



EAST CAMBRIDGESHIRE DISTRICT COUNCIL

LICENSING ACT 2003

NOTICE OF DETERMINATION OF LICENSING SUB-COMMITTEE HEARING

DECISION NOTICE

Date of Hearing:	6 th November 2025
Sub-Committee Members:	Councillor Keith Horgan (Chair) Councillor Lee Denney Councillor Julia Huffer
Officers	Patrick Adams – Senior Democratic Services Officer Stewart Broome – Licensing Manager Maggie Camp – Director (Legal Services)
Applicant:	Mr Douglas Durrant
Responsible Authorities:	None
Other Persons:	Peter Conisbee (applicant's agent) Duncan Craig (applicant's barrister) Richard Peters (objector)
Application by:	Mr Douglas Durrant of Lode Star Events Ltd
Premises Address:	Land south of Franks Farm, Lode Fen, Lode
Date of Application:	Monday 22 nd September 2025
Details of Application:	Application for a variance to a Premises Licence under Section 34 of the Licensing Act 2003.

ORAL AND WRITTEN EVIDENCE PRESENTED TO THE HEARING

Written Evidence

The Sub-Committee members have read the material presented to them and listed below:

The Licensing Officer's Report - this included:

1. A copy of the Applicant's application form and their supporting documentation, including a letter of mediation sent to objectors dated 24th October 2025.
2. A copy of the representations from concerned parties
3. Section 182 Statutory Guidance extracts;
4. Local Statement of Licensing Policy extracts.

cont.

Oral Evidence

The Sub-Committee members heard the following oral evidence:

The Licensing Manager

The Licensing Manager presented the report, which invited the Sub-Committee to determine an application for the grant of a variation to a premises licence in respect of Lodestar Events Ltd, Land south of Franks Farm, Lode Fen, Lode. He reminded the Sub-Committee to determine the application in line with the four licensing objectives.

Other Persons

The Committee heard objections from: Mr Richard Peters

The following Guidance was considered:

East Cambridgeshire District Council Statement of Licensing Policy – 7th January 2021
Revised Guidance issued under section 182 of the Licensing Act 2003 – February 2025

DECISION: Members of the Licensing Sub-Committee (in exercise of the powers delegated by East Cambridgeshire District Council as Licensing Authority) decided to:

GRANT the application for a variation to a premises Licence to Mr Douglas Durrant in accordance with paras 3.4 and 3.5 of the Officer Report subject to:

- (i) all conditions contained in the operating schedule accompanying the application, amended or added to as follows:
 - Lode Parish Council will be informed of forthcoming events at the same time as notice is given to the Council in accordance with condition two of the licence.
 - To retain the condition that the terminal hour for licensable activity remains at 00:30.
 - There will be no more than four events a year with over 2,500 customers attending.
 - Proposed condition 2 to read:
 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
 - Events between 500 and 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 2 months before the date of the event. (note condition 3 below)
 - Events 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 12 weeks before the date of the event (note condition 3 below).
 - A Temporary Traffic Regulation Order (“TTRO”) will be applied for no less than 12 weeks before all licensable events with over 2,500 customers.
 - To retain the existing plan limiting events to one location with marquees.
- (ii) any mandatory conditions that must be included in the licence

REASONS: In reaching this decision, Members of the Sub-Committee carefully considered the written representations together with the oral submissions from those present at the hearing. The Panel noted that there had been no representations from the Chief of Police in respect of the licensing objective of Prevention of Crime and Disorder, or the Council’s own Environmental Health department in respect of the Prevention of Public Nuisance and Public Safety licensing objectives. However, the Panel felt that the evidence provided regarding the impact of previous events held at the premises was sufficient to suggest that amendments were necessary to the application in order to uphold the licensing objectives moving forward. The Panel noted that the applicant had severed ties with the promoter responsible for past

events, and that he had also engaged the services of a different licensing consultant.

The Panel considered that the notice periods proposed in condition 2 of the application were insufficient to allow all of the relevant parties' time to consider the Event Management Plan for events moving forward, and that this would undermine the licensing objectives if not amended.

The Panel considered that extending the period that licensable activities could occur to 01:30 would undermine the Prevention of Public Nuisance objective given the proximity of residential properties to the site, and the evidence provided that wind direction, and a lack of natural screening had caused noise to be clearly heard during previous events concluding at 00:30.

The Panel considered that the evidence demonstrated that traffic management had been a key failing during previous events held at the premises where the number of attendees was higher, and that without a TTRO being sought for events over 2,500 attendees, it would not be possible to uphold the Public Safety and Prevention of Public Nuisance objectives.

The Panel considered both the current plan of the premises and the proposed plan put forward with the application, which showed a greater licensable activity area. Members acknowledged that the proposed plan had the potential to provide the applicant with an opportunity to place licensable activities away from residential properties; however, the Panel felt that there was also the possibility that more licensable activities could be placed in closer proximity to residential properties. Members also noted that whilst the positioning of events with over 500 persons attending would be subject to extensive input from members of the Safety Advisory Group, who would look to mitigate any possible undermining of the licensing objectives, this would not be the case with events with under 500 persons attending where there was no such requirement. The Panel were therefore of the view that the plan should remain as at present to uphold the Prevention of Public Nuisance objective.

The Panel were pleased to note and accept the applicant's offer to amend the proposed application to include notification to the Parish Council of all events moving forward, and for a limit of four events to be placed on the licence where the attendance would be greater than 2,500 and have incorporated these items into the determination of this application.

Having reviewed all the evidence and considered the conditions submitted by the applicant in their operating schedule, on the balance of probabilities, the Panel was satisfied that granting the variation in the form of the amended application, with the amended and additional conditions would not undermine the licensing objectives.

RIGHTS OF APPEAL

The Applicant or any persons who made a relevant objection have a right of appeal against this decision. Notice must be given to the Clerk to the Cambridge Magistrates' Court, The Court House, Bridge Street, Peterborough PE1 1ED within 21 days of notification of the Licensing Sub-Committee's decision. Email: cb-enquiries@hmcts.gsi.gov.uk