

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

Committee: Licensing (Statutory) Sub-Committee

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Issue

1. To determine an application for the grant of a new premises licence in respect of TDC Group Ltd., Hill Farm, Dullingham Polo Club, Station Road, Dullingham.

Recommendations

2. 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.

Background/Options

Details of the new application

3. On 2nd June 2026, TDC Group Ltd. applied for a Premises Licence under Section 17 of the Licensing Act 2003 at Dullingham Polo Club, Station Road, Dullingham. The application was served on the responsible authorities and advertised in accordance with the regulations of the Licensing Act 2003. A copy of the application form is attached as **Appendix 1**.
4. The applicant intends to provide live music, recorded music, performance of dance, late night refreshment and the sale of alcohol as follows:

Licensable Activity	Proposed Hours
Live music (outdoors)	12:00 to 00:00 Saturday
Recorded music (outdoors)	12:00 to 00:00 Saturday
Performance of dance (outdoors)	12:00 to 00:00 Saturday
Late night refreshment (outdoors)	23:00 to 00:00 Saturday
Sale by retail of alcohol (for consumption on premises only)	12:00 to 00:00 Saturday
Opening Hours	12:00 to 00:00

	Saturday
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5. The licence is being sought to facilitate the 'Hifields Festival', a one-day annual event, due to take place this year on 22nd August 2026. The festival will have a maximum capacity of 2,500 people including participants, staff and volunteers.
6. The plans of the premises can be found at **Appendix 2**.
7. The applicant provided an Event Management Plan (EMP) with the application, correct as of March 2026, which is attached as **Appendix 3**.

Premises History

8. The land at Dullingham Polo Club is subject to two other premises licences as follows
 - The Polo Club – granted 7th May 2022
 - OSS Events Limited – granted 16th March 2024
9. Both licences are geared towards the holding of large events and have conditions requiring event management plans to be submitted to the Council's Safety Advisory Group (SAG) before the event can be authorised. Copies of the licences are attached as **Appendices 4 and 5**.

Relevant Representations

10. During the consultation period, the Licensing Authority received two relevant representations as follows:
 - Environmental Health – Richard Garnett, Senior Environmental Health Officer, East Cambridgeshire District Council (Responsible Authority)
 - Richard Kay – ('Other Person')
11. The representation from Environmental Health details concerns that the granting of a new premises licence will adversely impact the licensing objective of 'prevention of public nuisance'. A key concern is the observation that multiple licences are already in place, and, that neither the existing licences nor proposed licence have limitations on the number of days per year during which licensable activities may take place. This would represent a potential material increase in the potential for public nuisance through increased noise levels, extended periods of disturbance and repeated disruption to nearby residents and businesses.
12. Richard Kay's representation was considered as an 'Other Person' representation. This was because the Climate Change and Natural Environment Team that Richard Kay manages for East Cambridgeshire District Council are not a statutory consultee for the purposes of the Licensing Act 2003. The objection submitted is based upon section 17 of the Crime and Disorder Act 1998, which places a duty on a Council to consider the impact of its decisions on crime and disorder in its area, including behaviour adversely affecting the local environment. Due to the applicant proposing to hold the event at least partly in woodland, Richard Kay has raised concerns that the granting of the licence would result in illegal activity such as the disturbance of bats, nesting birds and other protected species. It is also stated that

to grant the licence would conflict with the Council's duty under the Natural Environment and Rural Communities Act 2006, as any licence issued would be contrary to its duty to further the conservation and enhancement of biodiversity. The representation was considered relevant as it relates to the application and the 'prevention of crime and disorder' licensing objective.

13. The Wildlife and Countryside Act 1981 provides that the deliberate or reckless disturbance of nesting birds is a criminal offence; the RSPB states on their website that the main nesting season is between March and August.
14. A copy of both representations can be found at **Appendix 6**.
15. Environmental Health submitted a statement dated 8th July 2026 and requested this be presented at committee due to a representative being unavailable to attend in person. In summary, the applicant's engagement with the Safety Advisory Group is detailed and it is suggested Members may wish to consider adding a condition to the licence, if granted, to limit its use to one event per calendar year. A copy of statement is attached as **Appendix 7**.
16. The applicant provided a statement dated 8th July 2026 in which the applicant stated the steps they had taken to try to resolve the representation submitted by Richard Kay, which included an offer of meeting on site. A copy of the statement is attached as **Appendix 8**.

Additional information – for information purposes only, not to be considered a valid representation

17. Danny Hans of Cambridgeshire Fire & Rescue Service commented on the application highlighting several fire safety observations to the applicant. No objection was made. A copy of this correspondence is attached as **Appendix 9**.

Arguments/Conclusions

18. Members are obliged to determine this application with a view to promoting the licensing objectives which are:
 - The prevention of crime and disorder
 - Public safety
 - The prevention of public nuisance
 - The protection of children from harm
19. 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 either, they must specify their reasons for doing so. Members must also consider 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.
20. Relevant Statutory Guidance considerations (**Appendix 10**):

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

21. Relevant Local Policy considerations (**Appendix 11**):

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

22. Members can determine the premises licence application as follows:

- a. to grant the premises licence subject to:
 - i. the conditions that are consistent with the operating schedule accompanying the application modified to such extent as Members consider appropriate for the promotion of the licensing objectives; and
 - ii. any mandatory conditions that must be included in the licence;
 - b. to exclude from the scope of the licence any of the licensable activities to which the application relates;
 - c. to refuse to specify a person in the licence as the premises supervisor;
or
 - d. to reject the application.
23. 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 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.
24. 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.
25. 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.

26. 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.

Additional Implications Assessment

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

Financial and legal implications

27. The cost of convening a Licensing (Statutory) Sub-Committee to determine an application is covered by the fees paid by licence applicants.
28. 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.
29. 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.
30. 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:
- eliminate discrimination harassment, victimisation and any other conduct that is prohibited by or under this Act;
 - advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it; and
 - foster good relations between persons who share a relevant protected characteristics and persons who do not share it.
31. 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.

Appendices

- Appendix 1 – Premises licence application form
- Appendix 2 – Plans of premises
- Appendix 3 – Event Management Plan (version 1.0 March 2026)
- Appendix 4 – Premises Licence: The Polo Club
- Appendix 5 – Premises Licence: OSS Events Ltd.
- Appendix 6 – Representations
- Appendix 7 – Statement from Environmental Health (8th July 2026)
- Appendix 8 – Statement from applicant (8th July 2026)
- Appendix 9 – Comment from Cambridgeshire Fire & Rescue Service
- Appendix 10 – S182 Statutory Guidance Extracts
- Appendix 11 – Local Policy Extracts

Background documents

- [Licensing Act 2003](#)
- [Guidance issued by the Secretary of State under Section 182 of the Licensing Act 2003](#)
- [East Cambridgeshire District Council Licensing Act 2003 Statement of Licensing Policy](#)
- [Natural Environment and Rural Communities Act 2006](#)
- [Crime and Disorder Act 1998](#)
- [Wildlife and Countryside Act 1981](#)