

LICENSING PANEL (LICENSING ACT 2003 FUNCTIONS) ADDENDUM 1

10.00AM, THURSDAY, 1 OCTOBER 2026

VIRTUAL

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ADDENDUM

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Appendix A

M Describe any additional steps you intend to take to promote the four licensing objectives as a result of the proposed variation:

a) General – all four licensing objectives (b, c, d and e) (please read guidance note 11)

Authorised staff employed by Sussex Police in the role of licensing officer shall have the right of access to the licensed premises during hours of operation for the purpose of inspection of the premises and premises records in order to ensure the promotion of the licensing objectives.

From midnight, the premises will be closed to the general public and operate a delivery only service. Such delivery's will be to home or business addresses only, not to open public spaces.

The premises licence holder shall train all staff for their job and function on the premises in a suitable manner. This training shall be written into a programme of ongoing review and will be made available to relevant responsible authority upon request. In addition to this, training shall be provided to all staff engaged, or to be engaged, related to:

- a. General safety
- b. Fire and other emergencies
- c. Allergens policy

b) The prevention of crime and disorder

Subject to GDPR guidance and legislation:

- a. Digital CCTV and appropriate recording equipment to be installed in accordance with Home Office Guidelines relating to UK Police Requirements for Digital CCTV System (PSDB Publication Number 09/05), operated and maintained throughout the premises internally and externally to cover all public areas, including the entrances/exits to the premises as well as any outside space. The system shall be on and recording at all times the premises licence is in operation.
- b. The CCTV cameras and recording equipment must be of sufficient quality to work in all lighting levels inside the premises at all times.
- c. CCTV footage will be stored for a minimum of 31 days
- d. The management will give full and immediate cooperation and technical assistance to the Police if CCTV footage is required to prevent and detect suspected or alleged crime; CCTV footage will be available to be viewed immediately and any CCTV footage that is required to be downloaded will be made available within 24 hours of an incident.
- e. The management of the premises will ensure that key staff are fully trained in the operation of the CCTV and will be able to download selected footage onto a disk (or other electronic portable device acceptable to Police e.g. USB) or provide footage via an online link as initiated by Police, within 24hrs and without charge.
- f. Any breakdown or system failure will be notified to the police immediately & remedied as soon as practicable - brighton.licensing@sussex.police.uk.
- g. In the event of the CCTV system hard drive being seized as evidence as part of a criminal investigation by Police or for any other reason, the premises will be expected to install a replacement hard drive, or a temporary replacement drive as soon as practicable.

An incident log will be maintained by the premises showing a detailed note of incidents that occur in the premises. The log will be inspected and signed off by a manager at least once a month.

The logbook should be kept on the premises and be available for inspection at all times the premises are open by authorised officers of the Licensing Authority or the police. An incident will be defined as being one which involves an allegation of a criminal offence.

d) Public safety

All exit routes and high traffic areas shall be kept unobstructed, shall have non slippery and even surfaces, shall be free of trip hazards and shall be clearly signed.

No accumulation of combustible rubbish, dirt, surplus material or stored goods shall be permitted to remain in any part of the premises except in an appropriate place and of such quantities so as not to cause a nuisance, obstruction or other safety hazard.

Notices detailing the action to be taken by staff in the event of fire or other emergencies including how the fire service can be summoned shall be prominently displayed and shall be protected from damage or deterioration

d) The prevention of public nuisance

All extract and ventilation ducting will be maintained and serviced regularly. All such ducting to be suitably attenuated.

The management will ensure that delivery vehicles waiting or arriving to collect orders will be parked/waiting legally and not causing a public nuisance by way of obstructing the highway or footpaths.

Delivery collectors will be obliged to adhere to a conduct of conduct to as to control and limit sound generation. This will include

- a. Lawful and legitimate parking of vehicles, including bicycles
- b. Turning off engines (if any) to vehicles while waiting
- c. Keeping noise to a minimum
- d. Not congregating in proximity to residential property
- e. Utilising litter facilities outside premises

e) The protection of children from harm

All staff will be trained in:

- Identifying persons who are vulnerable which could include but not limited to, their age or due to intoxication and or drugs as well as identifying potential perpetrators.
- Conflict management.

The operator will have a policy in place assisting staff in how to deal with such situations.

All training undertaken by staff members shall be fully documented and recorded. All training records shall be made available to Sussex Police, officers of the local authority and officers from the Trading Standards team upon request.

Further verbal reinforcement/refresher training covering the above will be carried out thereafter at intervals not to exceed 12 weeks, with the date and time of the verbal reinforcement/ refresher training documented.

Checklist:

Please tick to indicate agreement

- I have made or enclosed payment of the fee; or ☐
- I have not made or enclosed payment of the fee because this application has been made in relation to the introduction of the late night levy. ☐
- I have sent copies of this application and the plan to responsible authorities and others where applicable. ☐
- I understand that I must now advertise my application. ☐
- I have enclosed the premises licence or relevant part of it or explanation. ☐

Appendix A

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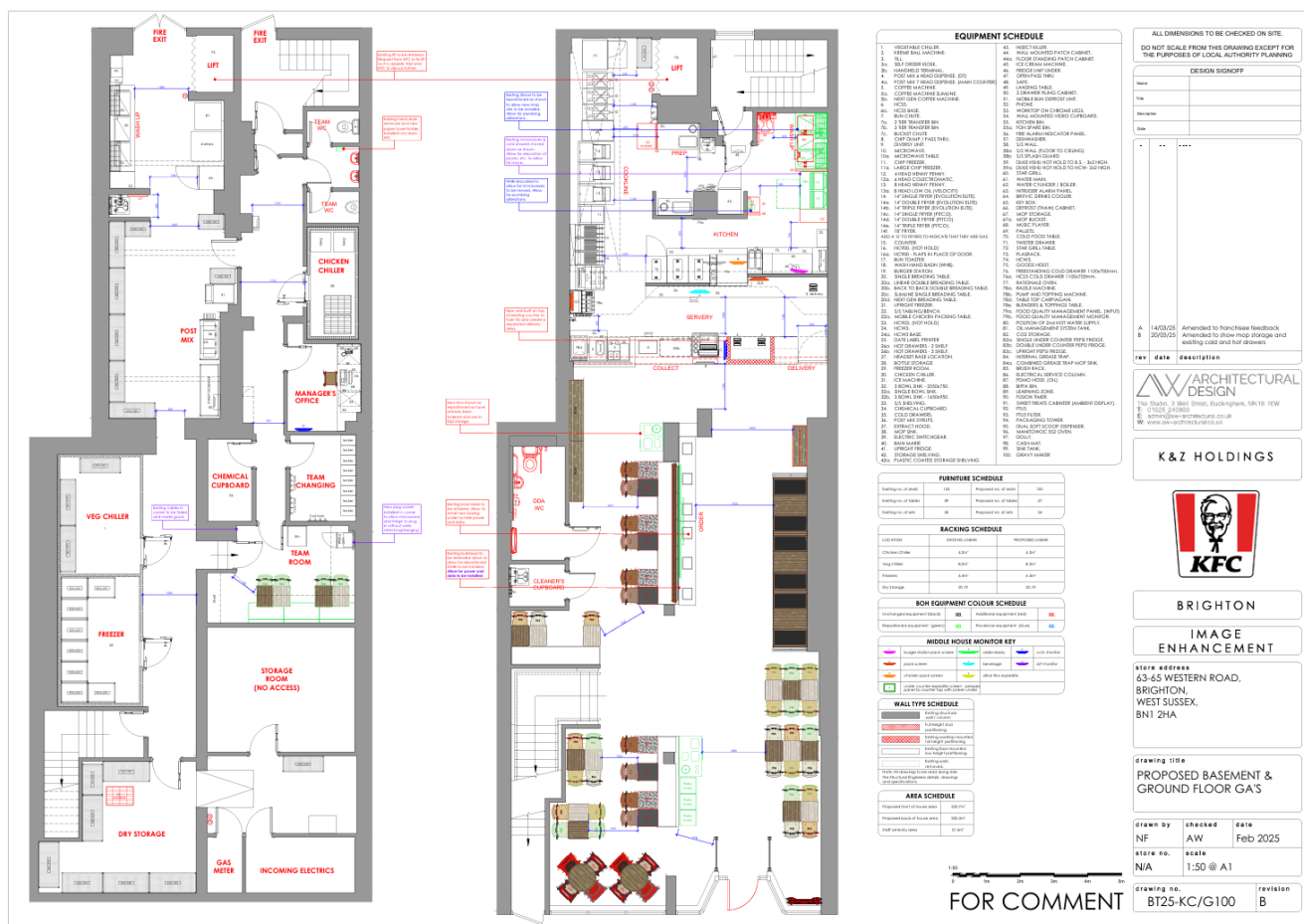
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Appendix B





Schedule 12

Part A

Regulation 33, 34

Premises Licence Brighton and Hove City Council

Premises Licence Number

1445/3/2017/03242/LAPRMV

Part 1 – Premises Details

Postal address of premises, or if none, ordnance survey map reference or description, including Post Town, Post Code

KFC
63/65 Western Road
Brighton
BN1 2HA

Telephone number 01273 514127

Licensable activities authorised by the licence

Late Night Refreshment

Times the licence authorises the carrying out of licensable activities

Late Night Refreshment

Every Day 23:00 - 00:00

The opening hours of the premises

Every Day 11:00 - 00:00



Where the licence authorises supplies of alcohol whether these are on and / or off supplies

N/A

Part 2

Name, (registered) address, telephone number and email (where relevant) of holder of premises licence

K&Z Newhaven Ltd
7-9 The Avenue
Eastbourne
East Sussex
BN21 3YA

Registered number of holder, for example company number, charity number (where applicable)

Registered Business Number 07904553

Name, address and telephone number of designated premises supervisor where the premises licence authorises for the supply of alcohol

N/A

Personal licence number and issuing authority of personal licence held by designated premises supervisor where the premises licence authorises for the supply of alcohol

N/A



Annex 1 – Mandatory conditions – None

Annex 2 – Conditions consistent with the Operating Schedule

For the Prevention of Crime and Disorder:

1. A store diary will be maintained. All instances of Public Disorder in the immediate vicinity of the store will be recorded in the diary.
2. CCTV will be fitted and will keep recordings for 28 days. In the instance of system failure, KFC will replace/repair the CCTV equipment as soon as practicably possible.
3. Signage will be displayed to notify customers that CCTV is in place on site.

For Public Safety:

4. There will be a no glass policy in the store. No drinks or meals are supplied with glass containers.

For the Prevention of Public Nuisance:

5. Waste bins will be provided inside and where permitted outside of the premises. These waste bins will be emptied and cleaned on a daily basis.

For the Protection of Children from Harm: None

Annex 3 – Conditions attached after a hearing by the Licensing Authority – N/A

Appendix D

REP A - EF Valid on objectives of PCD and PPN

From: REDACTED

Sent: 06 July 2026 16:44

To: EHL Licensing <EHL.licensing@brighton-hove.gov.uk>

Subject: KFC, 63/[65 Western Road, Brighton, BN1 2HA](#) - Extension of hours

Dear Licensing,

I am writing to object to the application to extend the operating hours of KFC Western Road, Brighton.

The area is a highly residential area with a high level of family residential properties. Western Road is increasingly becoming more residential as a result of the road's development and conversion of commercial properties to residential properties.

The extension of operating hours would cause significant disturbance and disruption to those that live on Western Road, and those close and in the vicinity.

The area already experiences significant noise from delivery / collect services and this would be extended as a result of this application well into the night disturbing sleep. Equally, the area experiences significant levels of antisocial behaviour.

This application would have a significant impact and affect upon residents in its vicinity. Therefore, ask this application be rejected.

Yours sincerely,

REDACTED

REP B - EF Valid on objectives of PCD and PPN

From: REDACTED

Sent: 07 July 2026 13:53

To: EHL Licensing <ehl.licensing@brighton-hove.gov.uk>

Subject: Re: KFC, 63/65 Western Road, Brighton, BN1 2HA - Extension of hours

Dear Licensing,

I am writing to object to the application to extend the operating hours of KFC Western Road, Brighton.

The area is a highly residential area with a high level of family residential properties. Western

Road is increasingly becoming more residential as a result of the road's development and conversion of commercial properties to residential properties.

The constant noise of noisy scooters hovering at **REDACTED** like they do until midnight outside **REDACTED**, making horrible noise dropping their cigarette butts and general rubbish, some of the drivers are very unruly and mostly drive on provisional licenses, put their feet down and at that time of night with limited people it will become like hell on western rd terrifyingly unruly and dangerous to people returning from a night on the town.

At the moment the scooter delivery drivers sit at the end of dean st until mid night if your 3am extension is granted this will be such a nuisance to them and the residents of **REDACTED** above the restaurant.

Please do not let this terrible idea become a reality.

Yours Faithfully,

REDACTED

The extension of operating hours would cause significant disturbance and disruption to those that live on Western Road, and those close and in the vicinity.

The area already experiences significant noise from delivery / collect services and this would be extended as a result of this application well into the night disturbing sleep. Equally, the area experiences significant levels of antisocial behaviour.

This application would have a significant impact and affect upon residents in its vicinity. Therefore, ask this application be rejected.

REP C – EF Valid on objectives of PPN and PCD.

From: **REDACTED**

Sent: 09 July 2026 10:41

To: EHL Licensing <EHL.licensing@brighton-hove.gov.uk>

Subject: KFC western rd

Dear Licensing Board,

I am a resident of **REDACTED**. It is a very quiet residential street in one of the many neighbourhood residential streets of the area. The extension of the license to 3 am. Must not be granted. This part of central brighton has the challenges of anti social behaviour , drug use, etc. The fewer opportunities for commercial activity helps keep the incident of disturbing events down. Noise is noticeable and would be increased with either deliveries or sales activity, definitely. It is important for Brighton to maintain its residential and commercial activity. There are many families who are living here despite the challenges and want to continue to make their homes here.

Despite failing to understand what the commercial rationale would be, any changes to the time would encourage other businesses to do the same. Do not allow this to happen. It will add nothing to the city and create more problems that there is no money or ability to solve.

Thank you

REDACTED

REP D – EF Valid on objectives of PPN

From: REDACTED

Sent: 09 July 2026 10:24

To: EHL Licensing <EHL.Licensing@brighton-hove.gov.uk>

Subject: Representation – 2026/02157/LAPREV - Application to Vary Premises Licence
KFC, 63–65 Western Road, Brighton BN1 2HA

Environmental Health & Licensing

Brighton & Hove City Council

Re: Representation – Application to Vary Premises Licence

KFC, 63–65 Western Road, Brighton BN1 2HA

Dear Sir/Madam,

I wish to make a representation regarding the above application on the grounds that I am not satisfied the applicant has demonstrated that the proposed variation will promote the licensing objective of the prevention of public nuisance.

I acknowledge that the applicant has sought to limit the impact of the proposal by restricting customer access to the restaurant after midnight, with the premises operating solely as a delivery collection point until 1:00am Monday to Thursday and until 3:00am on Friday and Saturday. However, whilst customers may no longer be permitted inside the premises, the application nevertheless seeks to extend the active operation of the business well into the early hours of the morning.

The premises are situated within Brighton & Hove's Cumulative Impact Area, where the concentration of licensed premises and late-night activity requires particular care to ensure that further extensions of trading hours do not add to problems of noise, disturbance and public nuisance. In these circumstances, it is especially important that applicants clearly demonstrate how the licensing objectives will continue to be promoted.

The continued preparation of food, operation of kitchen equipment, collection of orders by delivery drivers and the movement of vehicles are all capable of generating disturbance. The application, however, provides little or no explanation as to how these activities will be managed so as to avoid nuisance to nearby residents.

In particular, the application does not explain:

1. how delivery riders will be managed during the extended trading hours;
2. where riders will wait whilst orders are being prepared;
3. how noise arising from arriving and departing scooters, motorcycles and other vehicles will be controlled;
4. what measures will be taken to prevent engines idling, door slamming and conversations outside the premises;
5. how members of the public will be prevented from entering the restaurant after midnight;
6. whether the public entrance will be locked or otherwise physically controlled once the premises becomes delivery-only.

The application also contains no information regarding the continued operation of the kitchen extraction and ventilation systems during the proposed extended hours. If food preparation continues until 3:00am, it is reasonable to expect that extraction and ventilation equipment will also continue operating. No acoustic assessment or other evidence has been provided to demonstrate that extending the operation of this plant into the early hours will not adversely affect nearby residential occupiers.

I do not suggest that these matters will necessarily give rise to nuisance. However, the application contains little evidence demonstrating that they will not. In my view, it is for the applicant to satisfy the Licensing Authority that the proposed variation can operate without undermining the licensing objectives.

I also note that the applicant's own website advertises different opening hours for each of its nearby KFC restaurants, suggesting that the published hours are specific to each individual premises rather than generic.

The Western Road restaurant is currently advertised as follows:

1. Restaurant opening hours of 10:30am until 2:00am on Monday, Tuesday, Thursday, Friday, Saturday and Sunday, and 10:30am until 1:00am on Wednesday.

2. Delivery available between 10:30am and 1:50am daily.
3. A 24-hour drive-thru, despite this premises not having a drive-thru facility.

These published hours appear inconsistent with both the existing premises licence, which authorises trading only until midnight, and the hours now sought by this application. I make no allegation that the premises are operating outside the terms of their licence, as there may be an entirely innocent explanation, including inaccurate website information. Nevertheless, the inconsistencies create uncertainty regarding the current authorised operating hours and the manner in which the premises are represented to the public. I respectfully ask the Licensing Authority to satisfy itself with the current licensing position when determining this application.

Given the absence of any meaningful operational detail or additional conditions, I do not consider the application provides sufficient reassurance that extending delivery operations until 3:00am on Fridays and Saturdays, and until 1:00am on weekdays, will not undermine the licensing objective of preventing public nuisance.

Should the Licensing Panel nevertheless be minded to grant the application, I respectfully request that careful consideration be given to imposing robust conditions addressing, amongst other matters:

1. management of delivery riders and waiting areas;
2. prevention of customer access after midnight;
3. management of external noise;
4. operation of extraction and ventilation equipment during the extended hours;
5. litter and waste associated with late-night trading;
6. monitoring and management of the premises during the extended operating period.

For the reasons set out above, I respectfully request that the Licensing Authority either refuses the application or, if it is minded to grant the variation, imposes such conditions as are necessary to ensure the licensing objectives, and in particular the prevention of public nuisance, are fully promoted.

Yours faithfully

REDACTED

REP E – EF Valid on objectives of PCD and PPN

From: REDACTED

Sent: 15 July 2026 14:49

To: EHL Licensing <EHL.licensing@brighton-hove.gov.uk>

Subject: KFC Western Road opening hour extension.

Dear Sir or Madam,

I was astonished to hear that a licence was being considered for KFC to extend their opening into the early hours and would like to give an objection and explanation for our extreme concern.

As you may already know, the traffic situation on Western Road has rendered it dangerous to near lethal levels and we are waiting for now for serious accidents.

The delivery vehicles for take-away food shops are a significant factor in this. It would not surprise me if they were the main cause of recent traffic problems.

Bicycles, electric cycles, motor bikes and cars vie for pavement space when parking for take aways. The turning and pavement riding and unpredictable manoeuvres are damaging the experience and safety of pedestrians and motorists alike. The night-time economy is one that has begun to feel dangerous for resident locals, with hooded bike riders congregating in dense gangs.

The extension of operating hours would bring disturbance and disruption across the area and add to the problems caused by heavy goods delivery as well as the plethora of take-away delivery drivers.

Shops around the area are taking precautions against the delivery driver phenomenon. We also have high levels of anti social behaviour associated with littering and loitering and an unsafe feeling for anyone returning home late. The extension of take-away hours can only add to this.

Any extension of licensing for food that is delivered should be developed from outside the city centre in trading estate environments rather than creating further difficulty in residential zones.

This application would deeply impact the local residents, which includes children and young people who already find the city centre deterioration a challenging and difficult place

While the road is a primary thoroughfare for shopping and casual eating, Western Road and the streets off it is also highly residential and becoming more so. It comprises the city's Georgian Conservation Area and the 1930's 'Oxford Street' development of large retail spaces soon to celebrate their 100th anniversary, all failing to achieve their full potential.

I would ask that this application be rejected and that the council consider what can be done to regenerate very central areas that have become unwelcoming and dangerous.

Yours,

REDACTED

REP F – EF Valid on objectives of PCD & PPN

From: **REDACTED**

Sent: 10 July 2026 23:30

To: EHL Licensing <EHL.licensing@brighton-hove.gov.uk>

Cc: **REDACTED**

Subject: Application to Extend the Operating Hours of KFC, 63-65 Western Road, Brighton

Dear Licensing Team,

Re: Application to Extend the Operating Hours of KFC, 63-65 Western Road, Brighton

I wish to make a formal representation objecting to the above application

I am concerned that extending the operating hours of this premises would undermine the licensing objectives, in particular, the prevention of public nuisance and the prevention of crime and disorder

Western Road is one of the most densely populated parts of Brighton, with a substantial residential population living immediately above and adjacent to commercial premises. Over recent years, the area has become increasingly residential through the conversion and redevelopment of former commercial buildings, making it even more important that the amenity of local residents is protected

The locality already experiences significant levels of late night activity associated with takeaway premises, including delivery drivers arriving and departing, vehicle movements, customers waiting outside, raised voices and general street noise. These activities regularly continue into the evening and already impact on resident's right to live within their homes in peace and quiet

Extending the operating hours would inevitably prolong this activity later into the night and early morning, increasing noise disturbance at a time when residents are entitled to expect a reasonable level of peace and quiet. This would adversely affect sleep and the wellbeing of those living in and visiting the city of Brighton

The area also experiences incidents of antisocial behaviour during the late evening, including noise, littering, defecation and groups congregating on Western Road. A later operating time would, in my opinion, increase the likelihood of these issues continuing for longer each night, adding to the cumulative impact already experienced by local residents and those visiting the city of Brighton

I understand that Brighton & Hove City Council's Statement of Licensing Policy requires applications to be considered with regard to cumulative impact and the promotion of the licensing objectives. I do not believe this application demonstrates that extending the operating hours would avoid adding to the existing problems experienced in this part of Western Road. Moreover, it would set a dangerous precedent for further such applications, in the future which would only add to the cumulative impact

For the above reasons, I respectfully request that the Licensing Panel refuses this application

Yours sincerely,

REDACTED

REP G – EF Valid on objective of PPN

From: **REDACTED**

Sent: 16 July 2026 09:08

To: EHL Licensing <EHL.licensing@brighton-hove.gov.uk>

Subject: Objection to extending the KFC licence on Western Road

Dear Licensing team,

I am writing to object to the extended license of KFC on Western Road, Brighton. We live locally, as a resident we have significant noise and disruption by disrespectful Deliveroo/just eat food delivery drivers all day. The proposed extension to 3am for food delivery drivers will significantly disrupt all residents in the area who will now have a disrupted and disturbed sleep all night too!

The delivery drivers are a blight on the city centre, constantly causing **REDACTED**, in particular, to resemble a parking zone for cars and motorbikes/electric bikes, parking on the pavement outside houses, often with their engines left running while picking up food deliveries. Action needs to be taken to stop or regulate this antisocial activity rather than encourage it to last even longer into the small hours of the night/early morning.

This is a shameful disrespect for all residents in the area.

Regards

REDACTED

REP H – EF Valid on objective of PPN

From: **REDACTED**

Sent: 16 July 2026 09:51

To: EHL Licensing <EHL.licensing@brighton-hove.gov.uk>

Subject: Extension of KFC licence in Western Road

I strongly object to the proposed licence extension. As residents of **REDACTED** we are subject to increasing noise and disturbance due to the cluster of fast food restaurants in Western Road. We understand that living in the middle of the city comes with a certain noise level but late at night when all the residents are trying to sleep this proposed increase is intolerable. The delivery drivers drive at speed (well over the 20mph restriction) down **REDACTED** and there have been a number of accidents. Car drivers park on both sides of the roads obstructing pavements throughout the day. The traffic control in **REDACTED** is not sufficient. I know that the other residents of **REDACTED** are equally concerned and we will escalate our objection if necessary.

REDACTED

REP I - EF Valid on objective of PPN

From: **REDACTED**

Sent: 16 July 2026 23:22

To: EHL Licensing <EHL.licensing@brighton-hove.gov.uk>

Cc: **REDACTED**

Subject: Late night opening application for KFC on Western Road

I am very concerned to see that KFC is applying for late opening to service delivery drivers parking at the bottom of **REDACTED** until 1am Monday to Thursday, and until 3am Friday and Saturday.

I am a resident in **REDACTED** and like my neighbours, I am sure, would find this wholly unacceptable.

The delivery drivers are already a nuisance making a lot of noise with their vehicles and chatting and littering, and it is already quite unpleasant having them loitering at the end of **REDACTED** at all hours.

This is a residential area and we should be dissuading the delivery drivers rather than encouraging them with late opening hours of eateries.

The council if anything should be working to move the drivers to somewhere more appropriate. They are continually blocking the bottom of the street, blocking any clear sight when residents are trying to turn **REDACTED** into Western Road and it is only a matter of time before there is a nasty accident because of this.

Also, the council should be aware of the litter at KFC, there is continually chicken bones (dangerous for pets) and KFC branded rubbish on the street - and providing them with longer opening hours would only exacerbate this.

I was shocked that the council has not alerted the nearby residents of this application as we only found out from an article in The Argus.

I look forward to hearing from you on this very important matter, and only hope that other eateries - and there are many in the area - do not try for a similar request (especially as the neighbours may not get to find out next time).

As I write this I can hear a constant stream of delivery driver motorbikes passing my house at 11.20pm. It really is unacceptable and I am appalled that the council has allowed this to happen, despite numerous complaints from **REDACTED** residents in the past.

I look forward to hearing from you.

REDACTED

Appendix E

