any seasonal variations. (please read guidance note 5)

The premises will only be open if is a function on, most likely will occur on Wednesdays, Thursdays, Fridays and Saturdays

Please state any Non-standard timings, where you intend the premises to be open to the public at different times from the Standard days and times listed? (please read guidance note 6)

Licensing Objectives

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

a) General - all four licensing objectives (b, c, d and e) (please read guidance note 10) *

We are a countryside venue. We intend to offer licensable activities, such as live music, recorded amplified and unamplified music for entertainment. We also intend to offer late night refreshment when requested by customers. Also sell drinks when requested by the costumer. We will have a training programme in place which will ensure that we are committed and equipped to meet all licensing objectives.

b) The prevention of crime and disorder *

The promises will have CCTV system that will cover all relevant areas and we would also like to join The Pub Watch Scheme should we be successful with our application.

c) Public safety *

Our management team would be responsible for running the venue including, looking after staffs and costumers. Our actions toward this objective would be: Full fire alarm system already in place. Emergency lighting throughout the venue, including external lighting already in place. Emergency exits already in place. Relevant signage Site layout plan First aid training for staff Taxis business numbers displayed. The venue will adhere to all rules and regulations to public safety.

d) The prevention of public nuisance *

We intended to be active members of the community and would welcome the opportunity to work with the law enforcement authorities should the need arise. Our measures will be: Decibel monitoring devices Dispersal plan in action Speed limit of 15ph which is already in place. Traffic columns already in place Regular waste disposal collection by

Licensing Objectives

	licensed operator Reserved parking space for taxis, in the main entrance
e) The protection of children from harm *	Our staff will be fully trained in regard to fulfilling their responsibilities to safeguard children in and around our premises.

Declarations

Declaration Type *	Joint Applicant - Individuals or Others
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Joint Applicant Declaration

I have uploaded a copy of the plan of the premises. I have uploaded a copy of the consent form completed by the individual I wish to be designated premises supervisor, if applicable. I understand I must now advertise my application. I understand that if I do not comply with the above requirements my application will be rejected. Applicable to all individual applicants, including those in partnership which is not a limited liability partnership, but not companies or limited liability partnerships. I have included documents demonstrating my entitlement to work in the United Kingdom (please read note 15).

IT IS AN OFFENCE, UNDER SECTION 158 OF THE LICENSING ACT 2003, TO MAKE A FALSE STATEMENT IN OR IN CONNECTION WITH THIS APPLICATION. THOSE WHO MAKE A FALSE STATEMENT MAY BE LIABLE ON SUMMARY CONVICTION TO A FINE OF ANY AMOUNT. IT IS AN OFFENCE UNDER SECTION 24B OF THE IMMIGRATION ACT 1971 FOR A PERSON TO WORK WHEN THEY KNOW, OR HAVE REASONABLE CAUSE TO BELIEVE, THAT THEY ARE DISQUALIFIED FROM DOING SO BY REASON OF THEIR IMMIGRATION STATUS. THOSE WHO EMPLOY AN ADULT WITHOUT LEAVE OR WHO IS SUBJECT TO CONDITIONS AS TO EMPLOYMENT WILL BE LIABLE TO A CIVIL PENALTY UNDER SECTION 15 OF THE IMMIGRATION, ASYLUM AND NATIONALITY ACT 2006 AND PURSUANT TO SECTION 21 OF THE SAME ACT, WILL BE COMMITTING AN OFFENCE WHERE THEY DO SO IN THE KNOWLEDGE, OR WITH REASONABLE CAUSE TO BELIEVE, THAT THE EMPLOYEE IS DISQUALIFIED.

Signature/Declaration of applicant or applicant's solicitor or other duly authorised agent (see Guidance Note 11 & 12). If signing/applying on behalf of the applicant, please state your name and in what capacity you are authorised to sign/apply. When submitting an on-line application form the 'Declaration made' checkbox must be selected. For joint applications of 2nd applicant or 2nd applicant's solicitor or other authorised agent (please read guidance note 13). If signing on behalf of the applicant, please state in what capacity you are authorised to sign/apply. When submitting an online application form the 'Declaration made' checkbox must be selected.

- I understand I am not entitled to be issued with a licence if I do not have the entitlement to live and work in the UK (or if I am subject to a condition preventing me from doing work relating to the carrying on of a licensable activity) and that my licence will become invalid if I cease to be entitled to live and work in the UK (please read guidance note 15).
- The DPS named in this application form is entitled to work in the UK (and is not subject to conditions preventing him or her from doing work relating to a licensable activity) and I have seen a copy of his or her proof of entitlement to work, if appropriate (please see note 15).

Full Name *	John Richard Anker Andrea Auxiliadora Anker
Date *	04/09/2023
Capacity *	Applicant

Joint Applicant Declaration



Declaration made

For joint notifiers or second notifiers solicitor or other authorised agent (please read guidance note 3). If signing on behalf of the notifier please state in what capacity you are authorised to sign/apply. When submitting an online application form the 'Declaration made' checkbox must be selected. IT IS AN OFFENCE, UNDER SECTION 158 OF THE LICENSING ACT 2003 TO MAKE A FALSE STATEMENT IN OR IN CONNECTION WITH THIS APPLICATION. THOSE WHO MAKE A FALSE STATEMENT MAY BE LIABLE ON SUMMARY CONVICTION TO A FINE OF ANY AMOUNT.

Full Name *

Andrea Auxiliadora anker

Date *

04/09/2023

Capacity *

Applicant



Declaration made

Do you wish to provide alternative correspondence details? *

No

Email confirmation

On submission an email confirmation will be sent using the details below

Forename

John

Surname /Company Name

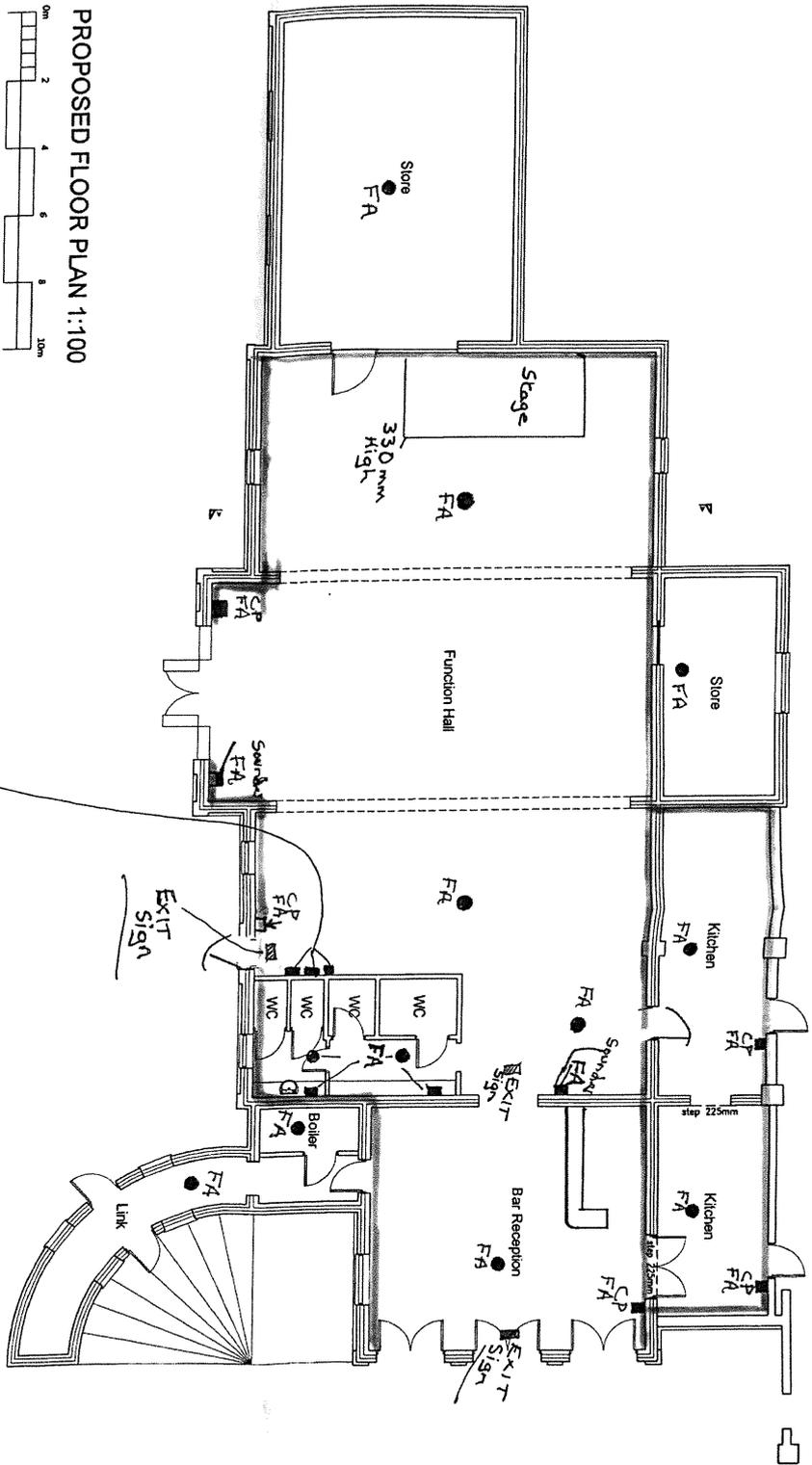
Anker

Email *

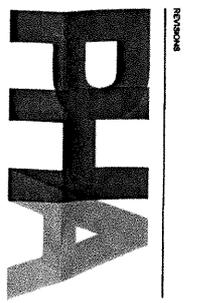
[REDACTED]

Telephone

[REDACTED]



✓ Fire Alarm System ✓
 • Control Box
 • Addressable System.
 • Fire Documents Box.
 By: Bridges Fire + Security.
 Whitlsey.

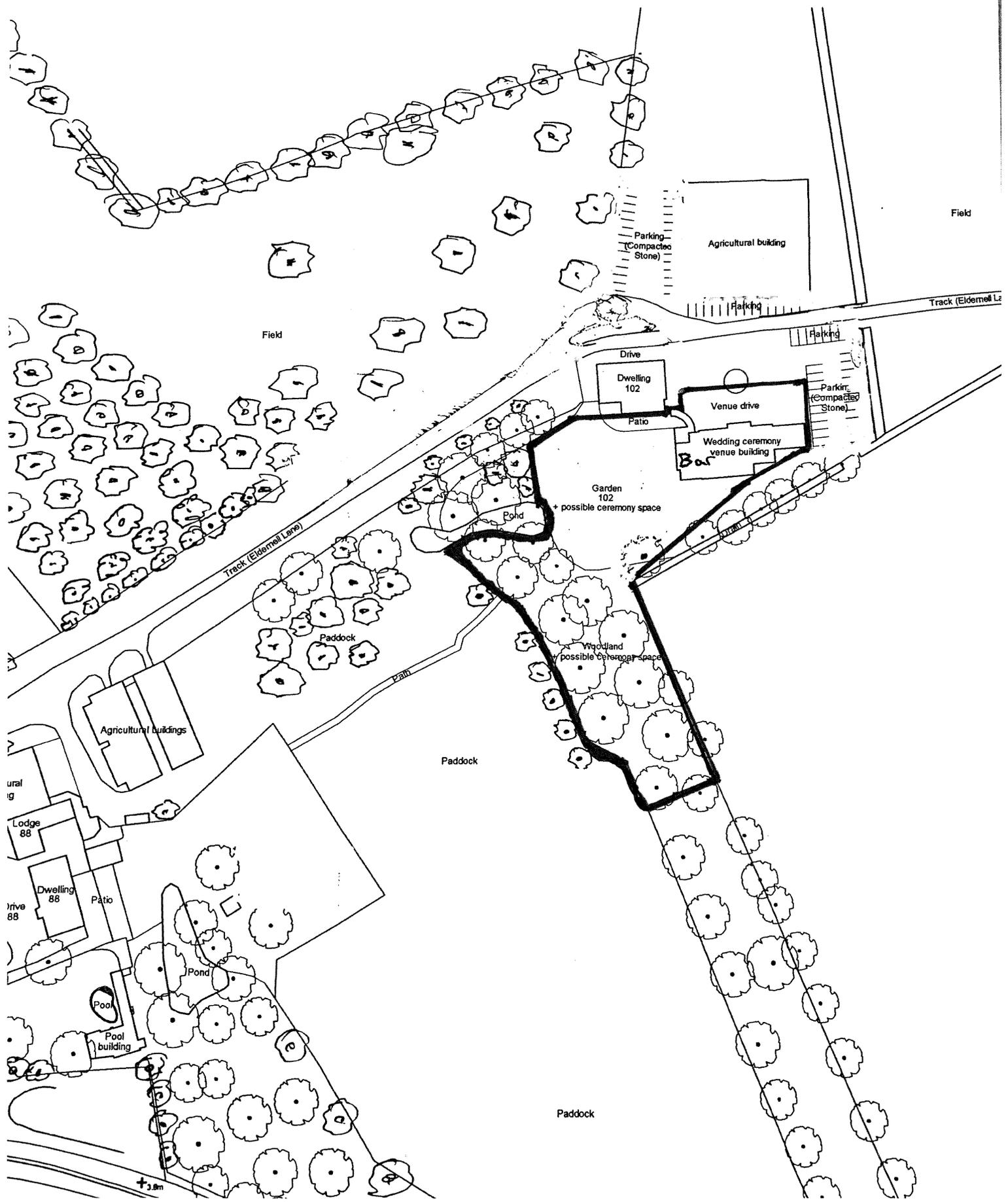


PETER HUMPHREY ASSOCIATES
 ADDRESS: 2 CANDEL ROAD, WISBECH, CAMBS, PE13 1RG.
 TEL: 01954 888888
 EMAIL: info@peterhumphrey.co.uk
 WEB: www.peterhumphrey.co.uk

PROJECT: PROPOSED CHANGE OF USE OF LAND/BUILDINGS TO WEDDING CEREMONY VENUE
 SITE: LAND AT 98 & 102 ELDERNELL LANE COATES CAMBS PE7 2DD
 CLIENT: MR & MRS ANKER

JOB NO.	SCALE	DATE
677203	A2	JULY 2023

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Police Agreed Conditions

Additional Voluntary Conditions:

The prevention of crime and disorder

The premises shall install and maintain a comprehensive digital colour CCTV system. All public areas of the licensed premises, including all public entry and exit points, and the street environment will be covered, enabling facial identification of every person entering in any light condition. The CCTV cameras shall continually record while the premises are open to the public and recording shall be kept available and unedited for a minimum of 31 days with the date and time stamping. A staff member who is conversant with the operation of the CCTV system shall be present on the premises when they are open to the public and must be able to produce/download/ burn CCTV images upon reasonable & lawful request by a police officer or an authorised officer of the licensing authority or, if not present, the conversant member of staff shall produce the footage as described within 48 hours of a reasonable & lawful request. Any footage must be in a format that can be played back on a standard personal computer or standard DVD player. Where the recording is on a removable medium (i.e., compact disc, flash card etc), a secure storage system to store those recording mediums shall be provided.

The premises licence holder will ensure that a digital CCTV system is fully compliant with the guidance contained in the Information Commissioner's Office (ICO) guidance document (www.ico.org.uk) regarding installation of CCTV is provided at the premises.

The premises licence holder shall ensure, by the completion of a risk assessment, that the provision of door supervisors at the premises is appropriate to ensure the safe control of the premises and shall review this on a regular basis and upon request from the Police and/or the Licensing Authority.

A record (Including name, SIA Badge number, Contact details) of the SIA Door Supervisors employed shall be kept for a period of 12 months and be made immediately available upon request of a Responsible Authority.

Documented written / online records of training shall be completed and kept for each member of staff. Training shall be regularly refreshed and at no greater than 6 monthly intervals. Training records shall be made available for inspection upon request by a police officer or an authorised officer of the Licensing Authority. Training shall include (but not exclusively):

- a) Responsibilities under the Licensing Act 2003
- b) Relevant Age restriction in respect of alcohol sales ie. Challenge 25,
- c) Recognising signs of drunkenness, refusing service
- d) Actions to be taken in an emergency / Reporting an incident to Emergency Services
- e) Crime scene management (i.e., Spiking / Assaults / sexual Assaults)
- f) Drugs Policy
- g) Safeguarding (children & Vulnerable Persons)
- h) Spiking
- i) Suspicious Packages

The Designated Premises Supervisor shall ensure that a written notice of authority is kept at the premises for all staff who sell alcohol ('DPS Authorisation List' or similar). The notice shall be made available for inspection upon request of the police or an authorised officer of the licensing authority and all staff selling alcohol must be in possession of formal identification to verify their identity against the notice.

A refusals record will be kept at the premises which details all refusals to sell alcohol. This record will include the date and time of the incident, a description of the customer, the name of the staff member or volunteer who refused the sale, and the reason the sale was refused. All entries will be made within 24 hours of the refusal. The record will be made available for inspection upon request by an officer of a Responsible Authority.

An incident Record will be kept at the premises which details all incidents of concern that occur on the premises. This record will include the date and time of the incident, a description of the incident & customer, the name of the staff member or volunteer dealt with the matter, Police reference Number if reported. All entries will be made within 24 hours of the incident. The record will be made available for inspection upon request by an officer of a Responsible Authority.

The designated premises supervisor shall ensure that tables are cleared of all bottles and glasses on a regular basis during trading hours to avoid an accumulation of glassware.

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

Public safety

A fire risk assessment required under the Regulatory Reform (Fire Safety) Order 2005 (as amended) will be completed and be available for inspection by an authorised officer.

Valid public liability insurance shall be kept in force and a copy of the schedule will be displayed at the venue and made available for inspection by an authorised Local Authority or Police Officer on request.

The prevention of public nuisance

The holder of the premises licence shall ensure that noise caused by persons using, arriving at or departing from the premises shall not cause nuisance or unreasonable disturbance to the occupiers of neighbouring residential properties.

Prominent, clear notices shall be displayed at all exits and in outdoor areas requesting customers and staff to respect the needs of local residents and leave the premises and the area quietly.

While live or recorded music takes place, the licensee or management shall undertake regular monitoring of noise levels at the nearest noise-sensitive locations. A record shall be kept of any monitoring, including the date, time, and location of monitoring; the name of the monitor; and any action taken. Records shall be kept for no less than six months and shall be made available upon request by a police officer or an authorised officer of Fenland District Council.

The protection of children from harm

The 'Challenge 25' initiative to prevent sales of alcohol to persons under 18 years of age will be implemented at the premises & signage will be prominently placed within the premises advertising the fact that the premises operate the 'Challenge 25' initiative.

Children (under 18 years) on the premises must be accompanied by a responsible Adult.

Objections

Objection 1 – [REDACTED]

Hi Andy

Thank you for this. Please see below.

The main concerns we have are .

- **The prevention of crime and disorder.** - What measures will there be in place to prevent disruption, in terms of rowdy or drunken behaviour in the vicinity of the venue? The venue is situated on a single track private road with no street lighting or pavement, there are no suggested measures for how it will be ensured that people, possibly in a drunken state, will be dispersed safely and quietly from the venue following an event. Who carries out an inspection of the lane to collect any rubbish that may be deposited? There has already been an incident within the last year where there were drunken people laying in the lane blocking a neighbour's driveway, and this was only a small wedding. People who own their part of the lane are entitled to walk safely up and down the lane at night walking their dogs etc. How safe are our properties at night with potentially a hundred or more people visiting here on a regular basis. What assessment has been made on the impact to the local wildlife and natural environment, there are a lot of deer in close vicinity of the venue. How do you police any issues on a private lane, it leaves residents at the behest of the event holders to deal with it, there is only so much the police can do when it's private land, we could just be told by the authorities, "sorry it's private land, therefore it's a civil offence"
- **Public Safety/ The prevention of public nuisance** - My wife and [REDACTED] daughter are concerned about the number of people it is proposed for the venue to hold, and the frequency of these events, currently they feel confident to walk in the vicinity of the venue day or night, and they are concerned that with this will no longer be possible given this is a secluded area with no street lighting. The current proposal to allow events to be held daily, with finish times after midnight is excessive **limit times to 11pm , weekends only and employ regulated security officers to ensure that all visitors disperse quietly from the venue.** this is a small single track country lane with no passing places, we don't want to have to keep jumping out the way for people driving / speeding up and down the road. How do you enforce speed limits and safety on a private lane ?? **We are on the understanding that businesses are not able to operate on the Private Lane on Eldernell unless it's agricultural, if that's the case, are laws already being broken?**
- **The protection of children from harm** - As above

It would be my preference for this license not to be granted, if it were to go ahead there needs to be limitations on what has been proposed. I would request:

- Limit events to weekends only (Friday, Saturday and Sunday) with a finish time no later than midnight, 11pm Sunday
- Limit to one event per weekend
- Limit the number of attendees to 75
- No more than 3 events a month. So 3 weekends in every 4, to give residents/wildlife a rest
- No music to be played outside, with the exception of ceremonial music during a wedding
- Registered security guards/door personnel in place
- Assurances of what happens when people leave an event, they have to leave directly and quietly to limit the disruption to local residents
- I would be prepared to speak if needed.

- The venue is situated on a private road, which residents collectively pay to maintain, the significant increase in vehicles will lead to more frequent repairs being required which the applicants of the license should pay for, together with additional speed limit signage

Hope this is now all ok

Thanks

██████████

Objection 2 – ██████████

Dear Mr Fox,

I am writing to express my objection against the premises license application for Eldernell Lane Coates, known as Old Chapel Farm.

My reasons are as follows.

The prevention of crime and disorder

Smashed glass appearing on the road and in close proximity our property-

Unfortunately we have already fallen victim to this from weddings/parties that have already taken place. This has prevented us from walking our dog, and also our two young children from walking or riding their bicycles/scooters. We have also had to clean up large shards of glass before driving our cars. I feel we are at great risk of this reoccurring, and more frequently if this application were granted.

Drunk and disorderly behaviour and trespassing. (as well as intoxicated people walking around on unfamiliar roads at unsociable hours). -

Again we have already experienced this as a result of past events at the premises in question. We have seen people under the influence of alcohol, drinks in hand wandering down the road, in groups, using foul language and shouting. This has happened in the daytime as well as the evening, which was simply unacceptable. On one occasion 2 men with beer bottles in hand wandered onto my property, I saw them walk past my window and towards the back of my property, this was in daylight, and very scary as a woman being home alone with 2 young children.

I fear this will only become more common, should the application be approved. I also predict that the risk of people driving whilst under the influence of alcohol would be significantly greater, or people under the influence of alcohol walking through (given that there will unlikely be a sufficient amount of taxis available at those times). So there is a risk that this application will bring crime and anti social behaviour to the local area.

All of the above creates a high potential for situations to arise that would cause damage to properties in the area, especially those in the immediate vicinity.

Inappropriate parking and parking on private property. Another inconvenience we have already had to endure. We had to ask one of the guests to move their car which they had parked on our property, which was also obstructing access to the road. We regularly experience people turning their vehicles around in our driveway, these people are normally guests attending the venue.

Public Safety-

Drunk and disorderly behaviour-

We have 2 young children, and the thought of regular weddings, parties etc with the sale of alcohol are a real worry. Given the nature of the events taking place at the premises in question, they are likely to take place during the day and into the night. This brings the very likely scenario of people under the influence of alcohol wandering on and around our property, along our road and into the local area. This would bring a sense of constant angst. Added to this the roads are unlit and there are no footpaths, this poses a risk to the guests themselves. Living on a quiet private road I don't feel it is acceptable I should have to share it with hundreds of guests having access to wander up and down it. Given the fact that the proposed accommodation is directly opposite our property, I see this a very likely outcome.

I wouldn't feel able to let my children ride their bikes/scooters, or myself to go on an evening walk with my dog. I really worry that these situations would increase and greatly reduce the safety of my family and the residents of Eldernell.

The accessibility of the road would be hugely effected, meaning emergency vehicles would likely struggle to get to an emergency, this is a scary safety hazard.

The prevention of public nuisance-

Disturbing the peace, noise pollution and disorderly conduct-

The big issue here is the noise, loud music and rowdiness from large numbers of people until early hours. This will be clearly heard by ourselves mostly as we are very close, but also for other residents of Eldernell and also the neighbouring village. I know this because on the odd occasion there are events on the village green it can be clearly heard at Eldernell. The noise will be an issue when we are trying to sleep at night, which will be really damaging for myself and my family's health. In addition to that, it takes away our liberty to be able to sit peacefully in our own garden, or in fact in our own home.

As there have already been events taking place at the premises in question we have experienced all of the above.

There is also the issue of us having horses, cats and dogs, the noise causes them to become anxious, in turn this causes further disruption for us. I worry for the safety of my animals, should people wander onto my property in a drunken state.

As well as having an impact on the people at Eldernell, I also fear greatly the detrimental impacts it will have on the wildlife and nature here. We are incredibly lucky to be very close to the nature reserve, and have a vast number of different species which have habitats close by, Eldernell is a common thoroughfare for them. We regularly see deer, owls, badgers, a huge number of different bird species including water birds and birds of prey. We also have bats that roost in several locations very close by.

There is also the problem of litter being left in the road and it's vicinity, this has already been a problem and seems very likely it would continue with an increase in occurrence.

We live very close to the premises in question, we bought the house 2 years ago. We chose this location for the desired quiet area, private road, low traffic and to be in the nature of the countryside. We have made big sacrifices and worked very hard to achieve this.

Myself and my Husband feel that the proposed application, if it were to be granted would have a significant detrimental impact on our mental health, and our lives as a family.

The protection of children from harm

Risking children's safety and feeling of security-

I am really concerned that the noise will disrupt my children's sleep, this would have a big impact on the health of my children. Especially my son whose bedroom is to the front of the house. Again we have already experienced this.

With people wandering up and down the road, often in a drunken state i feel this poses the risk of harm to my children both psychologically and physically. My children shouldn't have to hear the profanity or see the inappropriate behaviour of people that are intoxicated.

As mentioned before I have already experienced men under the influence of alcohol trespassing onto my property. I wouldn't feel able to let my children play in their own garden with these kinds of incidents happening. The broken glass in the road would prevent my children from being able to ride their bicycles or scooters.

Neighbours have experienced people under the influence of alcohol laying in their driveways and refusing to move, leaving broken glass in their driveways and urinating on their property. I don't want my children to be witness to these things, they are all very scary scenarios for adults let alone children.

Given the above and the high volume of people that will have access to the private road we live on, both guests and staff, I don't feel that my children could possibly be adequately safeguarded should the application be granted.

For reference, I do have sound recordings taken if the noise from previous events.

I would be willing to attend and speak at a hearing if it were to come to this.

I do not wish to offer any compromise, as I do not want it to happen at all.

Thank you for your time and consideration.

Yours sincerely

██████████

Objection 3 – ██████████

I am again writing to object to the above application for new premises licensing relating to the following;

The prevention of crime and disorder

The premises is down a PRIVATE, narrow, single track road heading into unspoilt countryside, as the application is for Alcohol it is highly likely that people will exceed the normal amount and become a nuisance, because of the distance to get there Police would not be able to deal with any instances in a timely manner, also because of the properties having animals and farm machinery it gives cause for damage etc to both in this condition.

Public Safety.

Again with regard to the Narrow single track road should emergency vehicles be needed there is a good chance that the approach to the said property is blocked due to oncoming vehicles, the passing places are residents driveways and not designed for multiple vehicles to wait to pass. This issue would lengthen the time emergency vehicles would be able to attend any incident and once their parked cars at the venue would further delay their arrival.

The prevention of public nuisance.

The residents would be constantly bombarded with loud music, slamming doors, shouting, lights and traffic leaving late at night. This is not a night club in the middle of a busy town, but the noise from people arriving and leaving in high spirits would be just the same. I would think even night club

venues have a certain degree of sound proofing to dull the music, this would not be the case if the music is live and outside, or even in doors as the applicant states./

This is the countryside, it is meant to be peaceful and still, the nuisance this would cause is unacceptable in this area. Where there is alcohol there is always trouble, people will always drink too much and any police presence needed is going to be delayed because of the time it will take to get down the narrow road.

How can it be that a narrow, unlit, single track Private Road, that is for residents on that road and their visitors is able to accommodate multiple vehicles for someone who wants to use their land in the middle of the quiet countryside for weddings etc.

Regards

██████████

Objection 4 – ██████████

Dear Sir / Madam,

I would like to place on record my objection to this application on the basis of noise.

How can it possibly be right that neighbouring properties are expected to put up with music until 01:00hrs on weekdays and Sundays and 02:00hrs on Fridays and Saturdays?!

The very fact that the application is for an extra hour on weekends is surely acknowledgment of the noise it will create.

Playing live music inside a marquee is the same as playing it outside, the marquee will do nothing to reduce the noise.

The idea that people who have lived in their homes for many years, who chose those homes precisely because they are in a quiet area, should be subjected to loud music until the early hours of the morning is outrageous.

I strongly urge the council to act in the best interests of the local community and decline this application.

Regards,

██████████

Objection 5 – ██████████

Ref: New Application for a Premises Licence at the 'Old Chapel Farm', Eldernell Lane, Coates, Whittlesey, PE7 2DD

Your plan ref DSFX 1693837987095.

To whom it may concern Please acknowledge my vehement objection to the afore mentioned application. My reasons given below.

- 1) This is, and always has been a quiet residential area and should remain. All property owners that bought into property on this post code did so with knowledge that it is so.
- 2) The noise/music generated late night party revelling at Chapel Farm WILL keep me awake as well as all the other occupiers in the vicinity.
- 3) The serenity of the lane will be destroyed by this application should it be granted. I do not wish to sit in my garden of an evening having to listen to the music from the venue.
- 4) Eldernell Lane is a single one-track road. I am not prepared to have to listen to and be kept awake by vast amounts of late-night traffic passing with-in a few metres of my cottage from 1am Mondays to Thursdays and on Sundays, and from 2am Fridays and Saturdays....
- 5) Chapel Farm is situated on the end of a private road. Though the post code PE7 2DD is for Eldernell Lane the property is in Eldernell. My property sits on Eldernell Lane.
- 6) This is a rural area of natural beauty and tranquillity and so must remain unspoilt by traffic and noise pollution.

I trust that department will take into consideration these points in your decision over this application. Yours [REDACTED]

Objection 6 – [REDACTED]

Good Morning,

We live on Eldernell Lane and having looked at the application we would like to object to this license being granted.

The social hours (2am) and 7 days a week would be very disruptive to the residents, community and wildlife with the volume of traffic and noise, there is no pavement and no road infrastructure for safe access.

Please consider before making your decision.

[REDACTED]

Objection 7 – [REDACTED]

This is my objection in respect of the above.

The subject property has no direct access to a public highway and the entrance/exit is only accessible through neighbouring private properties

which were originally farm tracks partly on the Roman Road - The Fen Causeway. Parts of it were metalled in 2011 to driveway standards for private houses

not for heavy traffic to a commercial property. The licensing panel can surely have no authority to turn it into a public highway or public right of way.

With regard to the licensing objectives it would seem the only objective is destroying the peaceful amenity of Eldernell for other residents; the reason we came to live

here for our final years. Are we never again to hear the screeching or hooting of owls, the chirring of the nightjar and bitterns booming on the wash. What a thought

that the only booming in the future is the booming of music.

How can crime and disorder be prevented on the surrounding private properties? We have already been subjected to drunks who attended the venue walking by

swearing and shouting at 2.am. In addition we have also been sworn at by a relative of the applicants. I walk my dog last thing before bed and again have endured

shouted profanities, car horns tooting, flashing of headlights and very close driving sometimes at speed from the rear. No respect for old people (83) on their own property.

We have already been victims of anti-social behaviour from visitors to the property. We have had branches broken off flowering shrubs, bluebells and snowdrops picked to

the extent that I no longer look after the area they grow in. Our daughter has had men face up to her when she tried to explain the offence the family were committing.

She doesn't back off because of previous employment she has self defence training (which she informed them of). The reasons given for these illegal acts were that they

were under the impression that the applicants own the whole route through Eldernell and they can do what they like.

The Highways Act does not apply on private roads nor does vehicle insurance cover use on private roads. Are we and our neighbours to be held accountable for

dangerous or drunken driving? Apparently the police cannot take any action

The applicants states that they already have 15mph speed limits in place. They have no signs or deterrents to control the speed on their property and motorists will happily tell

you that speed limits cannot be enforced on a private road.

Child Safety - We have already had to stop our granddaughter from cycling or walking on our private driveway due to the increase of traffic to seemingly illegal events

in a property with no planning permission.

There are two ponds and a swimming pool on the applicants property, apparently a dog drowned in one of these quite recently.

If a dog cannot get out what chance does a child have

The applicants and another neighbour allows night shooting of deer and vermin. Could a twinkly party hat be taken for deer or fox eyes through a high powered rifle sight.

Anyone familiar with Eldernell knows that once out of the range of the artificial lighting it can be pitch black and you can become disorientated. The worst thought of all is the abduction of any youngster straying into the dark. Extreme but possible.

I cannot agree to any positive considerations as all traffic would have to come through my property. I would not be able to accept any compromises

which would constitute a danger to me and my family, pollution of the local environment and the quiet amenity of Eldernell.

██████████

Objection 8 - ██████████

Objections to the planning proposal of Mr and Mrs Anker

Ref: **Ref:** DSFX1693837987095

My name is ██████████ and I live at ██████ Eldernell lane. The distance from the Old Chapel house to mine is roughly 120 m and my property shares boundaries with the Old Chapel property. To access the Old Chapel property you would need to use the section of private road that is part of my property and as such I have responsibility for. I would like you to consider the following points that I put forward in support of my objections to Old Chapel farm having a licence that allows them to play music and provide alcohol at organised functions on their premises.

1) Access

The road is a private road and I am responsible for the cost of resurfacing etc. The length of road that is my responsibility is approximately 500m, of this I only need to use roughly a third to reach my drive, the rest is solely used by anyone needing to reach the three properties further on, two of which are owned and used by Mr and Mrs Anker, and subsequently any existing business and the one that they propose in this planning application. Hence, I would be paying to facilitate Mr Anker's business.

In addition, the road is a single track road with very few opportunities for passing due to ditches on either side, at present this is already awkward and will only be compounded by more traffic.

2) Damage to the environment (Rubbish)

At present, after one of Mr Anker's wedding/party functions I find that I need to check for, and retrieve rubbish such as foil balloons and lanterns that have drifted into the fields and potentially endanger the lives of the animals. I also constantly find empty plastic bottles and crisp packets discarded along the road which again need clearing. This would only be made worse by more traffic

to and from functions that involve alcohol. I am also concerned about the effect of more light pollution and noise pollution to this very secluded area that attracts protected species such as particular bats and birds.

3) Nature of the area

This area is full of wildlife, it is regularly used by photographers to picture insects, birds, deer, hares etc These all thrive due to the fact that there is no through traffic, and the residents have moved here because they have a passion to protect the environment and nature- clearly with the exception of Mr Anker, who is gradually eroding the area so that he can make money. We all like money but not at the expense of nature and our beautiful countryside! On a more personal point, my own animals would be potentially put in danger by an increase in traffic and the type of noise and light that comes from drunken partying.

4) Safety and safeguarding

I have had occasions where I have had to contact Mr Anker during one of his many wedding/party functions to ask him to speak to his guests about the areas that he gives them permission to party in. They had roamed from his premises, in a drunken state, and were continuing with their drinking and one was actually urinating on the drive. I felt threatened and extremely vulnerable and had to phone around to friends for assistance. I did phone Mr Anker but nobody came to help.

5) Consultation and general good manners

Alarmingly, Mr Anker has made no attempt to speak to me re his plans etc. and how they might impact on me. With this frame of mind and attitude, and his seemingly lack of regard for the nature of the area and the type of people who have chosen to live in this quieter, more remote spot, I worry about his credentials as a person who can run a harmonious business and feel it will be the last straw for this little hamlet.

6) My understanding of the role and duties of Fenland Council

There seems to be an issue with who can do what at the moment. I put two stables and a small shed on what I consider the boundary of my garden for my two horses to take shelter in and it is a problem. I have to pay money to Fenland Council in retrospect and I had to sign that I will not run a business. Yet it seems Mr Anker can run (and indeed advertise) a wedding business to facilitate 150 guests.

I have a small amount of dog agility equipment on my grassed area so that I can train my dogs for my hobby and a few months ago I got a visit from an official of Fenland Council simply because I invited some friends to run their dogs on my equipment and then after stay for a BBQ. That does seem to be strange as Mr Anker is accommodating five times the number of people that I entertained and charging them money.

Objection 9 – [REDACTED]

To whom it may concern

We would like to object to the licensing application for Old Chapel Farm.

Eldernell is a small rural hamlet consisting of single track roads without properly constructed passing points or street lighting and no public footpaths.

Allowing them to sell alcohol and have loud music will have a detrimental effect on the peace and tranquility of Eldernell, the very reason we all enjoy living here.

The single track road is used by joggers, dog walkers, cyclists and families who all use it as there are no footpaths, the increase in traffic will cause a danger to all pedestrians young and old.

Wherever alcohol is sold there comes an element of rowdiness and alcohol fuelled behaviour which is antisocial and will have a detrimental effect on the local residence and could potentially create an increase in vandalism.

There have already been incidences from parties / weddings from that address including being disturbed by people wanting directions to the address and arguments outside our house in the middle of the night.

The music until late at night will also cause a nuisance to us all especially when having to be up early for work.

We hope this information is enough to make you consider rejecting this application, however if you would like more information please do not hesitate to contact us.

Kind regards

[REDACTED]
[REDACTED]

Objection 10 – [REDACTED]

To whom it may concern,

I am writing to object to the above named licensing application, I do this on the grounds of:

The prevention of crime and disorder, Public safety, The prevention of public nuisance and The protection of children from harm.

I have seen evidence already of all of the above being an issue, wherein events that have already taken place have left debris and dangerous shards of glass that could have resulted in serious harm to the residents who reside in close proximity to the above named property, also to the many forms of wildlife that is their natural habitat would be severely disturbed, not forgetting the nature reserve which is also close by.

People under the influence of alcohol potentially accessing other peoples property and damaging machinery/outbuildings etc. This could also pose a potential risk to those people who have trespassed onto other properties, there is also the parking situation, there is not adequate parking for this kind of venue, which could and has resulted in people parking on residents properties.

There is potential risk of noise pollution, the residents have also already experienced this on previous occasions and if this proposal were to go ahead, it would just add more disruption on a more regular basis and at unacceptable times of the day and night.

There is also the traffic situation to consider, there are no 'passing places' on that road, if there was an emergency for any of the residents, or indeed any guests that were at the venue, any emergency vehicles could potentially be obstructed from attending. In addition to this there are young children that live in close proximity to this establishment, they have already had their sleep disturbed by previous events and if this was to go ahead, it could become more frequent and ultimately cause undue distress to them, they have not only had their night time disturbed, they have also witnessed intoxicated strangers go into their garden in the daytime, they should not have to witness this behaviour on what could become an almost daily occurrence if this application was to be granted.

I would like you to take my views and those of the residents into consideration when making your decision on this application.

Many thanks

Yours sincerely

██████████

Objection 11 – ██████████

Dear Mr Fox,

I am writing to express my objection against the premises license application for Eldernell Lane Coates, known as Old Chapel Farm.

I am also raising my concerns on the potential lack of clarity presented in the application on the site address (requesting the license).

The address and current situation:

I believe that this application is being made at the address of 88 Eldernell Lane, Chapel farm of which is currently the correspondent address of the application, and is the property ██████████ our home, however the main residency of the applicant is the larger and newer property further down the road address of 102 Eldernell Lane, it is the 7 bedroom larger house. The reason I raise this is that I am concerned that license may apply to all buildings and properties on the whole estate if not specifically called out, the site plan suggests 102 but the license application is not clear.

Also, the 88 Eldernell Lane includes a 'Lodge' that is run as a business and used for functions and parties with the house itself. Once again both directly opposite our home. This property is regularly being used as accommodation for large groups of the general public, with the owners advertising accommodation that sleeps 16 people. At times this has drawn multiple vehicle down our road, various incidents of disorder, people walking around our house and drinking in the road directly outside our house. Just 2 weeks ago we took a photo

of someone in front of our house drinking a bottle of beer. We have had people park on our drive way and our neighbours verge. We have had to lock our gates and ensure our children are in the house and safe.

As I described, further along the road [REDACTED] ours is 102 Eldernell lane, here the owner also offers functions at various different areas on the property both inside and outside. They say they can accommodate 130 people for these functions, and have, at multiple times had music playing outside. Vehicles travel passed 88 Eldernell to 102 and back again multiple times either travelling to and from each property individually or between the two if they are using both. There are no speed limits or speed humps here.

The current situation as it is, is a big concern for mine and my family's health and wellbeing, our children's welfare and safety. We believed that all properties down our private road were not permitted to run a business, the fact that this is happening and on such a large scale whereby our direct neighbour is already holding functions, parties, weddings, short stay and long stays and is advertising capacity of 130 people and sleeping 30 is already a great concern and gives my wife, children and I great anxiety. We already have concerns about our children's safety when these events occur and have had to lock our gates and keep our children in the house. Our children are only 10 and 7 years old, we have experienced men walk around our property some carrying alcohol that puts our children at direct risk. This is unacceptable. We also regularly compromise on the ability to spend time outside in our garden when music is playing as it is so loud and travels very easily in the fenland countryside.

With an already large scale operation of 130 people capacity and accommodation for 30 guest, plus the staff and large family (occupying the 7 bedroom property of 102), the likely hood and severity of the issues called out above should be no surprise.

To compound the issues highlighted above further by allowing the sale of Alcohol, and music until later than 11 every day of the week, is very scary for us as a family living in such close proximity, and presents a clear increase of risk to my family and particularly my children, effecting their safety, wellbeing and mental health.

Additional specifics for objection are as follows.

The prevention of crime and disorder

Smashed glass appearing on the road and in close proximity our property- Unfortunately we have already fallen victim to this from weddings/parties that have already taken place. This has prevented us from walking our dog, and also our two young children from walking or riding their bicycles/scooters. We have also had to clean up large shards of glass before driving our cars. I feel we are at great risk of this reoccurring, and more frequently if this application were granted.

Drunk and disorderly behaviour and trespassing. (as well as intoxicated people walking around on unfamiliar roads at unsociable hours). -

Again we have already experienced this as a result of past events at the premises in question. We have seen people under the influence of alcohol, drinks in hand wandering down the road, in groups, using foul language and shouting. This has happened in the daytime as well as the evening, which was simply unacceptable. On one occasion 2 men with beer bottles in hand wandered onto my property, I saw them walk past my window and towards the back of my property, this was in daylight, and very scary as a woman being home alone with 2 young children.

I fear this will only become more common, should the application be approved. I also predict that the risk of people driving whilst under the influence of alcohol would be significantly

greater, or people under the influence of alcohol walking through (given that there will unlikely be a sufficient amount of taxis available at those times). So there is a risk that this application will bring crime and anti social behaviour to the local area.

All of the above creates a high potential for situations to arise that would cause damage to properties in the area, especially those in the immediate vicinity.

Inappropriate parking and parking on private property. Another inconvenience we have already had to endure. We had to ask one of the guests to move their car which they had parked on our property, which was also obstructing access to the road. We regularly experience people turning their vehicles around in our driveway, these people are normally guests attending the venue.

Public Safety-

Drunk and disorderly behaviour-

We have 2 young children, and the thought of regular weddings, parties etc with the sale of alcohol are a real worry. Given the nature of the events taking place at the premises in question, they are likely to take place during the day and into the night. This brings the very likely scenario of people under the influence of alcohol wandering on and around our property, along our road and into the local area. This would bring a sense of constant angst. Added to this the roads are unlit and there are no footpaths, this poses a risk to the guests themselves. Living on a quiet private road I don't feel it is acceptable I should have to share it with hundreds of guests having access to wander up and down it. Given the fact that the proposed accommodation is directly opposite our property, I see this a very likely outcome. I wouldn't feel able to let my children ride their bikes/scooters, or myself to go on an evening walk with my dog. I really worry that these situations would increase and greatly reduce the safety of my family and the residents of Eldernell.

The accessibility of the road would be hugely effected, meaning emergency vehicles would likely struggle to get to an emergency, this is a scary safety hazard.

The prevention of public nuisance-

Disturbing the peace, noise pollution and disorderly conduct-

The big issue here is the noise, loud music and rowdiness from large numbers of people until early hours. This will be clearly heard by ourselves mostly as we are very close, but also for other residents of Eldernell and also the neighbouring village. I know this because on the odd occasion there are events on the village green it can be clearly heard at Eldernell. The noise will be an issue when we are trying to sleep at night, which will be really damaging for myself and my family's health. In addition to that, it takes away our liberty to be able to sit peacefully in our own garden, or in fact in our own home.

As there have already been events taking place at the premises in question we have experienced all of the above.

There is also the issue of us having horses, cats and dogs, the noise causes them to become anxious, in turn this causes further disruption for us. I worry for the safety of my animals, should people wander onto my property in a drunken state.

As well as having an impact on the people at Eldernell, I also fear greatly the detrimental impacts it will have on the wildlife and nature here. We are incredibly lucky to be very close to the nature reserve, and have a vast number of different species which have habitats close by, Eldernell is a common thoroughfare for them. We regularly see deer, owls, badgers, a huge number of different bird species including water birds and birds of prey. We also have bats that roost in several locations very close by.

There is also the problem of litter being left in the road and it's vicinity, this has already been a problem and seems very likely it would continue with an increase in occurrence.

We live very close to the premises in question, we bought the house 2 years ago. We chose this location for the desired quiet area, private road, low traffic and to be in the nature of the countryside. We have made big sacrifices and worked very hard to achieve this.

Myself and my Husband feel that the proposed application, if it were to be granted would have a significant detrimental impact on our mental health, and our lives as a family.

The protection of children from harm

Risking children's safety and feeling of security-

I am really concerned that the noise will disrupt my children's sleep, this would have a big impact on the health of my children. Especially my son whose bedroom is to the front of the house. Again we have already experienced this.

With people wandering up and down the road, often in a drunken state i feel this poses the risk of harm to my children both psychologically and physically. My children shouldn't have to hear the profanity or see the inappropriate behaviour of people that are intoxicated.

As mentioned before I have already experienced men under the influence of alcohol trespassing onto my property. I wouldn't feel able to let my children play in their own garden with these kinds of incidents happening. The broken glass in the road would prevent my children from being able to ride their bicycles or scooters.

Neighbours have experienced people under the influence of alcohol laying in their driveways and refusing to move, leaving broken glass in their driveways and urinating on their property. I don't want my children to be witness to these things, they are all very scary scenarios for adults let alone children.

Given the above and the high volume of people that will have access to the private road we live on, both guests and staff, I don't feel that my children could possibly be adequately safeguarded should the application be granted.

For reference, I do have sound recordings taken if the noise from previous events.

I would be willing to attend and speak at a hearing if it were to come to this.

I do not wish to offer any compromise, as I do not want it to happen at all.

Thank you for your time and consideration.

Kind regards



Objection 12 – Whittlesey Town Council

Dear Licensing,

Whittlesey Town Council would like to comment as follows: There is a new licensing application about to be considered by FDC for premises at 102 Eldernell Lane to allow a late licence for the sale of alcohol, and for indoor and outdoor live and recorded, amplified and unamplified music. Refreshment provision and live and recorded indoor and outdoor music times sought are from Noon until 1am daily, with an extension on Friday and Saturday

nights until 2am, but with alcohol not being supplied before 4pm nor being served within two hours of closing time. In open countryside such as this, the sound of late night music can travel many miles and can annoy thousands of residents. The Town Council Council to recommend to the FDC Licensing Committee that, if any license at all is granted, no music should be permitted, nor should any alcohol be permitted to be served, beyond 11pm each night, and that the premises should close no later than midnight each night. We would also like to make the following representations: The proposed operation of these licenced premises would have a significant effect on the current or any future residents of the residential premises at 88, 94, 120, 124 and 126 Eldernell Laner because of the numbers of people who would need to access and egress the proposed licensed premises by using the privately-owned track that runs outside their properties. This can only really be appreciated by visiting the site, which we would encourage the FDC licensing Committee to do. The private track is not owned by the person seeking this proposed license. On the website promoting the premises, the capacity for the venue is given as 200, which is a massive number given the location. The effect of having 200 patrons at such a location will clearly be substantial, especially since virtually all patrons and staff will need to access the premises by car along a very narrow road (Eldernell Lane) and then a very narrow privately owned track. The premises do not appear to have any planning permission to operate as a business. Is it appropriate for premises to be granted a license without consideration having previously been given, and planning permission having been granted, for any non-agricultural business use whatsoever of the premises? On the basis of the last three paragraphs, Whittlesey Town Council would strongly oppose the granting of this license..

Kind Regards

Sue

Objection 13 - Cllr C Boden

I represent the area of this application as its County Councillor and as a District Councillor and as a Town Councillor.

My primary concern about this application relates to noise nuisance late at night. The noise of amplified music can and does travel miles in the fens, especially at nighttime when the whole rural area is so peaceful. Having a late license for music could impact hundreds if not thousands of people in the areas I represent on Fenland District Council: Coates, Eastrea and North-Eastern Whittlesey. If inclined towards granting a license for these premises, I'd urge the Licensing Committee to restrict all music to finish at the very latest at 23:00 each evening.

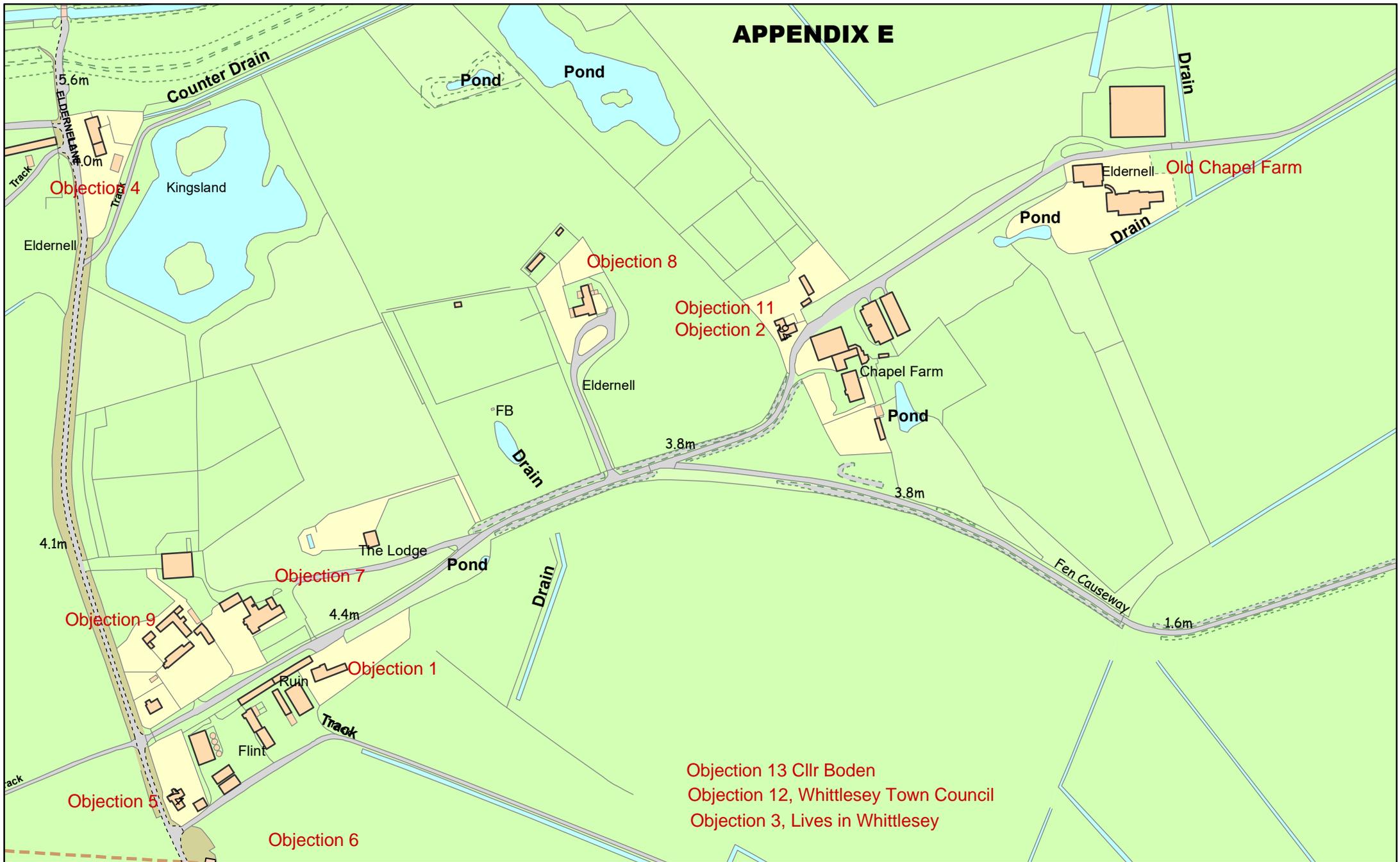
The access by car to this site is very poor, yet virtually all customers and staff will need to use cars to access the site, as there is absolutely no public transport access. According the the website

<https://scanner.topsec.com/?d=1978&r=show&u=www.oldchapelfarm.co.uk&t=38516a053342c1388329c455813810c3898c1df3> the venue can support 120 guests. The impact that that many people, accessing and leaving the venue, would have on residents living in Eldernell Road generally, and on the privately owned track leading to the venue in particular,

can only be appreciated by visiting the location itself, and I'd urge members of the Committee to do so. Having so many staff and visitor cars travelling along such a narrow road and track will be highly disruptive to the lives of local residents, especially when they are trying to sleep. I'd therefore ask, if the Committee is inclined towards granting a license, that the venue closes no later than 11pm each night, to give at least some limited protection to the residential amenity of properties nearby and on Eldernell Road. I would question whether the restricted access to the premises for staff plus 120 patrons makes this venue suitable to be licensed at all, but certainly not for a late license.

I am further concerned that a late license up to 2am may make these rather unsuitably located premises a magnet for late night "casual" drinkers who'd be unable to drink alcohol so late at any other licensed premises nearby. Restricting the sale of alcohol to 11pm would alleviate the danger of additional nighttime disturbance as patrons use the narrow track and road to exit the premises and gain access to the A605.

APPENDIX E



Objection 13 Cllr Boden
Objection 12, Whittlesey Town Council
Objection 3, Lives in Whittlesey

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Eldernell Lane



Collated emails Of Support

Support 1- [REDACTED]

To whom it may concern,

I am writing to express my strong support for the premises license application for Eldernell Lane, Coates. My association with this location stems from a deeply personal and positive experience, which I believe demonstrates the suitability of granting a license for this premises.

In November 2022, I had the privilege of hosting my wedding ceremony and reception at the Eldernell Lane. Throughout the planning and execution of this event, the applicants provided an exemplary level of service that exceeded all our expectations.

The applicants commitment to ensuring our special day went smoothly was evident from the outset. They were incredibly accommodating and played a pivotal role in assisting us with sourcing local vendors, which was essential given we are not residents within the local community. Their insights into the local market and vendors proved invaluable, allowing us to make informed decisions and support local businesses.

Additionally, the applicants went above and beyond to ensure the safety of both our guests and the surrounding community.

They apprised us of any potential risks or hazards associated with the use of the venue, demonstrating their commitment to safety and community well-being.

As a result of their efforts, our wedding ceremony and reception proceeded without a hitch, and our guests safely enjoyed their time. We were not only delighted with the services provided but also felt a genuine sense of peace and security during our stay.

In light of the positive experiences and the commitment to safety demonstrated by the applicants, I wholeheartedly support the granting of a premises license for this location. I believe that doing so would not only benefit the applicants but also contribute positively to the local community.

Thank you for your consideration of my support of this premises license application. Should you require any additional information or have any questions, please do not hesitate to contact me.

Sincerely,

[REDACTED]

Support 2 – [REDACTED]

Dear Mr. Fox,

I trust this message finds you in good health and high spirits.

I write to you today with an enthusiastic show of support for the premises license application for Eldernell Lane Coates, fondly known as Old Chapel Farm. My endorsement stems from a strong belief in the potential job opportunities this establishment could bring to our community.

It's clear to me that Old Chapel Farm has the power to not only provide a valuable service but also to ignite job creation in our locality. Here's why I firmly stand behind this endeavour:

First and foremost, I envision direct employment opportunities blossoming from the heart of Old Chapel Farm. Positions like a venue coordinator, for instance, would breathe life into our community as individuals take up these roles.

Additionally, I see the ripple effect of indirect employment. The operations of this business can stimulate job opportunities in the local supply chain. Local suppliers and service providers would find new avenues to support the thriving enterprise.

In essence, Old Chapel Farm holds the promise not only to create jobs but also to nurture economic growth and stability within our community. I wholeheartedly support this premises license application, recognizing the potential for positive impacts on job creation in our beloved area.

Furthermore, the success of this application would not only bring employment opportunities but also foster a stronger sense of community pride. Our area would gain a vibrant, welcoming venue where residents and visitors alike can come together to celebrate special moments, creating cherished memories and enhancing the social fabric of our community.

If you require any further information or assistance from me on this matter, please don't hesitate to reach out.

Warm regards,

[REDACTED]

Support 3 – [REDACTED]

I am writing with regard to the Licence application at Eldernell, Coates.

I attended a celebration 2 weeks ago in The Italian Garden Room, where my Son was one of several DJ'S playing. As you can imagine, the younger ones, they like it loud!!

Well I was astonished to say the least when we went outside and you could hardly hear a thing, as we enjoyed the evening chatting to friends, the traffic from the main Whittlesey to March road was clearly audible as too were several deer calling to each other, but the music was just a slight murmur in the background, undetected by the sound monitoring device.

The high quality soundproofing to the building and sound checking equipment certainly does the job. We were concerned that they might be a noise nuisance to the neighbours but our minds we put at rest.

The entire event was extremely well organised, safe and professional down to every small detail, and I must say how wonderful it is to have such a beautiful venue in our area.

Yours sincerely,

[REDACTED]

Support 4

Good afternoon Mr A Fox,

I have known Mr John Anker for more than 30 years and Mrs Andrea Anker for more than 15 years

Mr Anker was the proprietor of our local restaurant/public house, The Three Horseshoes in Turves. Mr Anker ran a very successful establishment with a very good reputation for high quality food in the area

As regards to the Italian Rooms, I have seen for myself the venue under construction The sound attenuation is of the highest quality, we know this because I was there when it was installed I have stood outside that venue when loud music has been played and feel there should be no problem with noise pollution to the local inhabitants.

You will find very few venue's of this calibre in the area which cater for families, weddings, celebrations and events etc The premises are situated in a beautiful, rural location surrounded by farmland which is ideal for such events. There has been a lot of hard work and commitment from Mr and Mrs Anker.

I have personally attended several of the events here with my family. All of which have been of the highest quality and professionally executed. As we all know that to run a business along these lines one must be professional and of a high standard as reputation counts so highly. Mr and Mrs Anker have not only put in a tremendous amount of hard work into this business but are professional and sympathetic to the needs of those around them, whether that be working with the neighbours, promoting employment opportunities and supporting local businesses

I personally feel that because Mr and Mrs Anker are so passionate and approachable they could make this a huge success and being so much to the area if given the right opportunity

Yours sincerely

[Redacted Signature]

Support 5 -

Dear Mr A Fox,

I would like to offer you my experience and personal opinion regarding the application for "new premises licence", regarding Mr and Mrs Anker of Chapel Farm, Eldernell Lane, Coates.

I have had a hand in writing the description for the website for the venue - The Italian Rooms, which gave me the opportunity to look behind the scenes of this amazing venue and of the surrounding area. I was quite taken back by the amount of wildlife around and how Mr and Mrs Anker are sympathetic and manage the woodland areas, encouraging the wildlife and the wide variety of birds. They advertise the fact how wonderful it is to see the deer roaming around. One of the wedding venues is indeed as set up for possible future 'rustic, back to nature' weddings for an alternative style of ceremony for those who love nature.

Whilst at the venue for a visit I was struck by the passion and professionalism of them both. It certainly is not just run as a 'money making' venture for themselves. They were on hand day or night for any requests and client requirements. This is not just a business run from home, it takes a lot of hard work and commitment on their part to ensure their clients enjoy their stay, in a safe environment but also getting the balance right and being sympathetic to the needs of the inhabitants.

I was present when Mrs Anker spoke with a client and it was apparent that due to her friendly and professional approach the client was very respectful to Mrs Anker who insisted that all clients are respectful of their surroundings and their neighbours.

Having attended a very beautiful wedding in the Italian Garden Rooms I found it refreshing knowing that the staff used, bar staff, florist and waitstaff etc were all local people, providing employment and helping the economy of the area.

In my opinion, as an ex-secondary Teacher of 19 years, I have no concerns regarding the safety of children and feel that all parents know, ultimately they are responsible for their own children's safety and welfare. My own grandchildren have attended a large-scale children's birthday party at this venue and felt it was extremely safe to allow them to do so. It was a very well organised event and professionally run.

There is the opportunity here for an amazing venue, much needed in the area for many people to enjoy,

Thank you for your time.

kind regards,

[REDACTED]

Support 6 – [REDACTED]

Dear Sir/Madam

I trust this message finds you well.

I am writing to extend my enthusiastic endorsement for the premises license application of Eldernell Lane Coates, known as Old Chapel Farm. It is my strong belief that granting this license holds the potential to make significant, positive contributions to our community.

Foremost among these benefits is the retention of tax revenue within our local community. As a resident who values our community deeply, I recognise the pivotal role this plays in bolstering our local economy and affording us the means to invest in much-needed enhancements to our public services.

Furthermore, it brings me great satisfaction to convey that the applicants have consistently demonstrated their commitment to responsible business practices and their dedication to being exemplary neighbours.

In summary, I wholeheartedly advocate for the approval of Old Chapel Farm's premises license application, firmly convinced that it is in the best interest of our community. This decision promises

to stimulate economic growth, allocate vital resources to essential community projects, and signal our steadfast support for responsible local enterprises.

With warm regards,

[REDACTED]

Support 7 – [REDACTED]

Dear Mr Fox .

I am writing to support Mr J Anker proposal for licensing.

I have visited the site on several occasions and have been very impressed with the facilities.

I think it will provide jobs for locals and bring revenue for the catering trade in Whittlesey and beyond..

Also I am a pub owner and acutely aware how many premises are closing weekly [never to reopen]

So I welcome a new establishment to open locally .

Regards [REDACTED]

[REDACTED]

Support 8 – [REDACTED]

Dear Sir,

I would like to express my support for a license application for the above property.

The owners have been my friends for many years now and are very responsible, genuine, honest and hard working couple.

Their dream of running successful business from their property is positive move. It is to establish a family business which, one day can be passed to their children and beyond.

They understand and respect area very well and have been supporting local community for as many years too.

The business offers opportunity to use local workforce, allows to develop relationships with different branches of local communities.

I feel that such private enterprise is a backbone of local communities and opens the area to visitors, allowing to explore and use many local facilities.

Proprietors are aware of strict measures necessary to maintain safe and beautiful environment for local community which they are very much part of. Indeed they have already put many in place.

Premises are offered for happy gatherings, weddings, family celebrations-under controlled environment.

I therefore hope that you will offer such licence to owners who only wish to run family, honest business, creating harmonious balance between nature of their business and natural environment their business and home occupy.

With kind regards

[REDACTED]
Support 9 - [REDACTED]

[REDACTED]

[REDACTED]

We are totally in support of this application for the following reasons:

The Italian Garden Room is a magnificent building for wedding receptions purposes, positioned with open countryside on three sides (no dwellings) and shrouded by many trees to the west side, with the closest dwelling being approximately 250 metres to the west behind the large trees and basically a whole field away, and the next dwelling is yet another whole field further, this is also set amongst large mature trees at a distance around 400 metres.

The applicants are a very professional business family, who have enabled us to in turn grow our local business and expand our operations, therefore increase the number of staff we employ.

Our staff have managed on behalf of the “ Old Chapel Farm “ Owner’s Family two private birthday parties for the grandchildren, and three Christian Wedding celebrations for members of the same family.

The Cathedral International Church from London, has also celebrated two blessings of marriage, using our assistance and management skills.

The Italian Garden Room is virtually a sound proof room.

Our personal opinion is that maybe Midnight is late enough in general on a weekend and possibly 11pm during the week.

Thank you very much.

[REDACTED]

[REDACTED]

[REDACTED]

Support 10 – [REDACTED]

Dear Sir/Madam,

I hope you are well.

I am writing to offer my wholehearted support for the premises license application for Eldernell Lane Coates, known as Old Chapel Farm. I firmly believe that granting this license will be a catalyst for innovation within the community and pave the way for more diverse marketplace.

The application put forth by the applicants are nothing short of innovative. They intend to introduce unique services and experiences that are currently lacking in the community, thus spurring innovation and enticing residents to explore new horizons.

The applicants could collaborate with local artisans, start-ups, and entrepreneurs. This collaboration would not only promote their business but also create a dynamic, interconnected ecosystem that fosters creativity.

In conclusion, approving this premises license application is not just an endorsement of their business aspirations but an investment in the community's future. It will encourage innovation, support local entrepreneurship, and foster a marketplace that celebrates diversity.

I kindly request that you consider these factors when reviewing the application. Your decision has the potential to shape the future of the community positively.

With appreciation,

[REDACTED]

Support 11 – [REDACTED]

Mr Fox,

I hope this email finds you well.

I am writing to express my enthusiastic support for the premises license application for Eldernell Lane Coates, known as Old Chapel Farm. I firmly believe that granting this premises license will contribute to building a stronger community identity.

The granting of this license will enable Old Chapel Farm to host a variety of events, including community-oriented events, from cultural celebrations, weddings, which would become a space where local residents could come together, fostering a sense of belonging and unity.

I would like to think that Old Chapel Farm intends to hire locally, therefore providing job opportunities for our residents. This not only bolsters our economy but also reinforces the idea that this establishment would become an integral part of our community.

I would encourage this establishment to have comprehensive safety measures to ensure that the venue operates responsibly. This commitment to safety is crucial in maintaining a positive relationship with our community.

In summary, I believe that granting this premises license will serve as a symbol of community identity and pride. I wholeheartedly support this application and kindly request that you consider these points when making your decision.

Thank you for your attention to this matter, please feel free to reach out if you require any further information.

Thank you



Support 12



Dear Mr Fox

I am writing to you to recommend the approval of licensing of the function room at Old Chapel Farm.

In the last two years, I have attended a wedding reception, a child's birthday party and an adults birthday party at the function room there.

All events have been extremely successful, I have taken my (now 12 and 9 year old) children to all of these events and we have all enjoyed the surroundings and the entertainment.

The setting is beautiful and is perfectly placed to hold such events, providing plenty of space, safe grounds and amenities for all.

The facilities have been good and lots of consideration has gone into the design of the business, in terms of the clientele.

Parking has never been a problem and I think it's wonderful to encourage people to explore the Fens and all it has to offer.

It can be very challenging finding suitable function rooms, especially for weddings and I think it's a much needed business for the area.

I fully support this small local business, developed by local business people, with the clientele's safety and experience at the heart of it.

Kind regards,



Support 13 –



Dear Sir,

I write to you in support of a Licencing Application for the above mentioned property.

I have known the proprietors for many years and can vouch for their honesty and integrity.

Over recent times they have developed and expanded their operations at the farm to diversify into a wedding/events venue.

This comes with a different set of challenges but they have met these with expected professionalism and quality control.

The addition of CCTV and security measures will ensure no disruption to the local community. It also creates an extension of the business in the local area which is badly needed at these difficult times.

They have been a stout supporter of the local community and I believe that granting this license, especially considering that the owners live within the community, will result in a strong commitment to enhancing community safety.

The applicants not only intend to operate the Old Chapel Farm but they also reside within the area. This personal connection and investment in the neighbourhood foster a genuine desire to enhance safety and security for all residents.

Being community members themselves, the applicants are uniquely positioned to understand and address the specific safety concerns that affect everyone in the area. Their daily presence ensures that they are attuned to the needs of the community.

The applicants are eager to collaborate with local law enforcement agencies and neighbourhood watch programs to strengthen community safety further.

I firmly believe that granting this license is not just about creating a space for enjoyment or events but also about safeguarding the precious local environment while enabling others to experience its beauty.

The Old Chapel Farm's premises license application is not only an opportunity to provide a space for families and friends to come together but also a platform for the responsible enjoyment and preservation of our local area.

I hope you consider these key issues in your deliberations in granting this licence.

Your sincerely

[REDACTED]

Support 14 – [REDACTED]

To whom it may concern,

It has come to my attention that the owners of Old Chapel Farm- The Italian Garden Room, Eldernell Lane, Coates have applied for their premises license application, and I am in strong support of this.

I had my wedding at this beautiful venue in June of this year. It is truly a spectacular place to have an event of any kind- complete luxury in a rural setting. My husband and I viewed many venues before booking to have our wedding here, and when I say that not one could compare to this one, it's no exaggeration.

Throughout the process of viewing, booking and arranging everything that needed to be organised, the applicants did everything they could to assist us, with the highest level of professionalism, courtesy and kindness. They offered us guidance and recommendations throughout- really coming in handy as we lived on the other side of Cambridgeshire. They were accommodating with vendors

who needed to visit the site before hand, and were very flexible when equipment/ furniture had to be dropped off and stored prior to our wedding.

Granting this application would be a wonderful boost for the community. It would create a number of opportunities of employment for local residents- cleaning staff, waiting staff, event organisers, just to name a few. With the added luxury of accommodation, it gives guests the opportunity to span their event over multiple days, encouraging them to dine out to local restaurants, order in from a take-away or hire a local company to cater for their party.

The location is extremely secluded, other properties not even being visible whilst on the grounds. The majority of the property is also surrounded by walls, bushes and towering trees, making it feel more intimate and completely safe, away from other surrounding properties.

My husband is a professional musician and he and his band played on the evening of our wedding. They did multiple sound checks prior to their sets, and commented several times how well the reception room was sound-proofed. Everything was easy for them to use, they had plenty of space, and there were no complaints made by anyone (guests or neighbours) for music being too loud.

The applicants were also very safety-conscious. They ensured that they had insurance in place, that the number of guests were limited and were not exceeded, and that no guests were wandering on to the road at any time. We were also happy from the start that if any children were to be attending our event, that the property was safe and 'child-friendly'.

The applicants also remained at the property throughout our entire stay in their private residence, which was extremely helpful for both them and us; it meant that we knew if we had any problems or concerns we could contact them immediately, and they were also able to 'keep an eye' on the event, and interject if need be.

Myself, my husband, and every guest at our wedding would agree that this magnificent venue is one-of-a-kind. I strongly believe that they should be granted a premises license, and doing so would not only positively affect the applicants, but also the local community and any future person having an event.

Yours sincerely,



Support 15 - [REDACTED]

Dear Sir/Madam,

I hope this email finds you well.

I am writing to express my strong support for the premises licence application for Eldernell Lane Coates, known as Old Chapel Farm. I believe that granting this license will be a catalyst for embracing diversity within the local area.

This establishment intends to offer a wide range of services, and experiences that cater to a diverse audience. This diversity will not only enrich the community but also attract a more varied clientele.

This establishment will be able to provide a space where residents and visitors from different backgrounds can come together to share their traditions and stories, moreover, make beautiful memories that will last a lifetime.

By granting this licence, it will send a powerful message that the community values and embraces diversity. The Old Chapel Farm will be a place where everyone feels welcome, fostering a sense of unity and belonging.

In conclusion, The Old Chapel Farm's premises licence application is not just about a business opportunity; it is about celebrating differences and recognising that diversity is a strength.

I kindly request that you consider these factors when reviewing the application. I believe that by supporting this vision, it will make the local area even more vibrant and inclusive.

Thank you for your time and consideration.

Warm regards,
[REDACTED]

Support 16 – [REDACTED]

Dear Sir/Madam, I am writing to express my enthusiastic support for the premises license application for Eldernell Lane Coates, known as Old Chapel Farm.

My blessing took place on June 10th and the rules imposed by the applicants were very good, as all cars had to obey to the speed limit of 10 mph and the designated parking instructions were very clear.

Another rule we had to obey to was the sound levels to ensure it did not disturb the neighbours.

There were no alcoholic drinks at my blessing, as we are from a Christian background, however, we still had an unforgettable time.

The staff were very proactive in keeping the environment clean and safe.

In conclusion, I wholeheartedly support this application.

Kind Regards,
[REDACTED]