

BRIGHTON & HOVE CITY COUNCIL
LICENSING PANEL (LICENSING ACT 2003 FUNCTIONS)

10.00am 13 JUNE 2025

DECISION LIST

Part One

MEETING PLACE CAFE LICENSING PANEL (LICENSING ACT 2003)

RE: Licensing Act 2003 – Licensing Panel Hearing Notification of the Determination of Panel.

Licensing panel hearing held on Friday 13th June 2025 virtually via Teams in respect of the application for a variation of a premises licence in respect of premises known as the Meeting Place Cafe, Kings Road, Hove.

The Panel has considered all the papers and relevant representations and has listened to the submissions made today. It has had regard to the Statement of Licensing Policy and the statutory guidance.

The application is situated within the cumulative impact zone (CIZ). Our policy states that applications for variations which are likely to add to the existing cumulative impact will be refused following relevant representations. This presumption can be rebutted by the applicant if they can show that their application will have no negative cumulative impact.

This special policy can only be overridden in exceptional circumstances. However, the policy is not absolute. The panel must consider the individual circumstances and merits of the application. If an application is unlikely to add to the cumulative impact of the area, it may be granted.

The application originally sought to relax the restaurant condition and allow off sales as well as updating the layout of the premises. There is no change proposed to the hours for sale of alcohol or opening hours. However, the applicant has liaised with Sussex Police and agreed a set of conditions which significantly amend the application. There will be no off sales, and sale of alcohol shall be to persons seated exclusively. Substantial food will be available at all times.

Representations were received from 25 local residents and a local councillor. They had concerns based on all 4 licensing objectives and cumulative impact. Many of the representations had concerns about off-sales and the premises becoming a beach bar. Some representations were withdrawn following

confirmation of the new conditions.

The applicant addressed the panel and stressed the following:

- The premises was not alcohol led. The emphasis was on food and refreshment with other beverages such as coffee dominant.
- It would not be a bar, and the style of operation would not add to problems of cumulative impact.
- The aim was to be very much part of the community and be respectful to neighbours and the amended application reflected that.
- There was large investment in the premises. Staff would be trained and 4 would be personal licence holders.

The panel has considered this application on its merits and within the context of the special policy and the representations made. The panel was impressed by the applicant and his proposals for the premises and the co-operation with the police. Most of the concerns expressed in the representations were, the panel considered, dealt with by the amended application and the police and environmental protection conditions agreed. As discussed, the mandatory condition referred to would remain. The panel considered that the premises was not likely to add to existing cumulative impact due to its intended style and operation and would not undermine the licensing objectives. It would be a food led cafe with no vertical drinking or off sales of alcohol.

The panel thus grant the application with all the conditions agreed with the police and environmental protection.