

TITLE: APPLICATION FOR THE VARIATION OF A PREMISES LICENCE - LICENSING ACT 2003

Committee: Licensing (Statutory) Sub-Committee
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1.0 Issue

- 1.1 To determine an application to vary a premises licence submitted by Lodestar Events Ltd in respect of TR Events, land south of Franks Farm, Lode Fen, Lode.

2.0 Recommendations

- 2.1. That Members consider the content of this report, and all the evidence provided during the hearing and determine the application in accordance with the options contained in paragraph 4.4 of this report.

3.0 Background/Options

3.1 Premises History

Events, both licensed and unlicensed have been held at this location for 20 years, with attendances ranging from a few hundred to 5,000 people. Lodestar Festival family orientated music events were held from 2009 to 2015 with attendances of up to 5,000 people per day over the 4-day festival period.

Details of the new application

- 3.2 On 22nd September 2025 Lodestar Events Ltd applied for a Full Premises Licence Variation under section 17 of the Licensing Act 2003 for TR Events, land south of Franks Farm, Lode Fen, Lode (**Appendix 1**). The application was served on the responsible authorities and advertised in accordance with the regulations of the Licensing Act 2003.
- 3.3 As the current premises licence (**Appendix 2**) restricts the applicant to holding 28 events between 1st December to 10th January each year, the variation application seeks to amend the premises licence to be able to hold events over 28 days during the entire calendar year, rather than just over the Christmas period.
- 3.4 The application also requests the following amendments to the existing premises licence:
- that licensable activities are increased from 00:30 to 01:30 hours
 - that the licensable activity area is amended to provide freedom to move activities further away from residential properties

- that some operating schedule conditions are replaced, amended or added, as set out below:

To replace conditions 1 to 7 with the following:

General - all four licensing objectives

1. This licence shall permit events/licensable activities on any date, to a maximum of 28 days in a calendar year.
2. In relation to the number of persons expected to attend each event, the licensee will abide by the following times frames to notify the licensing authority of that event:
 - Less than 500 persons, the licensee shall submit an event notice to the council no later than 10 working days before the event
 - Between 500 to 2,500 persons, the licensee shall submit an event notice to the council to allow sufficient time to attend a meeting of the safety advisory group which shall occur no later than no later than 4 weeks before the date of the event. (note condition 3 below)
 - Between 2,501 to 5,000 persons, the licensee shall submit an event notice to the council to allow sufficient time to attend a meeting of the safety advisory group which shall occur no later than no later than 6 weeks before the date of the event. (note condition 3 below).
3. Where an event is for 500 persons or more, a draft working document Event Management Plan (EMP) must be submitted no later than 14 days prior to presenting the plan at the Safety Advisory Group (SAG) meeting mentioned in condition 2.
4. Final EMPs agreed by the SAG must be approved in writing by the Licensing Authority no less than 7 days before the event relying upon it.
5. Any event subject of an agreed EMP must be run in accordance with that agreed EMP. The failure to comply with any part of the content of the EMP will be considered breach of a licence condition.
6. In relation to events with an attendance of 500 or more, where any conditions numbered from 7 to 23 below are deemed to run contrary to the contents of an EMP, the wording in the EMP shall override and applicable condition.

To amend condition 22 with the following:

A nominated person will be responsible for regular auditory monitoring at specific sites along the perimeter of the site to ensure that noise from the amplified noise remains at an acceptable level and to record the times and findings of such monitoring. Bass frequency will be reduced at 23:00 and overall sound levels reduced at midnight as the evening winds down.

To add a further condition

The maximum number of persons permitted on the premises will not exceed 4,999 (not including staff and performers).

- 3.5 The table below is included for ease of comparison between the current licence provision and the proposed premises licence variation:

Table 1

Item	Current licence	Proposed licence
Licensable hours	Terminal hour 00:30	Terminal hour 01:30
Replacing condition 1	28 events limited to 1 st December to 10 th January each year	28 events can occur on any day of the year
Replacing conditions 2 to 7	• >500 require SAG notice no less than 2mths • Draft EMP document to SAG 14 days before SAG meeting • Final EMP to LA 7 days before event. 2.1.	• 500 to 2,500 SAG notice no less than 4 weeks • >2,500 SAG notice no less than 6 weeks • Draft EMP document to SAG 14 days before SAG meeting • Final EMP to LA 7 days before event.
Amending condition 22	• Audio monitoring of noise from amplified music at all times • General noise monitoring between 00:00 and 00:30 to ensure levels are reduced	• Audio monitoring of noise from amplified music at all times • Bass frequency will be reduced at 00:00 and overall sound levels reduced
Adding an attendance condition	N/A	No more than 4,999 people permitted on site excluding staff and performers.
Amending plan	Limited to one location with marquees	A greater area licensed to enable greater flexibility to location of events within overall site.

3.6 The proposed variation premises plan is attached as **Appendix 3** with the current premises plan attached as **Appendix 4** of the report.

3.7 The applicant's agent Peter Conisbee, PC Licensing Consultancy sent a letter of mediation to the objectors dated 24th October 2025 which is **Appendix 5** to this report. At the time of publishing this report, no agreement had been reached between parties.

Relevant Representations

3.8 During the consultation period the Licensing Authority received no representations from any of the responsible authorities.

3.9 Two valid representations were received from other persons permitted by the Licensing Act 2003 to submit representations.

- 3.10 The representations raised concerns regarding a possible escalation in alcohol-fuelled neighbourhood crime and disorder and noise and anti-social behaviour incidents, noise from vehicles, increased traffic and parking issues, increased litter and lighting pollution and the effect on established local trade. The representations are **Appendix 6** to this report.

Additional information

- 3.11 Planning Services commented during the consultation period to advise that there were no specific queries on this licensing application, other than to remind the applicant of their permitted development rights under Schedule 2, Class 4 Part B of the General Permitted Development Order (2015) [The Town and Country Planning \(General Permitted Development\) \(England\) Order 2015](#), which sets out restrictions as to the events that can take place and for a specific period. Any use of land not benefitting from permitted development rights would need planning permission.

Whilst there appears to be no breach of planning control to investigate at this point, the site owners are aware that if a new use commences and reports are received, the Council's Planning Enforcement Team are likely to investigate whether the new use requires planning consent, which could result in Planning enforcement action.

- 3.12 Members are reminded that the information contained in paragraph 3.10 is not a matter for licensing to be concerned with when determining an application, but officers felt it was important for Members and those reading the report to be informed that the planning team are very much aware of this premises.

4.0 Arguments/Conclusions

- 4.1 Members are obliged to determine this application with a view to promoting the licensing objectives which are:

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

In making their decision Members are also obliged to have regard to the Statutory Guidance issued under Section 182 of the Licensing Act 2003 and the Council's Statement of Licensing Policy. Should Members depart from they must specify their reasons for doing so. Members must also take into account the information contained within this report, and the evidence submitted, both written (if submission of such information is agreed by all parties at the hearing) and orally during the hearing.

- 4.2 Relevant Statutory Guidance considerations (**Appendix 7**):

The Licensing Objectives	Section 2
Applications for Premises Licences	Section 8
Determining applications	Section 9
Conditions attached to Premises Licences	Section 10
Deregulation of certain entertainment	Section 16

4.3 Relevant Local Policy considerations (Appendix 8):

Representations	Section 1.51 to 1.55
Conditions	Section 1.56 to 1.64
Licensing Objectives	Section 3
Prevention of Crime and Disorder	Section 4
Public Safety	Section 5
Prevention of Public Nuisance	Section 6
Protection of Children from Harm	Section 7

4.4 Members can determine the premises licence variation as follows:

- (a) to grant the variation
- (b) reject the whole or part of the application
- (c) to modify the conditions of the licence*

* and for this purpose the conditions of the licence are modified if any of them is altered or omitted or any new condition is added. Any modification must relate to the variation being requested.

4.5 Members are asked to note that they may not modify or impose new conditions or reject the whole or part of the application merely because they consider it desirable to do so. It must actually be appropriate to do so in order to promote the licensing objectives, and any such step must relate to the actual representations made. Conditions attached must be focused on matters which are within the control of applicant, i.e. the premises and its vicinity.

Regulation 19(a) requires authorities to disregard any information given by a party or person that is “not relevant” to their application or representation and is not relevant to the licensing objectives.

4.6 In determining the premises licence application, Members must provide the reasons for their decisions, and consider their responsibilities under the Human Rights Act 1998, when balancing the rights of the applicant and the rights on those who may be affected.

4.7 Any decision taken must be appropriate and proportionate to the objective being pursued. In particular the following should be taken into consideration:

Article 6 – the right to a fair hearing

Article 8 – respect for private and family life

Article 1, First protocol – peaceful enjoyment of possessions (which can include the possession of a licence)

Article 14 – the right to freedom from discrimination.

5.0 Additional Implications Assessment

5.1 In the table below, please put Yes or No in each box:

Financial Implications Yes	Legal Implications Yes	Human Resources (HR) Implications No
Equality Impact Assessment (EIA) No	Carbon Impact Assessment (CIA) No	Data Protection Impact Assessment (DPIA) No

Financial and legal implications

- 5.2 The cost of convening a Licensing (Statutory) Sub-Committee to determine an application is covered by the fees paid by licence applicants.
- 5.3 Should there be a decision to refuse whole or part of the application or modify the conditions of the licence, the applicant can appeal to the Magistrates' Court. There will be costs associated with this process. The right of appeal is 21 days from the date of notification of the decision.
- 5.4 Any party who made relevant representations in relation to the application may also appeal the decision. There will be costs associated with this process. The right of appeal is 21 days from the date of notification of the decision.
- 5.5 The Council in its capacity as Licensing Authority has a duty to have regard to its public sector equality duty under section 149 of the Equality Act 2010. In summary, section 149 provides that a Public Authority must, in the exercise of its functions, have due regard to the need to:
- (a) eliminate discrimination harassment, victimisation and any other conduct that is prohibited by or under this Act;
 - (b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it; and
 - (c) foster good relations between persons who share a relevant protected characteristics and persons who do not share it.

Section 149(7) of the Equality Act 2010 defines the relevant protected characteristics as age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex, and sexual orientation.

6.0 Appendices

Appendix 1 - Full Premises Licence Variation Application

Appendix 2 – Current Premises Licence

Appendix 3 – Proposed Variation Premises Plan

Appendix 4 – Current Premises Plan

Appendix 5 – Applicant's Agent Letter of 24th October 2025

Appendix 6 – Other Person's Representations

Appendix 7 - S182 Statutory Guidance extracts

Appendix 8 - Local Policy extracts

7.0 Background documents

Licensing Act 2003

Guidance issued by the Secretary of State under Section 182 of the Licensing Act 2003

ECDC Statement of Licensing Policy 2021