Brighton & Hove City Council

Licensing Panel (Licensing Act 2003 Functions)

Date: **13 June 2025**

Time: **10.00am**

Venue **Virtual –** Microsoft Teams

Members: **Councillors:** McGregor, Cattell and Sheard

Contact: **Francis Mitchell**
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AGENDA

PART ONE **Page No.**

1 TO APPOINT A CHAIR FOR THE MEETING

WELCOME & INTRODUCTIONS

2 PROCEDURAL BUSINESS

(a) **Declaration of Substitutes:** Where Councillors are unable to attend a meeting, a substitute Member from the Licensing Committee may attend, speak and vote in their place for that meeting.

(b) **Declarations of Interest:**

(a) Disclosable pecuniary interests;
(b) Any other interests required to be registered under the local code;
(c) Any other general interest as a result of which a decision on the matter might reasonably be regarded as affecting you or a partner more than a majority of other people or businesses in the ward/s affected by the decision.

In each case, you need to declare
(i) the item on the agenda the interest relates to;
(ii) the nature of the interest; and
(iii) whether it is a disclosable pecuniary interest or some other interest.

If unsure, Members should seek advice from the committee lawyer or administrator preferably before the meeting.

(c) **Exclusion of Press and Public:** To consider whether, in view of the nature of the business to be transacted, or the nature of the proceedings, the press and public should be excluded from the meeting when any of the following items are under consideration.

NOTE: *Any item appearing in Part Two of the Agenda states in its heading the category under which the information disclosed in the report is exempt from disclosure and therefore not available to the public.*

A list and description of the exempt categories is available for public inspection at Brighton and Hove Town Halls.

3 MEETING PLACE CAFE LICENSING PANEL (LICENSING ACT 2003) **7 - 94**

Date of Publication - Thursday, 5 June 2025

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FURTHER INFORMATION
For further details and general enquiries about this meeting contact Francis Mitchell, (01273 294183, email Francis.Mitchell@brighton-hove.gov.uk) or email democratic.services@brighton-hove.gov.uk

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Licensing Panel (Licensing Act 2003 Functions)	Brighton & Hove City Council

Subject:		**Application for a Variation of a Premises Licence under the Licensing Act 2003**
Premises:		**The Meeting Place Cafe**
Applicant:		**Hikmet Tabak**
Date of Meeting:		**10 June 2025**
Report of:		**Corporate Director for City Operations**
Contact Officer:	**Name:**	**Sarah Cornell** **Tel (01273) 295801**
	Email:	**Sarah.cornell@brighton-hove.gov.uk**
Ward(s) affected:		**Brunswick & Adelaide**

1. PURPOSE OF REPORT AND POLICY CONTEXT

1.1 To determine an application for a Variation of a Premises Licence under the Licensing Act 2003 for The Meeting Place Cafe.

2. RECOMMENDATIONS:

2.1 That the Panel determine an application for a Variation of a Premises Licence under the Licensing Act 2003 for The Meeting Place Cafe.

3. CONTEXT/BACKGROUND INFORMATION & CONSULTATION

The application is for a Variation of a Premises Licence under the Licensing Act 2003. The application proposes ***"The variation seeks to amend the premises licence for The Meeting Place Cafe to better suit its beachfront location and customer demand.***

3.1 Section 16 of the application is detailed at Appendix A and the new plan of the premises is attached at Appendix B.

3.2 Summary table of existing and proposed activities

	Existing	**Proposed**
Recorded Music	**Every Day** 06:30 – 23:00 Indoors	**No Change - Every Day** 06:30 – 23:00 Indoors
Supply of Alcohol	**Every Day** 10:00 – 22:30 On the Premises	**Originally applied for: Every Day** 10:00 – 22:30 On and Off the Premises **Amended to Every Day** 10:00 – 22:30 On Sales Only
Hours premises are open to public	**Every Day** 06:30 – 23:00	**No Change - Every Day** 06:30 – 23:00

3.3 Existing licence attached at Appendix C

3.4 Cumulative Impact. The premises falls within the Cumulative Impact Area ("The Area") (see paragraphs 3.1 – 3.1.10).

Representations received

3.5 Details of the representations made are notified to applicants on receipt by the Licensing Authority using a pro-forma. A summary appears below:

3.6 25 representations were received. They were received from local residents, and a local Councillor.

3.7 Representations received had concerns relating to Prevention of Crime and Disorder, Cumulative Impact, Public Safety, Prevention of Public Nuisance, and Protection of Children from Harm.

3.8 Conditions were agreed with the applicant between Sussex Police and the Environmental Protection Team.

3.9 Full details of the representations are attached at Appendix D and agreements are attached at Appendix E. A map detailing the location of the premises is attached at Appendix F.

4. COMMENTARY ON THE LICENSING POLICY

4.1 The following extracts from Brighton & Hove City Council Statement of Licensing Policy are considered relevant to this application and **are numbered as they appear in the policy**:

1 Introduction

1.1 This Statement of Licensing Policy has been prepared in accordance with the provisions of the Licensing Act 2003 (the Act) and having regard to Guidance issued by the Home Office under Section 182 of the act. This policy takes effect from the 4th February 2021. The licensing authority is Brighton & Hove City Council. The purpose of this statement is to promote the licensing objectives and set out a general approach to making licensing decisions. The discretion of the licensing authority in relation to applications under the act is only engaged if 'relevant representations' are made by other persons or responsible authorities. This policy will inform the approach to be taken when deciding applications and imposing conditions when relevant representations are received. It is also intended as a guide for applicants as to what to include in their operating schedules, always recognising that if no representations are received, the application must be granted. The licensing authority must carry out its functions with a view to promoting the licensing objectives and this policy is framed around those objectives. Each application will be given individual consideration on its merit. The scope of this policy covers the following:

- Retail sales of alcohol.
- The supply of alcohol by or on behalf of a club, or to the order of, a member of the club.
- The provision of regulated entertainment.
- The provision of late night refreshment.

1.2 The licensing objectives are:

(a) the prevention of crime and disorder.
(b) public safety.
(c) the prevention of public nuisance; and
(d) the protection of children from harm.

1.3 Scope

1.3.1 Licensing is about regulating licensable activities on licensed premises, by qualifying clubs and at temporary events. Any conditions attached to various authorisations will be focused on matters which are within the control of individual licensees and others with relevant authorisations, i.e. the premises and its vicinity. Each application will be given individual consideration on its merit. Nothing in this policy shall undermine the right of any individual to apply under the terms of the act for a variety of permissions and to have any such application considered on its individual merits. Similarly, nothing in this policy shall override the right of any person to make representations on an application or seek a review of a licence or certificate where provision has been made for them to do so in the act.

3 Special Policies and Initiatives

3.1 Cumulative impact

3.1.1 The licensing authority may receive representations from either a responsible authority or other persons that the premises will give rise to a negative cumulative impact on one or more of the licensing objectives. This should not, however, be confused with ‘need’ which relates more to the commercial demand for a particular type of premises. The issue of ‘need’ is therefore a matter for the market to decide and can, in some circumstances, be a matter for planning consideration; need therefore, does not form part of this licensing policy statement.

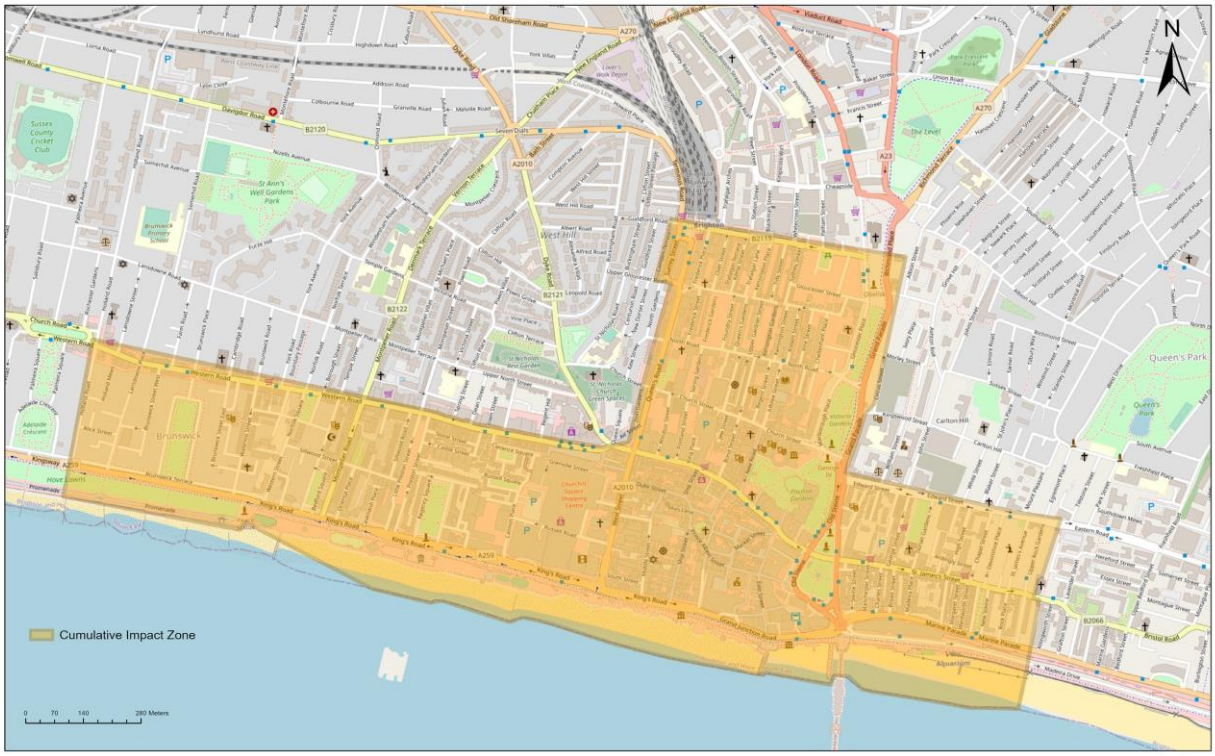
3.1.2 **Special Policy -** Cumulative Impact is defined as the potential impact upon the promotion of the licensing objectives of a significant number of licensed premises concentrated in one area.

3.1.3 The licensing authority, after careful consideration, has determined that the concentration of licensed premises in an area of the city centre is causing problems of crime and disorder and public nuisance, and that therefore an approach to ‘Cumulative Impact’ is necessary as part of its statement of licensing policy. The first Special Policy incorporating a Cumulative Impact Zone (CIZ) and Special Stress Areas (SSA’s) was adopted in March 2008. Since that date, the licensing authority has kept the CIZ and SSA’s under review. On 15 December 2011 Full

Council resolved to expand the CIZ and the special stress area, covering 1.5% of the administrative area of Brighton & Hove City Council. On 20th November 2014 Licensing Committee resolved to confirm the current CIZ and SSA as defined in the current Statement of Licensing Policy. On the 29th November 2018 Licensing Committee resolved to expand the SSA into Central Hove. It is now proposed to expand the SSA into Preston Road and Beaconsfield Road. The licensing authority has published a Cumulative Impact Assessment which can be found at Appendix E.

3.1.4 This special policy will refer to a Cumulative Impact Zone ("the CIZ") in the Brighton city centre, a detailed plan of which is shown below.

Cumulative Impact Zone, January 2021



Brighton & Hove Public Health Intelligence, 2021
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3.1.5 The Cumulative Impact Zone comprises the area bounded by and including: the north side of Western Road, Brighton from its intersection with the west side of Holland Road to the junction with the west side of Dyke Road at its eastern end; from there, north-east to the junction of the north side of Air Street with the west side of Queens Road and then northward to the north-west corner of Surrey Street junction with Queens Road; thence along the north side of Trafalgar Street eastwards to its junction with York Place and continuing south-east across to Grand Parade, then south to the junction of Edward Street; along the north side of Edward Street to the east side of its junction with Egremont Place and southward along the eastern sides of Upper Rock Gardens and Lower Rock Gardens; southward to the mean water mark and following the mean water line westward to a point due south of the west boundary of Holland Road; northward to that point and along the west side of Holland Road to its northwest boundary and then diagonally across Western Road to its intersection with the west side of Holland Road.

3.1.6 The special policy will only be overridden in exceptional circumstances. The effect of this special policy is that applications for new premises licences or club premises

certificates within the area, or 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.

3.1.7 This special policy also applies to all new premises licences and club premises certificates, for example pubs, restaurants and take-away establishments. Off licences also come within this policy as they can contribute to problems of street drinking, proxy purchasing, dispersal issues, preloading and excessive drinking and related disorder.

3.1.8 The presumption of refusal does not relieve responsible authorities or other persons of the need to make a relevant representation. If there are no representations, the licensing authority must grant the application in terms consistent with the operating schedule submitted.

3.1.9 Furthermore, this special policy is not absolute. Upon receipt of a relevant representation, the licensing authority will always consider the circumstances of each case and whether there are exceptional circumstances to justify departing from its special policy in the light of the individual circumstances of the case. If an application is unlikely to add to the cumulative impact of the area, it may be granted. The impact can be expected to be different for premises with different styles and characteristics. For example, while a large nightclub or high capacity public house might add to problems of cumulative impact, a small restaurant, theatre or live music venue (where alcohol is not the primary activity) may be considered exceptional circumstances. The fact that a premises will be/is exceptionally well managed with a well-qualified applicant, or that there are no residential premises nearby, will not be considered exceptional.

3.1.10 If the licensing authority decides that an application should be refused, it will still need to show that the grant of the application would undermine the promotion of one of the licensing objectives and that conditions would be ineffective in preventing the problems involved.

3.3 The Matrix Approach

The Licensing Authority will support:

3.3.1 Diversity of premises: ensures that there is a mix of the different types of licensed premises and attracts a more diverse range of customers from different age groups, different communities and with different attitudes to alcohol consumption. It gives potential for positively changing the ambience of the city or an area of it. This will have a positive effect in reducing people’s fear of crime and in increasing the number of evening visitors to the city centre. The Community Safety Strategy recognises that too many single uses in a confined area and patrons turning out onto the streets at the same time may create opportunities for violent crime and public disorder and therefore supports mixed use venues encouraging a wider age balance.

3.3.2 A “matrix” approach to licensing decisions has been adopted and is set out below. It provides a framework of what the licensing authority would like to see within its area

and gives an indication of the likelihood of success or otherwise to investor and businesses making applications.

Matrix approach for licensing decisions in a Statement of Licensing Policy (times relates to
licensable activities)

	Cumulative Impact Area	**Special Stress Area**	**Other Areas**
Restaurant	Yes (midnight)	Yes (midnight)	Yes (midnight)
Café	Yes (10 pm)	Yes (10 pm)	Yes (10 pm)
Late Night Takeaways	No	Yes (midnight)	Yes (midnight)
Night Club	No	No	No
Pub	No	Yes (11pm)	Yes (midnight)
Non-alcohol lead (e.g. Theatre)	Yes (favourable)	Yes (favourable)	Yes (favourable)
Off-licence	No	No	Yes (Up to 11pm but if in densely residential area may be earlier – see note 7 below)
Members Club (club premises certificate)	Yes (<100 capacity) (11pm)	Yes (<100 capacity) (11pm)	Yes

Notes on matrix

Subject to the following notes, the policy, as represented in the matrix, will be strictly adhered to:

1) Each application will be considered on individual merit

2) Applications within the CIZ are subject to the special policy on cumulative impact at para 3.1, and those within the special stress area to the special stress policy considerations at para 3.2.

3) Departure from the matrix policy is expected only in exceptional circumstances

4) Exceptional circumstances will not include quality of management or size of venue except where explicitly stated in policy matrix.

5) Exceptional circumstances may include: consultation with and meeting requirements of responsible authorities, an appropriate corporate social responsibility policy, community contribution to offset impact (such as financial contribution to infrastructure), community support, alcohol sale ancillary to business activity (demonstrable to responsible authorities and licensing authority, for instance by licence condition allowing authorised officers access to sales accounts).

6) The following licensing activities are encouraged and valued by the licensing authority: outdoor regulated entertainment, community based street parties, members clubs, traditional pubs outside the city centre and non-alcohol led licensable activities, particularly within city centre.

7) Other Areas; consideration will be given to the nature of the area and location in relation to any application. In a residential area for example the concerns of local residents will be relevant when considering applications for off-licences, pubs or cafes, especially if there is evidence of anti-social behaviour, street drinking or underage drinking. Earlier closing times may be appropriate. Regard will be had to the Public Health Framework for assessing alcohol licensing on our website.

8) In an area where there are already several existing off-licences or where the premises is situated within a parade with another off licence and where representations are received about negative cumulative impact on the licensing objectives of a further premises, the application may be refused on these grounds or restrictions placed on the terminal hour to reflect opening hours of other shops.

9) Outdoor events will be supported where arranged through the council's event planning process. Generally, regulated entertainment in the open air including tents and marquees should have a maximum closure hour of 2300. Earlier hours may be imposed in sensitive open spaces or near residential areas. The licensing authority will have regard to Noise Council guidance.

10) Non-alcohol led category does not include "alcohol in shared workplaces". It is recommended that sale of alcohol in shared workspaces should have a terminal hour of no later than10pm. For further advice and guidance on "alcohol in shared workplaces" please see paragraph 3.3.4-3.3.6.

3.3.3 **Cafes** - the licensing authority may be prepared to look favourably upon an application for the grant of a licence, subject to the following conditions that will prevent the premises becoming a public house.

- The sale of intoxicating liquor and other beverages shall be waiter/waitress service for consumption by persons seated at tables.

- Substantial food shall be available at all times. The licensing authority shall judge each case on its own merits but as a general rule, a bowl of crisps, nuts, or olives does not constitute substantial food.

3.3.3 **Restaurants** - the licensing authority may be prepared to look favourably upon an application for the grant of a licence, subject to the following restaurant condition.

• Intoxicating liquor shall not be supplied or sold on the premises otherwise than to persons taking table meals there and for the consumption by such a person as an ancillary to their meal. There will be no vertical drinking.

• Restaurants with outside service - the licensing authority will also consider applications from restaurants that request to serve alcohol to areas adjacent to or immediately outside their premises. In addition to the above conditions for cafes, the licensing authority will require evidence that the applicants have an agreement with the local authority to use the area as defined on a plan provided. The following condition may also apply:

• The sale and supply of alcohol for consumption off the premises shall be restricted to an area licensed by the Local Authority for use of the public highway as shown on the plan deposited and such area shall be defined by a physical barrier acceptable to the licensing authority.

3.9 Promoters and irresponsible drinks promotions

3.9.1 The Licensing Act 2003 makes no mention or provision for the use of promoters within licensed premises. Many of the late night bars and clubs within the Brighton & Hove Cumulative Impact Zone regularly hire promoters to sell nights at their venues. In recent years with the introduction of promoters within the Brighton night time economy, several issues have arisen. This includes promoters vouching for underage customers to get them inside licensed premises where they can access alcohol, providing flyers to passers-by who throw them on the floor and irresponsible promotions for their nights. Many premises now have an agreement with their promoter for acceptable promotions and behaviour which includes the signing of a written contract of expectations. This shows premises evidencing their due diligence and ensures that promotion companies know what is expected of them. The contract could include, obligations to pick up self-generated litter, verification of ages of their customers and users of their social media, promoters being over the age of 18 and responsible advertising on social media.

3.9.2 The Licensing Authority expect licensed premises to develop staff policy and training on recognising signs of drunkenness and vulnerability, for example, offering drinking water and tips for refusing customers who appear drunk. And discourage company polices that promote bonuses and sales incentives for selling alcohol. Licensing Authority will expect necessary precautionary processes to restrict drunkenness, e.g. Licensing Guidance states happy hours should not be designed to encourage individuals to drink excessively or rapidly.

4 Prevention of Crime and Disorder

The following details and measures are intended to address the need for the prevention of crime and disorder which may be associated with licensed premises and certificated club premises. Conditions attached to licences and certificates will, as far as possible, reflect local crime reduction strategies.

4.1.1 The licensing authority acknowledges that training and good management play a key part in preventing alcohol and drug related crime. The authority expects that

all licensees of on-licensed premises attend training programmes which will raise their awareness of the issues relating to drugs and violence in licensed premises, and that suitable training be extended to all bar staff and door supervisors so that drug dealers and users will be deterred from using licensed premises for illegal purposes and that incidents of violence in licensed premises will be reduced. Licensees are also encouraged to attend training programmes to help identify children at risk and issues of basic child protection. It is the duty of the designated premises supervisor (DPS) to train staff on induction concerning conditions on their premises licence.

4.1.2 It is expected that the DPS will spend a significant amount of time on the premises. When not on the premises it will be essential that the DPS is contactable, particularly should problems arise with the premises and that staff are authorised by the DPS.

4.1.3 The location of violent attacks, anti-social behaviour and hate crime or related incidents may be used to justify closing times.

4.1.4 Measures put in place should support the intentions of Operation Marble (police operational order), which aims to prevent incidents of crime and disorder within the night time economy, at weekends. Operation Marble operates with a view to minimising the risk to the public of being a victim of public place violent crime; to reduce incidents of violent crime and public disorder within the city centre; to deal positively with offences and offenders; to secure and preserve evidence which will assist in the prosecution of offenders and to support the night time economy and the responsibly run businesses within it.

4.2 Sussex Police

4.2.1 Sussex Police have a specific Operation relating to the night time economy called Operation Marble (detailed in 3.4.1) and work closely with partners to ensure a safe and vibrant city centre. There continues to be an increasing demand for resources further into the early hours of the morning with the highest concentration of crimes occurring between 21:00 and 06:00 on a Friday into a Saturday and between 20:00 and 06:00 on a Saturday night into a Sunday. The data set used shows that up to 80% of arrests made in the timeframe 20:00 – 06:00 on these days were affected by alcohol. For full details of these statistics see the Cumulative Impact Assessment at Appendix E.

4.2.2 The dealing and use of drugs remains an issue across the city and Sussex Police welcome proactive policies from licensed premises. A drug safe and seizure recording initiative is in place of which further details can be obtained by contacting Brighton & Hove Police Licensing (brighton.licensing@sussex.pnn.police.uk) .This initiative encourages licensed premises with Door Supervisors to search and seize drugs from persons attempting to enter their premises and ensures that once drugs are removed from persons, they can be safely collected and destroyed by Sussex Police.

4.2.3 Dispersal from the city centre during the late evening and early morning remains a policing challenge. Over recent years, there has been a proliferation of off-licences and late night refreshment venues along the city's arterial routes. This has led to incident 'hot spots' where patrons from the night time economy continue to interact,

albeit away from any safety measures afforded by on-licences. As such, Sussex Police support the Council's Special Policy in offering guidance to both applicants and the Licensing Committee in relation to off-licences and late night refreshment licences.

4.2.4 Sussex Police have continuing concerns that, despite staff training in age-restricted sales, under age individuals are still being served alcohol both on and off the premises in some of the city's licensed premises. As such, regular intelligence-led 'test-purchase' operations are conducted to highlight premises where sales are taking place and ensure appropriate enforcement action is taken to prevent further sales. The introduction of identification scanning machines at premises throughout the city has proved successful in mitigating some risk, but operators must maintain vigilance regarding the fraudulent use of genuine IDs. Sussex Police continue to work alongside the Business Crime Reduction Partnership to tackle the problem of those who use false or another's identification to enter licensed premises and purchase alcohol.

4.2.5 Sussex Police work closely with venues and other organisations within the city to protect vulnerable people from becoming victims of crime. As well as work to prevent under age sales, vulnerability training is offered to identify persons who may have been made vulnerable through alcohol or drugs. Sussex Police also support initiatives such as (but not limited to) safe spaces, mobile teams of volunteers actively checking people's well-being and the Beach Patrol.

4.2.6 Public Space Protection Orders have proved an effective tool for Sussex Police in targeting enforcement action in problem areas of the city. It 'allows Police Officers and Police Community Support Officers to remove alcohol from any person in a public place if that person is involved in anti-social behaviour (ASB) or the officer believes that by having alcohol in their possession there is an increased risk of ASB. It is an offence to refuse to hand over alcohol when required to do so.' They have been particularly effective in the day time economy where members of the street community are causing ASB issues for members of the public and local businesses, especially during the summer months where there is a large influx of visitors to Brighton & Hove.

4.2.7 Policing the night time economy continues to provide a challenge and in the climate of limited resources and newly emerging problems, Sussex Police support maintaining the council's Special Policy which defines cumulative impact and special stress and will continue to take enforcement action where appropriate if the actions of a Premises Licence Holder, Designated Premises Supervisor, Door Supervisors or Staff have fallen below the high standard expected across the city. Sussex Police also recognise and support businesses which are aware of their social responsibilities and as such, actively contribute towards keeping Brighton & Hove a safe and enjoyable city.

4.3 Care, control and supervision of premises

4.3.1 The Licensing authority supports the Business Crime Reduction Partnership and other approved schemes. Where appropriate, premises licence holders should be members of the BCRP for the deterrence to violent crime that such membership provides. The BCRP NightSafe radio scheme is normally expected as an

operational requirement for city centre bars, clubs and pubs and is an example of good practice in achieving the aim of reducing crime and disorder and improving public safety. Well managed pub-watch schemes provide information exchange between the premises licence holders and responsible authorities that reduce and deter violent crime and disorder. The council will support a responsible licensing scheme.

4.3.2 The effective management and supervision of a venue is a key factor in reducing crime and disorder, both within it and outside. The police will consider the applicants, objecting to the application where appropriate. The police may suggest crime prevention measures in relation to, for example, the internal layout of the premises, closed-circuit television, help points, lighting and security staff. The police may ask for conditions which support such measures to be imposed when licensing applications are granted, eg type of licence, capacity, operating hours restrictions.

4.3.3 Following the grant of a licence, the management and supervision of the premises, in so far as it might impact on crime and disorder, will continue to be monitored. Particular attention will be paid to any licensed premises where there is evidence of criminal activity or any association with racist or homophobic crime. The licensing authority will keep itself well briefed on the nature, location and type of premises where alcohol related violence and disorder are occurring so it can take full account of the facts and avoid exacerbating problems as required by the Community Safety Strategy. Where licensed premises are found to cause nuisance or be associated with disorder or unreasonable disturbance, the review process may be invoked, and powers of revocation or the imposition of conditions may be considered. Conditions may include use of closed-circuit television, licensed door supervisors and earlier closing times. Such action to restrict the operation may be taken for trial periods to allow businesses an opportunity to remedy existing disorder, nuisance or disturbance.

4.3.4 This policy recognises the use of registered Door Supervisors All Door Supervisors will be licensed by the Security Industry Authority. Mobile security units and similar systems are in use by some premises operators as a means of providing security cover at very short notice at premises which may not normally require a permanent security presence. This policy endorses the use of units following such guidance and standards in appropriate circumstances.

4.3.5 The development of codes of practice and general operating standards for security companies is encouraged for local businesses; premises operators are urged to ensure that security services, when engaged, are provided by suitably qualified businesses operating to recognised standards and who should be working towards SIA accreditation.

4.3.6 Enforcement will be achieved by the enforcement policy appended (Appendix B).

5 Public Safety

The following details and measures are intended to address the need for the protection of public safety which may be associated with licensed premises and certificated club

premises.

5.1.1 The permitted capacity is a limit on the number of persons who may be on the premises at any time, following a recommendation by the relevant fire and rescue authority under the Regulatory Reform (Fire Safety) Order 2005. For any application for a premises licence or club premises certificate for premises without an existing permitted capacity where the applicant wishes to take advantage of the special provisions set out in section 177 of the 2003 Act, the applicant should conduct their own risk assessment as to the appropriate capacity of the premises. They should send their recommendation to the fire and rescue authority which will consider it and decide what the "permitted capacity" of those premises should be.

5.1.2 Normally in the city centre, pubs and clubs will be expected to operate using polycarbonate or toughened/shatterproof glass.

5.1.3 Conditions may be imposed in accordance with operating schedules to protect public safety including where justified:

(a) provision of closed-circuit television and panic buttons.
(b) use of shatterproof drinking vessels; bottles requiring use of toughened glass or plastic should normally be required unless applicants can show exceptional reasons.
(c) use of door supervisors, licensed by the Security Industry Authority.
(d) requirement of a minimum of a licensed door supervisor for every 100 customers in nightclubs and large city centre pubs or as indicated by risk assessment.
(e) occupant capacity conditions will be applied where appropriate.
(f) the provision of designated and suitably trained first aiders.

6 Prevention of Public Nuisance

The following details and measures are intended to address the need for the prevention of public nuisance which may be associated with licensed premises and certificated club premises:

6.1.1 In determining applications for new and varied licences, regard will be had to the location of premises, the type and construction of the building and the likelihood of nuisance and disturbance to the amenity of nearby residents by reason of noise from within the premises, as a result of people entering or leaving the premises or from individuals or groups of customers gathered outside (eg in order to smoke).

6.1.6 Reasonable controls are available to all premises operators to minimise the impact of noise from customers outside. The council's Environmental Health Department has issued guidance on a number of steps that can be taken in this respect which are endorsed by this policy (see 6.2 below).

6.2 Smoking Advice

6.2.1 Premises licence holders will be expected to:

- Develop a management plan on how to manage smoking on your premises and ensure that all staff are aware of the contents of this plan, and that it is effectively implemented. Noise from people smoking and

talking can be intermittent, vary in character and volume and be intrusive. An effective smoking management plan will help prevent neighbours being disturbed.

- Comply with any planning conditions restricting the use of outdoor areas.
- Ensure that any structures used by smokers comply with the design criteria detailed in the Heath Act 2006 and that any structures, awnings, retractable canopies, etc. have the relevant planning permission.
- Ensure any new lighting to outdoor areas must be designed so as not to cause a light nuisance to neighbours and again have the relevant planning permission and building control consent.
- Ensure that the conditions on the premises licence are complied with. There may be conditions restricting the hours of use of gardens and outdoor areas. Having reviewed the contents of the premises licence you may find it necessary to request a variation of your licence.
- Licence tables and chairs on the Public Highway under the provisions of the Highways Act 1980. These licences may have conditions restricting the times that the area can be used.
- Ensure drinks, glasses and bottles are not taken onto the highway unless there is a tables and chairs licence permitting use. A system should be adopted to prevent theft and 'spiking' of drinks and reminding customers not to leave unattended items.
- Discourage smokers remaining in gardens and outdoor areas and determine terminal hours.
- Discourage smokers remaining outside by removing/disabling tables and chairs or prohibiting their use after a certain time. Lights and heaters will also be turned off.
- Introduce a system that after a certain time the number of smokers outside are restricted to a maximum number. Staff will be needed to manage this restriction.
- Employ staff and/or SIA registered door supervisors to manage doors and control customers and smokers entering and leaving the premises. Staff positioned on the doors can help to encourage customers not to cause a noise problem. It may be that staff are required to manage doors after a certain time, particularly during the hours when neighbouring residents are trying to sleep.
- Ensure door supervisors maintain order outside venues and protect customer safety. BCRP supports the use of Night Safe. Radio net and other pager systems and pub watch schemes can be used to provide for rapid police response and alert other venues where customers and staff are endangered.

- Position signs to remind customers that the premises is in an area where people live. It is not always obvious in busy commercial streets with flats

above. By changing the design and wording of signs customers do not forget. Signs can be located in and outside the premises and on tables.

- Use CCTV to manage outside areas.

6.2.2 Licensed premises should normally display prominent, legible signs at exits reminding customers to leave in a quiet, peaceful, orderly manner.

7 Protection of Children from Harm

The following details and measures are intended to address the need for the protection of children from harm; this includes emotional and physical harm which may be associated with licensed premises and certificated club premises (for example the exposure too early to strong language and sexual expletives, eg in the context of film exhibitions or where adult entertainment is provided). It is intended that the admission of children to premises holding a premises licence or club premises certificate should normally be freely allowed without restricting conditions (unless the 2003 Act itself imposes such conditions or there are good reasons to restrict entry or to exclude children completely).

7.1.1 Licensees should note the concern of the authority that drink related disorder frequently involves under 18's. To prevent illegal purchases of alcohol by such persons, all licensees should work with a suitable 'proof of age' scheme and ensure that appropriate identification is requested prior to entry and when requesting alcohol, where appropriate. Appropriate forms of identification are currently considered to be those recommended by police, trading standards officers and their partners in the Licensing Strategy Group (eg passport, photo driving licence or pass card).

7.1.2 It is the licensing authority's expectation that all staff responsible for the sale of intoxicating liquor receive information and advice on the licensing laws relating to children and young persons in licensed premises. Licensed premises staff are required to take reasonable steps to prevent under age sales. The licensing authority will not seek to limit the access of children to any premises unless it is necessary for the prevention of emotional or psychological harm to them. Each application will be considered on its own merit but particular areas that will give rise to concern in respect of children are to be found in section 7.1.4 below.

7.1.3 To reduce alcohol-induced problematic behaviour by under 18 year olds, to enforce underage purchase and drinking laws and to assist in the protection of children from harm, the licensing authority supports the following measures:-

a) Police should exercise powers (Confiscation of Alcohol (Young Persons) Act 1997) to remove alcohol from young people on the street

b) Police and trading standards should implement test purchasing to reduce sales to under 18s in on and off sales licensed premises

c) Further take-up of proof of age schemes will be promoted

d) In-house, mystery shopper type schemes operated by local businesses will be supported

e) Providers of events specifically catering for unaccompanied children should consider whether all staff at such events need to be DBS checked

7.1.4 The licensing authority will not seek to require that access to any premises is given to children at all times – under normal circumstances this will be left to the discretion of the licensee. The following areas give rise to concern in respect of children, who will normally be excluded from premises:

- where there have been convictions for serving alcohol to minors or with a reputation for underage drinking.
- with a known association with drug taking or dealing.
- where there is a strong element of gambling on the premises.
- where entertainment of an adult or sexual nature is commonly provided.
- where premises are used primarily or exclusively for the sale and consumption of alcohol and there is little or no seating for patrons.

Options may include:

- limitations on the hours when children may be present.
- age limitations (below 18).
- limitations or exclusions when certain activities are taking place.
- requirements for an accompanying adult.
- full exclusion of people under 18.

7.1.7 Trading standards and the police undertake ongoing enforcement operations around under-age sales and test purchasing. Sussex Police and BCRP undertake work concerning proxy purchases and counterfeit ID as part of the partnership support work with Community Safety and Trading Standards.

7.1.8 Trading standards have a programme of business support including training for local businesses to avoid under-age sales.

8 Integration of Strategies

8.1.1 The licensing authority shall secure the proper integration of this policy with local crime prevention, planning policy, transport, tourism and cultural strategies by:-

- Liaising and consulting with the Sussex Police, Community Safety Forum, Sustainability Commission representatives and following the guidance in community safety and crime and disorder strategy
- Liaising and consulting with Public and Alcohol Programme Board
- Liaising and consulting with the East Sussex Fire & Rescue Service
- Liaising and consulting with the Local Strategic Partnership, Safety Advisory Group (Emergency Planning) and Equalities and Social Justice Consultation Forum
- Liaising and consulting with the Planning authority
- Liaising and consulting with the Highways authority
- Liaising and consulting with local business and business associations. Having regard to any future documents issued relating to the Private Security Industry Act 2001, for example liaison or information sharing protocols
- Liaising and consulting with the Trading Standards Team, for example with regard to test purchasing codes of practice

8.1.2 In line with statutory requirements and the council's Inclusion Policy, the Licensing Authority shall have due regard to the need to eliminate unlawful discrimination, and to promote equality of opportunity and positive relations between persons of diverse backgrounds, for example communities of interest such as: lesbian, gay, bisexual and transgender people; disabled people; racial and ethnic groups; religious and faith groups.

8.1.3 This policy supports the aims of the tourism strategy, recognising the benefits for the tourism economy of creating a safer and more attractive city centre and improving competitiveness with other European cities. The Licensing Committee should receive any reports relevant to the needs of the local tourist economy and the cultural strategy for the area to ensure that it considers these matters.

8.1.4 The Licensing Committee should receive relevant information relating to the employment situation of the area and the need for new investment and employment where appropriate.

8.1.5 Specific conditions may be attached to premises licences to reflect local crime prevention strategies. Such conditions may include the use of closed circuit television cameras, use of the NightSafe radio system or accredited scheme, the provision and use of shatterproof drinking receptacles, drugs and weapons search policy, the use of registered door supervisors, specialised lighting requirements, hours of opening. Certificates issued to club premises shall reflect local crime prevention strategies and may include any or all of the requirements listed above.

8.1.6 The licensing authority will have regard to the need to disperse people quickly and safely from the city centre to avoid concentrations which may produce disorder and disturbance.

8.3 Enforcement

8.3.1 The Enforcement of licensing law and inspection of licensed premises is detailed in the Protocol between Sussex Police, the East Sussex Fire & Rescue Service and Brighton & Hove City Council. This protocol reflects the need for more efficient deployment of Police and Local Authority staff commonly engaged in licensing enforcement and can be found at Appendix D (Lead Agency Status) of the Statement of Licensing Policy. In addition, the Licensing Authority will have regard to its published Licensing Enforcement Policy in making enforcement decisions in accordance with Brighton & Hove City Council's Statement of Licensing Policy (Appendix B). In order to better target enforcement resources, inspections will be undertaken outside of normal office hours and the sharing of information between all enforcement agencies will be encouraged through joint meetings or similar arrangements.

8.3.2 Attention is drawn to the targeting of agreed problem and high risk premises requiring greater attention as identified in the protocol. A number of other council and government policies, strategies and guidance documents must be taken into account to complement the policy, including:

- Community Safety & Crime Reduction Strategy
- Drugs and alcohol strategies – local alcohol harm reduction strategy

• Objectives of the Security Industry Authority
• The Anti-Social Behaviour Act 2003/ASBPC Act 2014
• The Health Act 2006
• The Violent Crime Reduction Act 2006
• Policing and Crime Act 2009

APPENDIX A – Licensing Best Practice Measures

Best Practice Measures to be included for consideration, in particular in SSA:
Matters that would normally be expected in operating schedules:

- the adoption of a policy (e.g. Challenge 25) with acceptable proof of ID as per existing Statement of Licensing Policy
- all off sales to be made in sealed containers for consumption away from the premises
- a smoking policy which includes an assessment of noise and litter created by premises users
- the use of plastic or polycarbonate drinking vessels and containers, especially in outside areas or after specified hours
- a policy in relation to searching customers and for drugs, weapons, seized or lost and found property
- use of a refusals book for registering attempts to buy alcohol by under-age persons or refusals to those intoxicated
- the installation of a digital CCTV system by liaison with, and to a standard approved by, Sussex Police
- policies for dispersal of customers which may include signage regarding taxi services' telephone numbers and advice to respect neighbours and minimize noise

Items to which positive consideration would be given:

- membership of Business Crime Reduction Partnership, Pubwatch, Neighbourhood Watch or similar schemes
- use of 'Night Safe' radio system or similar accredited scheme
- regular training and reminders for staff in respect of licensing legislation, policies and procedures; records of which should be properly recorded and available for inspection
- records of regular checks of all parts of the premises in relation to drug use
- systems in place to ensure details of barred clients are exchanged with other operators
- giving an agreed minimum notice of special events (screening of major sports events, birthday parties, adult entertainment, etc.) to relevant authorities and use of appropriate additional measures at such events

Recommend best practice for both on and off premises

• Staff must be aware of the risk of the problem of proxy sales and offer assistance to responsible authorities to deter offences
• Signage on premises should set out legal duties
• Voluntary restriction of high strength alcohol – operating schedules may be used to limit high ABV beers and ciders

• Staff training – in addition to personal licence holders training, staff must be adequately trained for duties
• Challenge 25 would be the norm, particularly in the off licence trade
• Signage – proxy sale – deterrence

5. FINANCIAL & OTHER IMPLICATIONS:

Financial Implications:

5.1 The licensing Act 2003 provides for fees to be payable to the licensing authority in respect of the discharge of their functions. The fee levels are set centrally at a level to allow licensing authorities to fully recover the costs of administration, inspection and enforcement of the regime.

Finance Officer Consulted David Wilder *Date: 02/06/25*

Legal Implications:

5.2 The licensing authority must act to promote the four licensing objectives which are:

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

The licensing authority must have regard to its statement of licensing policy and the guidance issued by the Secretary of State in carrying out its functions.

Lawyer Consulted: Rebecca Sidell *Date: 23/05/25*

Equalities Implications:

5.3 Diversity is valued and strong, safe communities are vital to future prosperity. Licensing policy aims to protect children from harm including sale and supply of alcohol to children.

Sustainability Implications:

5.4 Licensing policy aims to prevent public nuisance and develop culture of live music, dancing and theatre.

SUPPORTING DOCUMENTATION

Appendices:

1. Appendix A – Part P of the Application

2. Appendix B – New Plan of Premises

3. Appendix C – Part A of Premises Licence

4. Appendix D – Representations

5. Appendix E – Police and Environmental Protection Agreements including updated conditions

6. Appendix F – Map of Area

Documents in Members' Rooms

Brighton & Hove City Council, Licensing Act 2003: Statement of Licensing Policy 2021.

Home Office, Revised Guidance issued under section 182 of the Licensing Act 2003, February 2025.

Public Health Framework for Assessing Alcohol Licensing – January 2022.

Background Documents

Brighton & Hove City Council, Licensing Act 2003: Statement of Licensing Policy 2021.

Appendix A

Section 16 of 18
LICENSING OBJECTIVES
Describe the steps you intend to take to promote the four licensing objectives: a) General – all four licensing objectives (b,c,d,e) List here steps you will take to promote all four licensing objectives together.

Annex 1 – Mandatory Conditions

Condition 6 (To Remove):
We request removal of Annex 1 Condition 6 (mandatory drink measures) as these restrictions are unsuitable for our beachfront café-bar. The measures prevent us from serving popular beach drinks like pitchers, cocktails and larger servings that tourists expect. With no history of alcohol-related incidents and robust safeguards like Challenge 25 and staff training in place, this change will better reflect our casual seaside atmosphere while maintaining responsible service standards. The current measure limits unnecessarily constrain our business model now that we're introducing vertical drinking area.

Annex 2 – Operating Schedule

Condition 1 (To Remove):
Alcohol ancillary to a meal – Delete to allow standalone drinks.

We propose removing Condition 1 (alcohol ancillary to a meal) to better serve our beachfront clientele who often wish to enjoy drinks without food, particularly in our outdoor areas. This change reflects common seaside hospitality practices while maintaining our commitment to responsible service. We will continue to refuse alcohol sales to intoxicated persons, implement Challenge 25 policies, and ensure all drinks are served by trained staff. The removal of this condition will not lead to irresponsible promotions or drinking, as evidenced by our incident-free history and comprehensive existing safeguards including CCTV monitoring and an incident log system

Condition 2 (To Remove):
No vertical drinking – Delete to permit standing service.

We request removal of Condition 2 (no vertical drinking) to better accommodate our beachfront customers who naturally prefer standing service in our outdoor bar areas, particularly during busy periods and good weather. This change aligns with typical seaside venue operations and improves customer flow. Existing safeguards, strict policies against serving intoxicated patrons - will ensure this doesn't compromise responsible alcohol service. The introduction of plastic cups in standing areas provides additional safety measures.

b) The prevention of crime and disorder

Enhanced CCTV Coverage
Digital CCTV must cover all entry/exit points, vertical drinking zones (beach bar & main bar), and outdoor seating.
Cameras must capture clear facial images (day/night) and be recorded continuously during operations.
Footage stored for 31 days, immediately available to police/licensing officers on request.
Incident Log + Refusals Register
Maintain an electronic/physical log to record:
All alcohol refusals (underage, intoxication).
Log reviewed weekly by DPS and kept for 24 months.
Staff Training & Security

Continued from previous page...

All staff serving alcohol complete responsible sales training every 6 months (records kept).
At least 1 trained SIA door supervisor on Fridays/Saturdays (18:00–close) during peak season (May–September).
Plastic Cup Policy for Vertical Drinking
Alcohol in standing areas (beach bar/main bar) served only in plastic/polycarbonate cups.
Glassware permitted exclusively for seated table service.
Any violent/antisocial behavior on/near premises.
Staff interventions (e.g., stopping vertical drinking area overcrowding).
All alcohol sold for consumption off the premises must be supplied in a sealed container (e.g., factory-sealed cans/bottles, or securely capped/lidded containers filled on-site). No open vessels (e.g., glasses or cups) may be used for off-sales at any time. Off the premises alcohol is generally factory-sealed cans of beer (maximum 6% ABV)

c) Public safety

Maximum capacity strictly limited to 120 patrons with regular headcounts by staff
All vertical drinking areas must use plastic/polycarbonate cups only
Clear, unobstructed fire exits marked with illuminated signs
First aid kit available at the premises at all times

d) The prevention of public nuisance

All windows/doors to remain closed after 22:30 (except for entry/exit)
Staff to monitor outdoor areas every 30 minutes to prevent noise/disturbance
Prominent signage: "Please respect our neighbors, leave quitely"

e) The protection of children from harm

The premises will operate a strict "Challenge 25" policy where any customer appearing under 25 years old must present valid photographic ID to purchase alcohol. Acceptable forms of ID include:

Passports
UK driving licences with photograph
Military ID cards
Proof of age cards bearing the PASS hologram
EU national identity cards with security features
Signage and Staff Training
Clear signage promoting the Challenge 25 policy will be prominently displayed at all points of sale and alcohol display areas. All staff involved in alcohol sales, including temporary workers, will receive comprehensive training before commencing duties, covering:

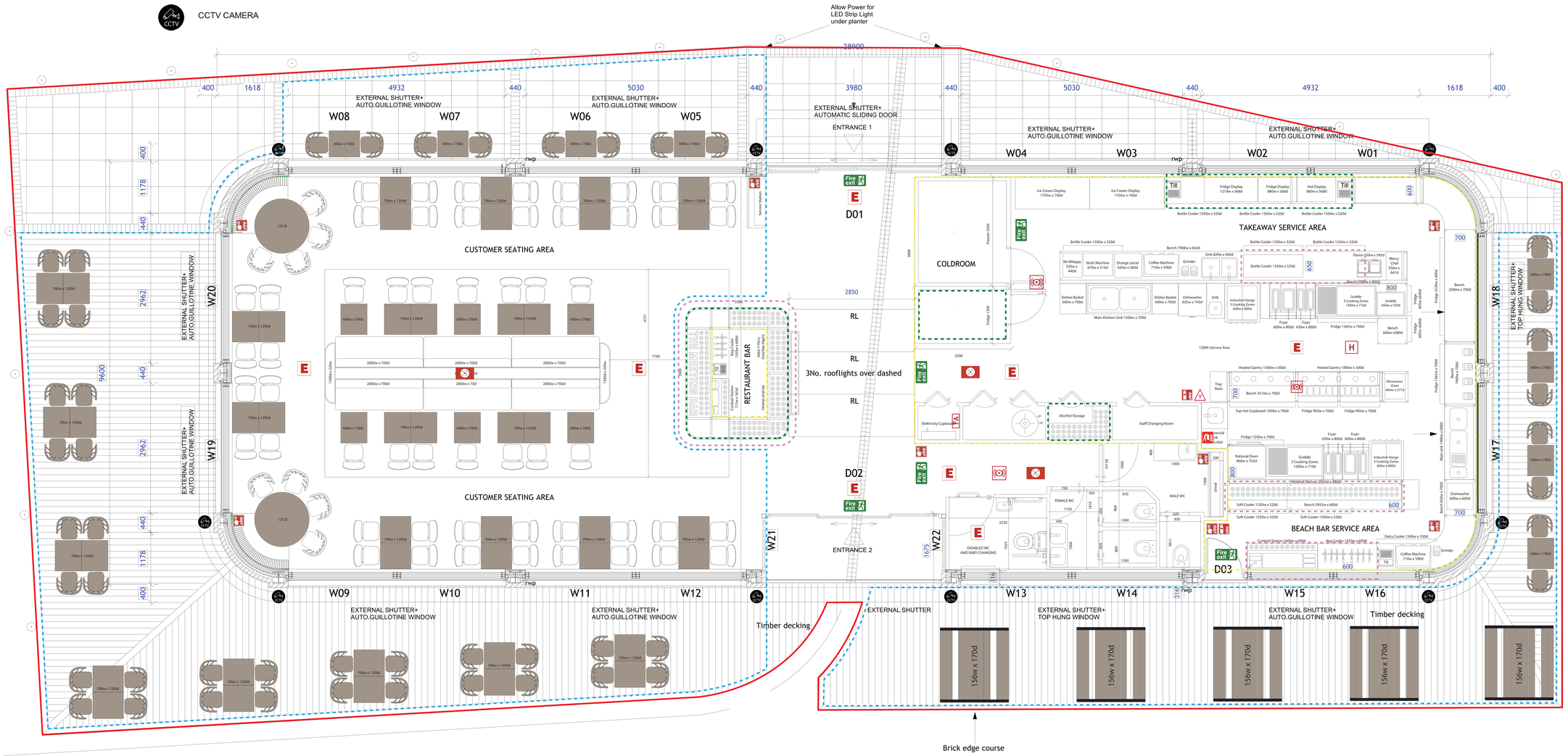
The premises will maintain:

A refusals register recording all age verification challenges and service refusals
An incident log documenting any relevant occurrences
These records will be:
Reviewed at least monthly by the Designated Premises Supervisor
Retained for 24 months
Available for inspection by authorised officers
Staff will receive regular feedback based on logged incidents to reinforce responsible service practices.

50 linear meter

Alcohol Boundary
Alcohol Display Area
Alcohol Storage Area
Staff Only Area
CUSTOMER AREA

FIRE EXTINGUISHER
FIRE ALARM
SMOKE & HEAT
FIRE DISPLAY LIGHT
FIRE EXIT
FIRE Blanket
CCTV CAMERA
SOUNDER
HEAT DETECTOR
WET CHEMICAL EXTINGUISHER
FIRE ALARM PANEL



01 Floor Plan
Scale: 1:50

REV	Description	By	Date
H	Border line and decorative railing added. Entrance glass canopy made smaller.	ot	15/07/2024
G	Decking and railings revised	ot	25/06/2024
F	Glass canopies and decking added	ot	18/06/2024
E	Insulation details revised to achieve new target u-values following SBEM.	yu	07/04/2024
D	Steel structure and associated components revised	yu	26/03/2024

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Schedule 12
Part A

Regulation 33, 34

Premises Licence
Brighton and Hove City Council

Premises Licence Number	1445/3/2024/02671/LAPREN

Part 1 – Premises Details

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

The Meeting Place Cafe
Kings Road
Hove
BN3 2WN

Licensable activities authorised by the licence

Performance of Recorded Music
Sale by Retail of Alcohol

Times the licence authorises the carrying out of licensable activities

Performance of Recorded Music
Every Day: 06:30 - 23:00 Indoors

Sale by Retail of Alcohol
Every Day: 10:00 - 22:30 On the premises

The opening hours of the premises

Every Day: 06:30 - 23:00

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

Alcohol is supplied for consumption on the Premises.

Part 2

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

Hikmet Tabak
REDACTED

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

N/A

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

Hikmet Tabak
REDACTED

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

Party Reference: **REDACTED** Licensing Authority: **REDACTED**

Brighton & Hove City Council

Annex 1 – Mandatory conditions

S 19; mandatory conditions where licence authorises supply of alcohol

1. No supply of alcohol may be made under the premises licence
   a) at a time when there is no designated premises supervisor in respect of the premises, or
   b) at a time when the designated premises supervisor does not hold a personal licence or his personal licence is suspended

2. Every supply of alcohol under the premises licence must be made or authorised by a person who holds a personal licence

3. (1) The responsible person must ensure that staff on relevant premises do not carry out, arrange or participate in any irresponsible promotions in relation to the premises.

   (2) In this paragraph, an irresponsible promotion means any one or more of the following activities, or substantially similar activities, carried on for the purpose of encouraging the sale or supply of alcohol for consumption on the premises-

   (a) games or other activities which require or encourage, or are designed to require or encourage, individuals to–
      (i) drink a quantity of alcohol within a time limit (other than to drink alcohol sold or supplied on the premises before the cessation of the period in which the responsible person is authorised to sell or supply alcohol), or
      (ii) drink as much alcohol as possible (whether within a time limit or otherwise);

   (b) provision of unlimited or unspecified quantities of alcohol free or for a fixed or discounted fee to the public or to a group defined by a particular characteristic in a manner which carries a significant risk of undermining a licensing objective;

   (c) provision of free or discounted alcohol or any other thing as a prize to encourage or reward the purchase and consumption of alcohol over a period of 24 hours or less in a manner which carries a significant risk of undermining a licensing objective;

   (d) selling or supplying alcohol in association with promotional posters or flyers on, or in the vicinity of, the premises which can reasonably be considered to condone, encourage or glamorise anti-social behaviour or to refer to the effects of drunkenness in any favourable manner.

   (e) dispensing directly by one person into the mouth of another (other than where that other person is unable to drink without assistance by reason of a disability).

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4. The responsible person must ensure that free potable water is provided on request to customers where it is reasonably available.

5. (1) The premises licence holder or club premises certificate holder must ensure that an age verification policy is adopted in respect of the premises in relation to the sale or supply of alcohol.
   (2) The designated premises supervisor in relation to the premises licence must ensure that the supply of alcohol at the premises is carried on in accordance with the age verification policy.
   (3) The policy must require individuals who appear to the responsible person to be under 18 years of age (or such older age as may be specified in the policy) to produce on request, before being served alcohol, identification bearing their photograph, date of birth and either—
      (a) a holographic mark, or
      (b) an ultraviolet feature.

6. The responsible person must ensure that—
   (a) where any of the following alcoholic drinks is sold or supplied for consumption on the premises (other than alcoholic drinks sold or supplied having been made up in advance ready for sale or supply in a securely closed container) it is available to customers in the following measures—
      (i) beer or cider: ½ pint;
      (ii) gin, rum, vodka or whisky: 25 ml or 35 ml; and
      (iii) still wine in a glass: 125 ml;
   (b) these measures are displayed in a menu, price list or other printed material which is available to customers on the premises; and
   (c) where a customer does not in relation to a sale of alcohol specify the quantity of alcohol to be sold, the customer is made aware that these measures are available.

Minimum Drinks Pricing

1. A relevant person shall ensure that no alcohol is sold or supplied for consumption on or off the premises for a price which is less than the permitted price.

2. For the purposes of the condition set out in paragraph 1 —
   (a) "duty" is to be construed in accordance with the Alcoholic Liquor Duties Act 1979:
   (b) "permitted price" is the price found by applying the formula—

$$P=D+(D \times V)$$

   where—
   (i) P is the permitted price,

(ii) D is the amount of duty chargeable in relation to the alcohol as if the duty were charged on the date of the sale or supply of the alcohol, and

(iii) V is the rate of value added tax chargeable in relation to the alcohol as if the value added tax were charged on the date of the sale or supply of the alcohol;

(c) "relevant person" means, in relation to premises in respect of which there is in force a premises licence—

(i) the holder of the premises licence,

(ii) the designated premises supervisor (if any) in respect of such a licence, or

(iii) the personal licence holder who makes or authorises a supply of alcohol under such a licence;

(d) "relevant person" means, in relation to premises in respect of which there is in force a club premises certificate, any member or officer of the club present on the premises in a capacity which enables the member or officer to prevent the supply in question; and

(e) "value added tax" means value added tax charged in accordance with the Value Added Tax Act 1994.

3. Where the permitted price given by Paragraph (b) of paragraph 2 would (apart from this paragraph) not be a whole number of pennies, the price given by that sub-paragraph shall be taken to be the price actually given by that sub-paragraph rounded up to the nearest penny.

4. (1) Sub-paragraph (2) applies where the permitted price given by Paragraph (b) of paragraph 2 on a day ("the first day") would be different from the permitted price on the next day ("the second day") as a result of a change to the rate of duty or value added tax.

(2) The permitted price which would apply on the first day applies to sales or supplies of alcohol which take place before the expiry of the period of 14 days beginning on the second day.

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Annex 2 – Conditions consistent with the Operating Schedule

General:

1. Alcohol will be served by waiter/waitress service to persons seated at tables and ancillary to a main table meal only. No supply but drinking up time from 22.30 to 23.00.

2. There shall be no vertical drinking at the premises.

The Prevention of Crime and Disorder:

3. 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 in the event that CCTV footage is required for the prevention and detection of suspected or alleged crime.

(e) The CCTV images will record and display dates and times, and these times will be checked regularly to ensure their accuracy.

(f) 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, without difficulty or delay and without charge.

(g) Any breakdown or system failure will be notified to the police immediately &

remedied as soon as practicable. This can be via email - brighton.licensing@sussex.police.uk.

(h) 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.

4 (a) 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 the DPS (or a person with delegated authority) at least once a week.

(b) The log book 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.

(c) Any refusals made for alcohol service e.g. underage, will also be recorded (either in electronic or written form) and feedback given to staff as relevant. The log will be kept for a

minimum of twenty four (24) months.

Public Safety: None

The Prevention of Public Nuisance:

5. There will be no regulated entertainment other than background music allowed.
6 All windows and doors will be kept closed after 23:00 at the latest.
7. Signs will be placed by the exit asking customers to leave the premises quietly.
8. Signs should be placed in the outdoor seating area asking customers to respect residents right to peace and quiet.
9. Recycling of glass bottles will not take place after 23:00 and before 08:00.

The Protection of Children from Harm:

10. a) The Premises Licence Holder shall ensure that all staff members engaged or to be engaged, selling alcohol at the premises shall receive induction training. This training will take place prior to the selling of such products:

- The lawful selling of age restricted products
- Refusing the sale of alcohol to a person who is drunk

b) Further verbal reinforcement/refresher training covering the above will be carried out thereafter at intervals not to exceed 8 weeks, with the date and time of the verbal reinforcement/refresher training documented.

c) All such 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.

11. The premises will operate a "Challenge 25" policy whereby any person attempting to buy alcohol who appears to be under 25 will be asked for photographic ID to prove their age. The recommended forms of ID that will be accepted are passports, driving licenses with a photograph or proof of age cards bearing the 'PASS' mark hologram. The list of approved forms of ID may be amended or revised with the prior written agreement of Sussex Police and the Licensing Authority without the need to amend the licence or conditions attaching to it.

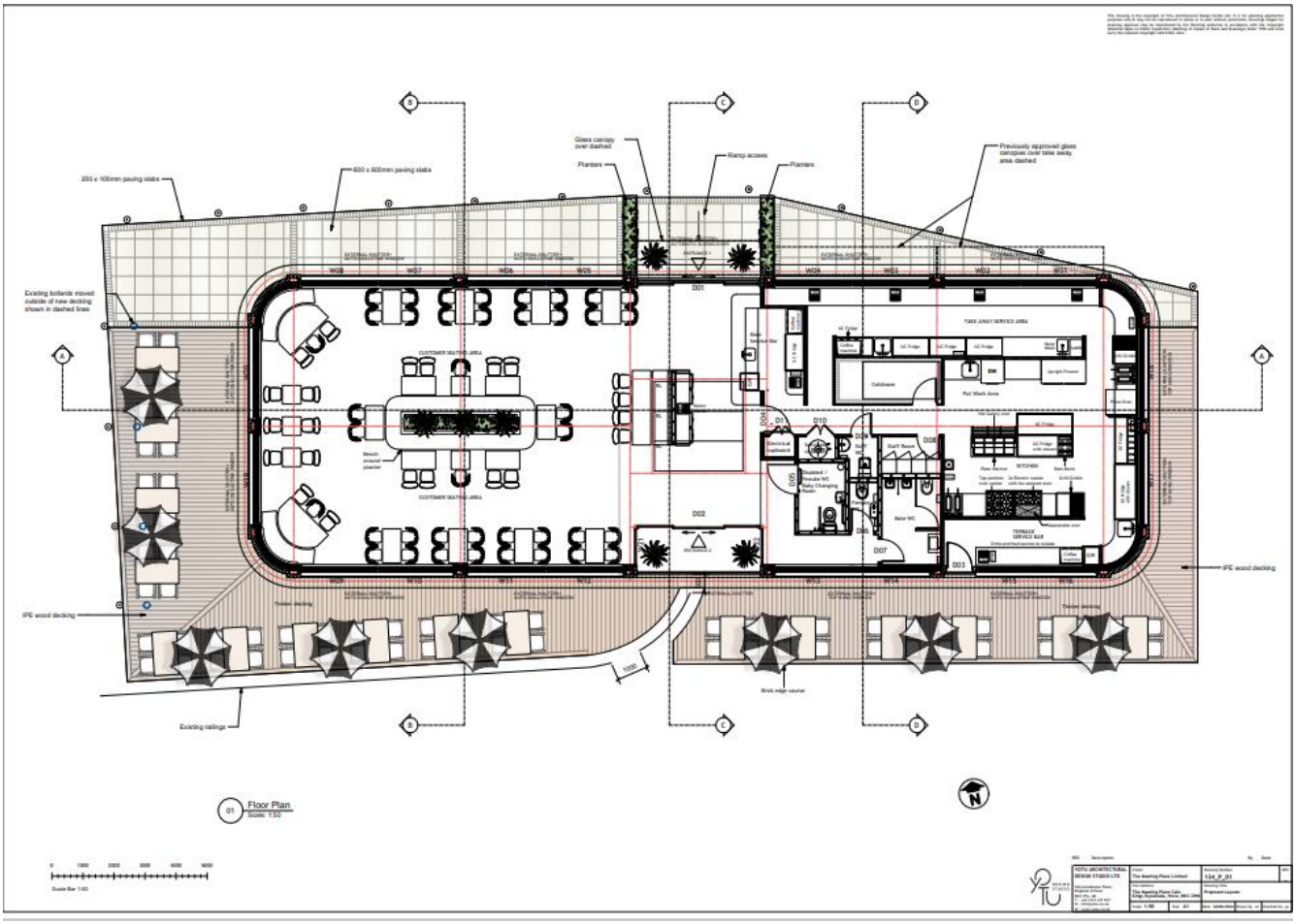
12. Signage advertising the "Challenge 25" policy will be displayed in prominent locations inside the premise.

Annex 3 – Conditions attached after a hearing by the licensing authority

N/A

Brighton & Hove City Council

Annex 4 – Plans



Appendix D

From: REDACTED
Sent: 05 May 2025 07:30
To: EHL Licensing <EHL.licensing@brighton-hove.gov.uk>
Subject: Meeting place cafe

SC CON ENDS 14.05.2025 VALID PS and CIZ (A)

I understand the Meeting Place cafe on the seafront on the Hove/Brighton border have applied for a drinks licence.

I am a long time resident from Brunswick Square and know the area extremely well.

I feel it is extremely important to NOT allow a drinking licence. This business is a cafe and to ask for alcohol to be served is not in line with its current permission. To allow this opens it up to an entirely different kind of clientele and behaviours totally out of line with its position and will destroy its unique place and what it serves to the community.

There are a large number of businesses locally already selling or serving alcohol so there is no shortage. Therefore this is a simple grab for profit at the expense of local safety and consideration.

Yours faithfully

REDACTED

From: REDACTED
Sent: 05 May 2025 14:51
To: EHL Licensing <EHL.licensing@brighton-hove.gov.uk>
Subject: Meeting place, Hove Lawns, alcohol objection

SC CON ENDS 14.05.2025 VALID PCD, PPN & CIZ (B)

I wish to strongly object to the Meeting place receiving any form of licence to sell any form of alcohol.

Every year we have to register that another drowning has taken place off our beaches. Usually the victim has drunk alcohol. Avoidable deaths. Places selling alcohol for gain, right on the beach is a terrible idea, and just to line the vendors pockets? Really?

Add to this the increase in antisocial behaviour on Hove beaches & lawns: noise, challenging behaviour, brawls, often running into evenings, nights & even the small hours - even if last orders are at 10, by then the ability to moderate & stop will have been lost.

Many will then simply buy from stores & carry on.
Add to this more litter & worse, broken glass & openned drinks tins discarded to harm children enjoying the Lawns over the next days, and injuries to them & to dogs and to anyone who wishes to walk barefoot on our Lawns especially the glass.

No, absolutely not. Drinking must take place away from the seafront except for the existing, controlled areas quite a long way to the East and well away from the Lawns, where heavy drinking is already heavily monitored & heavily controlled.

Thank you
REDACTED

From: REDACTED
Sent: 05 May 2025 15:53
To: EHL Licensing <EHL.licensing@brighton-hove.gov.uk>
Subject: The Meeting Place Café

SC CON ENDS 14.05.2025 VALID PCD, PPN & CIZ (C)

Dear Sir/Madam

I would like to express my opposition to the Meeting Place Café being granted a liberalisation of its alcohol licence to include all day, stand-up and take away drinking.
It seems obvious to me that this will make the area around the Peace Statue and the eastern end of the promenade and lawns a 'no go' area for families and anyone too faint-hearted to run the gauntlet of drunken groups of young men.
Hove Lawns and the promenade will become degraded, litter-strewn and ultimately unvisitable.

The Meeting Place is not a pub nor should it become one.

Yours faithfully

REDACTED

From: REDACTED
Sent: 05 May 2025 18:30

To: EHL Licensing <ehl.licensing@brighton-hove.gov.uk>
Subject: Objection to Licensing application Licence - 1445/3/2025/02853/LAPREV

SC CON ENDS 14.05.2025 VALID PCD, PPN & CIZ (D)

I wish to strongly object to the above licensing application for the MEETING PLACE CAFE. This is not just a premises variation it is a change of use from cafe to a pub with food.

This is a seaside cafe currently serving ice cream, tea and coffee and light meals. The building is currently being renovated.

The application requests: *removing the condition requiring alcohol to be served only with meals, permitting vertical drinking throughout the premises, (including at the indoor and beach bars), and eliminating drink measure restrictions (e.g., whisky/beer limits). The updated licence will allow off-sales of alcohol from a designated area*

My objection is

a)This turns a seaside cafe into a beachside pub and is a major change of use

b) It is not safe to have unrestricted drinking in an area where children play on the beach and on the adjacent Hove Lawns.

c) Unrestricted standing drinking and off sales will result in considerable noise in this quiet area. We already have a problem with ASB in the area and this will exacerbate it and lead to public nuisance.

b) the venue is opposite a Grade I Terrace (Brunswick Terrace) and adjacent to Hove Lawns and unlike Brighton seafront near the pier, this is a residential quiet area unsuitable for a noisy crowded drinking establishment with unrestricted alcohol served to standing customers who are not eating at the cafe, as well as off sales.

c) The residents of Brunswick Terrace, opposite the Meeting Place Cafe, will be severely affected by this change of use. Residents of Brunswick Terrace have not been notified of the application and only learned of it today in the Argus. This is very disappointing.

I call on the Licensing Committee to turn down this application.

REDACTED

From: REDACTED
Sent: 05 May 2025 08:42

To: EHL Licensing <EHL.licensing@brighton-hove.gov.uk>
Subject: Alcohol license Meeting Place Cafe

SC CON ENDS 14.05.2025 VALID PCD (E)

Hi there

As a nearby resident to the new café (which is going to look lovely by the way) I object to the alcohol license. It is one of the few stretches of beach which doesn't serve alcohol close by and that keeps all the drunken groups away, meaning it feels much safer and more pleasant for children.

Best wishes

REDACTED

From: REDACTED
Sent: 06 May 2025 14:25
To: EHL Licensing <EHL.Licensing@brighton-hove.gov.uk>
Subject: Objection to Application for Variation of Alcohol Licence - Meeting Place Cafe, Hove

SC CON ENDS 14.05.2025 VALID PCD, PPN & PS (F)

I am writing to formally object to the application by the Meeting Place Cafe, Hove, to vary its alcohol licence, as detailed in the article published in the Argus theargus.co.uk/news/25134543.meeting-place-cafe-hove-wants-changes-alcohol-licence/ . I understand the owners are seeking permission to sell alcohol without the requirement for food to be served and to allow customers to consume alcohol while standing.

My objection is based on the following grounds, which relate to the licensing objectives as defined in the Licensing Act 2003:

1. Prevention of Public Nuisance:

- The immediate vicinity of the Meeting Place Cafe is primarily residential. The proposed variation, which would effectively transform the premises into a pub-style establishment, is likely to lead to an increase in noise levels.
- Allowing customers to drink while standing outside is likely to exacerbate this problem, with increased potential for raised voices, shouting, and general disturbance, particularly late at night.
- The extended hours and change in operating style may also lead to increased noise from patrons entering and leaving the premises, and from associated traffic, causing disruption to nearby residents.

2. Crime and Disorder:

- The proposed variation, which would allow for the sale of alcohol without food, may contribute to an increase in alcohol-related disorder in the area.
- The availability of alcohol, without the mitigating effect of food consumption, can lead to increased intoxication and the potential for anti-social behaviour.
- There are already a number of licensed premises in the vicinity, and the addition of another establishment operating in a similar manner has the potential to add to the cumulative impact on crime and disorder.

3. Public Safety:

- Allowing customers to consume alcohol while standing may lead to overcrowding, particularly at peak times.
- This could create a public safety hazard, making it more difficult for staff to manage the premises and ensure the safety of customers.

I believe that granting this application would undermine these licensing objectives and have a negative impact on the local community. The area is already adequately served by existing pubs that cater to the consumption of alcohol. The proposed changes are unnecessary and would likely lead to a deterioration in the quality of life for residents.

I urge the licensing authority to carefully consider these objections and refuse the application. I would also like to request the opportunity to speak in support of this objection at any licensing committee hearing that is convened to consider this application.

Thank you for your time and consideration of this important matter.

Sincerely,

REDACTED

From: REDACTED
Sent: 06 May 2025 21:38
To: EHL Licensing <EHL.Licensing@brighton-hove.gov.uk>
Cc: REDACTED
Subject: Cllr Objection: 1445/3/2025/02853/LAPREV Meeting Place Café

SC CON ENDS 14.05.2025 Valid PPN, PS & CIZ (G)

Dear EHL Licensing

I wish to register an objection to this licence variation which proposes a major change to a premises, within the city's Cumulative Impact Zone, from a restaurant-based premises to a vertical drinking establishment. According to the online application, the proposed variation includes:

- Alcohol to be served with or without meals
- Vertical drinking throughout the premises
- No drink measure restrictions
- Alcohol off-sales

These together comprise a major change from the previous offer and a significant change also from that licenced recently for the newly built premises at the Meeting Place Café.

I consider that the variation if allowed will contradict and undermine the purpose of the Cumulative Impact Zone. In terms of the city's licensing objectives, this will in my view impact on public safety by encouraging vertical drinking near the sea and will undermine prevention of public nuisance at this location by focussing on an alcohol-led offer.

You will hear strong views from local residents who appreciated the offer at the Meeting Place café but do not want to see an alcohol-led venue at this site.

Please register my objection to this variation.

Thanks and kind regards

Ollie

Ollie Sykes (Green Party)
City Councillor, Brunswick and Adelaide ward
Brighton & Hove City Council
REDACTED

From: REDACTED
Sent: 06 May 2025 17:01
To: EHL Licensing <ehl.licensing@brighton-hove.gov.uk>
Subject: objection to licensing variation application 1445/3/2025/02853/laprev

SC CON ENDS 14.05.2025 Valid PPN & CIZ (H)

To whom it may concern

I wish to strongly object to the application to vary the license of the Meeting Place cafe on Hove Seafront that effectively turns it from its original purpose as a cafe into an all day/evening bar.

Apart from what is a fairly blatant attempt to secure a bar license by stealth, this proposal is not in keeping with the area or its position on the heritage part of our seafront, situated as it is in front of the grade 1 listed Brunswick Terrace, itself part of a conservation area.

Late night drinking in this part of town, which is primarily residential, when there are plenty of other bars not very far to the east and on the beachfront itself, should be resisted at all costs. Residents along Brunswick Terrace, Brunswick Square and Waterloo Street will be adversely affected by late night revellers, noise and the through 'traffic' of drinkers walking north from the seafront after 11pm. Not to mention the inevitable use of the Hove Lawns and Brunswick gardens as public conveniences.

There is no need for another drinking establishment when the public is already served very well in that department. As such, residents concerns should be paramount.

Please register my objection.

REDACTED

From: REDACTED
Sent: 09 May 2025 11:16
To: EHL Licensing <EHL.licensing@brighton-hove.gov.uk>
Subject: Alcohol licence for the Meeting Place Cafe

SC CON ENDS 14.05.2025 Valid PCD (I)

Dear team,

I write to object to the application for a modified alcohol licence for The Meeting Place - as I've read in the Argus today.

Apparently it seems that the cafe want to sell alcohol for takeaway consumption, standing up in the premises and served without food. In other words to turn this cafe into a seafront pub.

The addition uncontrolled alcohol sales will put the peace and quiet of this part of the seafront in peril. Street drinkers would be attracted, no doubt.

Hove Lawns has traditionally been free of alcohol and therefore quiet and safe. Please turn down this application and keep the rules that were put in place when the plans for the expansion of the cafe were granted.

Yours faithfully

REDACTED

From: REDACTED
Sent: 09 May 2025 12:16
To: EHL Licensing <EHL.Licensing@brighton-hove.gov.uk>
Subject: The Meeting House Café

SC CON ENDS 14.05.2025 Valid PCD, PS & CIZ (J)

To whom it may concern,

I would like to register my objection to the application to change the premises license to allow off sales at the Meeting House Cafe on Hove seafront.

It seems that the seafront is becoming inundated with licensed premises af late and at least this small part might be kept as a more child and family friendly area.

The license holder knew full well he was buying a cafe when he purchased this site a few years ago and as I and many other business owners and residents in the area suspected when the initial planning was granted that that wouldn't be the end of it and we'd end up with another beach bar.

I personally do not believe any consideration has been given by the applicant to the impact an off sales license will have.
Has any consideration been given to the need for more toilet facilities?
Who will cover the costs of the extra cleaning and rubbish clearances required?
Will they be held responsible for beach clearance?
How will the inevitable anti-social behaviour be dealt with?

I would also like to point out that the planning notice has been displayed in a very unclear manner, surrounded by many other notices - most notably building site safety notices meaning most people will not have seen this application.

This council seems to have very little regard for existing businesses in the city and continue to dish out alcohol licenses to every cafe and coffee shop, art gallery and street bar, fan zones, health clubs et al. The local pub industry is on its knees and needs the proliferation of licenses to stop.

Kind regards
REDACTED

From: REDACTED
Sent: 11 May 2025 16:35

To: EHL Licensing <ehl.licensing@brighton-hove.gov.uk>
Subject: Objection to Licensing Application - The Meeting Place, Kings Road, Hove BN3 2WN

SC CON ENDS 14.05.2025 VALID PCD, PPN & CIZ (K)

Dear Brighton & Hove City Council Licensing Team,

I am writing to formally object to the proposed variation of the premises licence for The Meeting Place cafe, located on Kings Road seafront by the Peace Statue in Hove (BN3 2WN). As a resident of REDACTED, I will be directly impacted by this proposed change. The application seeks to vary the current licence to permit the sale of off-sale alcohol from 10am to 10pm daily without the requirement for customers to purchase a meal.

I have serious concerns about this proposed change and believe it would have a significantly detrimental impact on our local community for the following reasons:

1. Direct Impact on Local Residents As a resident of REDACTED, I am one of the thousands of local residents who will be directly affected by this proposed change. The Meeting Place is within immediate proximity to our residential street, and the problems arising from extended alcohol sales will directly impact our quality of life, property values, and day-to-day living conditions.

2. Inappropriate for Residential Location This location is fundamentally different from areas like West Street beach, which is zoned for commercial and entertainment purposes. The Meeting Place is situated in a residential area where families live year-round. The chaos and problems we see at West Street in summer - with its heaving and awful conditions due to off-sale alcohol - demonstrate exactly why such provisions are inappropriate for residential seafront areas. We must protect the distinct character of different areas along our coast.

3. Anti-Social Behaviour and Current Balance Unlike the West Street beach area, this part of Hove seafront is a residential area surrounded by homes and families. Current drinking on the beach and lawns clearly happens but remains at manageable levels precisely because there are no vendors selling off-sale alcohol directly on the beach or seafront here. The Meeting Place licence variation would change this fundamental dynamic, creating an easily accessible supply point that would significantly increase alcohol consumption and lead to:

- People travelling to this area of the beach specifically because they can buy alcohol all day
- Public intoxication and associated anti-social behaviour throughout the day
- The lawns becoming drinking areas similar to those further down the seafront
- Increased noise nuisance for local residents
- Potential for alcohol-related incidents and public disorder
- Loss of public space for families and other residents

4. Inadequate Infrastructure The current toilet provision at The Meeting Place is insufficient to accommodate the increased footfall that would result from extended alcohol sales. This will inevitably lead to public urination in surrounding areas, including the beach, lawns, and nearby residential streets, creating unsanitary conditions and public health hazards.

5. Environmental Impact on Beach and Lawns This proposal directly conflicts with the council's environmental commitments and would result in:

- Dramatic increase in plastic waste and litter on both the beach and the lawns
- Beer cans, bottles, and plastic cups strewn across public spaces
- The lawns becoming informal drinking areas with associated mess and damage
- Exclusion of families and other residents from using these public spaces
- Additional burden on already stretched council cleaning services
- Negative impact on our precious marine environment

6. Policy Conflicts with Council Commitments This application directly contradicts several key council policies:

Carbon Neutral 2030 Programme: The council has declared a climate and biodiversity emergency. Tackling plastic waste is identified as "an important part of the solution to the climate and biodiversity crisis", yet this licence variation would significantly increase single-use plastic consumption.

Plastic Waste Reduction Initiatives: The council has invested in water refill stations specifically to "reduce the scourge of plastic waste", recognising our "special responsibility to protect our precious marine environment". This application undermines these efforts.

Environmental Health Priorities: The council's framework explicitly aims at "combatting littering and ensuring the city remains attractive and enjoyable for all". This proposal contradicts these stated objectives.

7. Unfair Competition with Local Pubs This licence variation would create unfair competition for legitimate local pubs and bars. Licensed pubs must provide adequate toilet facilities, maintain premises standards, prevent anti-social behaviour, and pay full business rates. The Meeting Place would effectively operate as a bar without equivalent regulatory obligations, undercutting traditional pubs whilst externalising all problems (toilets, litter, anti-social behaviour) onto the public realm.

8. Cumulative Impact This area already experiences significant impact from nearby licensed premises during peak times. Adding unrestricted off-sale alcohol from 10am to 10pm will create an unacceptable additional burden on this residential area.

Conclusion The current licensing arrangements, which require food purchase with alcohol, represent the maximum appropriate level of alcohol service for this location. The proposed variation would fundamentally alter The Meeting Place from a cafe to

what would effectively become a beachside bar, with all the associated problems that entails.

As a local resident directly affected by these changes, I cannot see any justification for this licence variation. The evidence from West Street shows clearly what happens when off-sale alcohol is freely available on the seafront. The council has made strong commitments to environmental protection and maintaining Brighton & Hove's character as a family-friendly seaside destination. This application contradicts all of these priorities.

I strongly urge the council to protect our residential area, our beaches and lawns, our local businesses, and the council's own environmental commitments by rejecting this application in full.

Thank you for considering my objection.

Yours sincerely,

REDACTED

From: REDACTED
Sent: 11 May 2025 19:55
To: EHL Licensing <ehl.licensing@brighton-hove.gov.uk>
Subject: Objection to License Application for Alcohol Sales at Meeting Place Cafe by Hikmet Tabak

SC CON ENDS 14.05.2025 VALID PCD & PPN (L) WITHDRAWN

Yours sincerely, REDACTED
From: REDACTED
Sent: 12 May 2025 14:38
To: EHL Licensing <ehl.licensing@brighton-hove.gov.uk>
Subject: Objection to Licensing Application - The Meeting Place, Kings Road, Hove BN3 2WN

SC CON ENDS 14.05.2025 VALID PCD & PPN (M)

Dear Brighton & Hove City Council Licensing Team,

I am writing to formally object to the proposed variation of the premises licence for The Meeting Place café, situated on Kings Road seafront by the Peace Statue in Hove (BN3 2WN).

As a resident of REDACTED, I am deeply concerned about the direct impact this application would have on our neighbourhood. The proposal seeks to remove the current requirement for alcohol to be served only with a meal and to allow the off-sale of alcohol from 10:00am to 10:00pm each day.

I believe this change would have a significantly harmful effect on the local community and urge the council to reject the application for the following reasons:

1. Direct Impact on Local Residents
As a resident of REDACTED, I am one of many local residents who will be directly affected by the proposed licence variation at The Meeting Place. This establishment is located in close proximity to a densely populated residential area. Extending its alcohol sales would negatively affect our quality of life, reduce property values, and disrupt the day-to-day living conditions of the local community.

2. Risk of Increased Anti-Social Behaviour
This section of Hove seafront currently maintains a delicate balance. While some informal drinking occurs, the absence of off-sale alcohol vendors helps keep activity at manageable levels. Approving this licence variation would change that balance by introducing a new, easily accessible source of alcohol, which could lead to:

- A rise in visitors specifically seeking to purchase and consume alcohol on the beach
- Increased levels of public intoxication and associated anti-social behaviour
- The transformation of the adjacent lawns into informal drinking zones
- Greater noise disruption for residents
- A higher risk of alcohol-related incidents and public disorder
- Reduced accessibility of public spaces for families and other local users

3. Incompatibility with a Residential Setting
The Meeting Place is situated in a predominantly residential part of the seafront, unlike areas such as West Street beach, which are zoned for commercial and entertainment uses. Families live in this area year-round. The issues frequently experienced at West Street—particularly during summer months, where off-sale alcohol contributes to significant disruption—clearly demonstrate why such an arrangement is unsuitable in residential zones. It is essential that the distinct residential character of this area is preserved.

4. Lack of Adequate Facilities
The current toilet facilities at The Meeting Place are inadequate for the increased

footfall that would result from extended alcohol sales. This shortfall is likely to lead to public urination in nearby streets, green spaces, and on the beach—resulting in unhygienic conditions and public health concerns (we witness first hand what happened after restrictions were lifted in lockdown and no public restrooms opened. Our streets, neighbourhood, behind bins were used as public toilets!

5. Environmental Implications
This proposal contradicts the council's environmental goals and would likely result in:

- A substantial increase in litter, including plastic cups, cans, and bottles, on the beach and lawns (what proposed steps is the venue looking at to avoid this?)
- Degradation of public spaces due to alcohol-related waste and damage
- Diminished access for families and responsible users
- Additional strain on already overstretched council waste services
- Harmful effects on the coastal and marine environment

6. Contradiction of Council Policies
The application runs counter to several of the council's stated commitments:

- **Carbon Neutral 2030 Programme:** The council has declared a climate and biodiversity emergency and identified reducing plastic waste as a critical measure. This licence change would encourage more single-use plastic consumption.
- **Plastic Waste Reduction Measures:** Investments in water refill points and plastic reduction initiatives reflect the council's intention to reduce waste and protect the marine environment. This application undermines those efforts.
- **Environmental Health Objectives:** The council's strategy includes keeping the city clean and pleasant for all residents. Extending alcohol sales at this site would likely have the opposite effect.

7. Unequal Regulatory Standards and Unfair Competition
Granting this variation would create an uneven playing field. Unlike traditional pubs, which must meet rigorous licensing requirements—including toilet provision, anti-social behaviour controls, and full business rates—The Meeting Place would be permitted to operate as a de facto beach bar without the same obligations. This would unfairly disadvantage local pubs who look after their outside areas & community and shift the social and environmental costs onto the public realm.

8. Accumulated Impact
This area already experiences significant pressure from nearby licensed premises, particularly during peak times. Adding unrestricted off-sale alcohol from 10am to 10pm would exacerbate existing issues and place an unacceptable burden on this residential community.

Conclusion
The current licence, which permits alcohol sales only with the purchase of food, strikes the right balance for this location. The proposed variation would change the nature of The Meeting Place from a café into what would effectively function as a beachfront bar—bringing with it a host of well-documented challenges. =

As a resident who would be directly impacted, I can see no justification for this change. The problems evident at West Street serve as a clear warning. Moreover, the proposal undermines the council's environmental pledges and its stated aim to support family-friendly coastal spaces.

I respectfully urge the council to reject this application in full, in order to safeguard our residential area, protect public spaces, uphold local business fairness, and honour the council's environmental and community commitments.

Your sincerely

REDACTED

From: REDACTED
Sent: 13 May 2025 21:16
To: EHL Licensing <ehl.licensing@brighton-hove.gov.uk>
Cc: REDACTED
Subject: Meeting Place Cafe, King's Road, Hove BN3 2WN - application for variation of premises licence - OBJECTION

SC CON ENDS 14.05.2025 VALID PCD & CIZ (N)

To whoever it may concern

I write to register our objection to the above application for any and all of the various types of alcohol licences which the applicant has applied for at the Meeting Place Cafe on the seafront.

We are residents of REDACTED, REDACTED the Premises, on the south facing side of REDACTED. We have been at REDACTED since 2006 and have always appreciated that this local area has remained relatively quiet and 'local' even as central Brighton becomes more overcrowded with fun-seekers.

Accordingly, we are extremely disappointed to learn that the applicant has chosen to make this application, he having previously obtained planning permission for the expansion of the Meeting Place Cafe, presumably on the basis that the cafe would remain a cafe and NOT become a bar or 'entertainment' venue.

The reasons we are objecting to the application are as follows.

First, the 'variation' would in effect change the nature of the premises from a family friendly café to a beach bar with off-sales of alcohol from 10am to 10.30 pm directly on to the beach immediately in front of our block of flats and to the Hove lawns and beaches adjacent. There would undoubtedly follow a change in the demographic of

those using the premises; in other words, especially in the evening, people looking for places to get drunk on the beach.

Second, these locations are used extensively by families with children and others, residents and visitors, who wish for a quieter and more relaxing time than is on offer at the Brighton end of town. The area served by the present café is predominantly residential and 'vertical drinking' is a well known cause of public disturbance.

Third, there are already an abundance of bars, clubs and restaurants in and around the area between the two piers - in the so-called 'entertainment zone' - and granting this variation would be highly detrimental to the character of the area served by the applicant's premises. We had understood that the whole point of the designation of the West Street end of town for 'entertainment' (which invariably involves excessive alcohol consumption including by non-residents down for the weekend) was to protect other areas of town from the same behaviour problems, let alone quiet historically residential areas like around the Brunswick Estate area.

In short, this is a VERY anti-social proposal with no conceivable justification whatsoever.

Kind regards
REDACTED

On 14 May 2025, at 13:08, EHL Licensing <ehl.licensing@brighton-hove.gov.uk> wrote:

Good afternoon,

I am the licensing officer for this application, the end of consultation is midnight 14th May 2025 and as representations have been received a licensing panel hearing will now be arranged to determine the outcome of the application. The panel will be made up of three councillors that sit on the licensing committee, and you will be able to attend that virtual hearing, if you decide to do so.

During the consultation period a number of conditions have been agreed between the applicant and the Police. If you feel that these conditions address the concerns you had in your email then please let us know. You are of course, entitled to carry on with your representation if you still have concerns but please can you confirm either way, so we know your intentions?

Please don’t hesitate to contact me if you have any questions regarding the above or the below:

The applicant has also agreed to reduce the alcohol hours to 10:00hrs – 22:30hrs every day for ON sales only, there will be no Off sales of alcohol except to the external terrace area where customers will remain seated. I will not list all the conditions as they are quite lengthy but ultimately, if granted, the premises would operate as a Café style licence – so there would be no vertical drinking, and substantial food will always be available including hot food options. A number of

other conditions were agreed including CCTV, prevention of public nuisance conditions and staff training conditions.

If you would like to see a full set of the agreed conditions, please just ask.

If the above information and new conditions have not alleviated your concerns and wish to continue with your representation, please can you confirm your full address noting the below paragraph that it will be sent to the applicant once received?

Please note if you return your email with your address, a copy, including all contact details (name, address, email address etc) will be sent to the applicant for their information. This is required under the Licensing Act 2003 and Home Office Guidance , the purpose of this is to give the applicant a chance to address the concerns of those making the representation and thereby give that person the opportunity to withdraw the representation if the applicant satisfies their concerns. A copy will also be added to the Licensing Panel committee report but all personal details will be redacted for the online version.

Please do let me know if you would like to withdraw your representation or if you have any further enquiries.

Kind regards

Sarah Cornell | Senior Licensing Officer, Licensing, Regulatory Services | Brighton & Hove City Council, 2nd Floor, Bartholomew House, Bartholomew Square, BN1 1JP
REDACTED

From: REDACTED
Sent: 14 May 2025 21:22
To: EHL Licensing <ehl.licensing@brighton-hove.gov.uk>
Cc: EHL Licensing <ehl.licensing@brighton-hove.gov.uk>
Subject: Re: The Meeting Place Cafe, Kings Road, Hove, BN3 2WN - 2025/02853/LAPREV

Dear Sarah

Thanks for the informative email below.

The new conditions attached to the application have not assuaged our concerns about the adverse impact of the proposed alcohol licence at the Meeting Place Cafe.

Please therefore take this as our confirmation that we maintain our objections as sent by email on 13 May 2025 at 21.15.

I acknowledge that our names and address will be sent to the applicant.
Although I must say that old law, especially as to provision of email address, appears not to comply with the GDPR in terms of objectors' data privacy rights. Eg doesn't it encourage an (hypothetical) applicant to try to pressurise objectors into dropping their objections?

Kind regards
REDACTED

From: REDACTED
Sent: 14 May 2025 08:10
To: EHL Licensing <EHL.Licensing@brighton-hove.gov.uk>
Subject: Licence - 1445/3/2025/02853/LAPREV

SC CON ENDS 14.05.2025 VALID PCD, PPN & CIZ (O)

Dear BHCC

I'm writing to object to this alcohol licence application. I believe it will breach all four of BHCC's licensing objectives:

1. Prevention of crime and disorder

Allowing alcohol off sales in such a public place which can then be taken to the beach will inevitably increase drunkenness and disorder.

2. Prevention of public nuisance

Similarly it will increase noise, anti social behaviour and littering especially with the highly environmental unsustainable decision to only allow stand up and off sale drinks in plastic glasses.

3. Protection of children from harm

Families use the beach all day and evenings recreationally and having adults drinking so close by will deter them from using the beach as a child friendly space.

4. Public safety

It is inevitable that off sale public drinking right next to the beach will lead to a reduction in public safety especially for women, families and the elderly who have the right to enjoy this public space without fear or intimidation.

As a resident of REDACTED, this isn't a "nimby" objection. I also have concern for the sustainability of the existing businesses in our community.

The Bedford Tavern, Southern Belle, Bottom's Rest, Grovesnor & Robin Hood are all treasured and very well run local pubs and bars in our community that work extremely hard to survive and are loved by local residents. The addition of a new bar on the beach will draw custom away from these businesses that need both local and passing trade to survive.

Please refuse this application which breach the BHCC licensing objectives and not benefit the local community for the reasons stated above.

Regards,
REDACTED
REDACTED

On 14 May 2025, at 14:08, EHL Licensing <ehl.licensing@brighton-hove.gov.uk> wrote:

Good afternoon,

I am the licensing officer for this application, the end of consultation is midnight 14th May 2025 and as representations have been received a licensing panel hearing will now be arranged to determine the outcome of the application. The panel will be made up of three councillors that sit on the licensing committee, and you will be able to attend that virtual hearing, if you decide to do so.

During the consultation period a number of conditions have been agreed between the applicant and the Police. If you feel that these conditions address the concerns you had in your email then please let us know. You are of course, entitled to carry on with your representation if you still have concerns but please can you confirm either way, so we know your intentions?

Please don't hesitate to contact me if you have any questions regarding the above or the below:

The applicant has also agreed to reduce the alcohol hours to 10:00hrs – 22:30hrs every day for ON sales only, there will be no Off sales of alcohol except to the external terrace area where customers will remain seated. I will not list all the conditions as they are quite lengthy but ultimately, if granted, the premises would operate as a Café style licence – so there would be no vertical drinking, and substantial food will always be available including hot food options. A number of other conditions were agreed including CCTV, prevention of public nuisance conditions and staff training conditions.

If you would like to see a full set of the agreed conditions, please just ask.

If the above information and new conditions have not alleviated your concerns and wish to continue with your representation, please can you confirm your full address noting the below paragraph that it will be sent to the applicant once received?

Please note if you return your email with your address, a copy, including all contact details (name, address, email address etc) will be sent to the applicant for their information. This is required under the Licensing Act 2003 and Home Office Guidance , the purpose of this is to give the applicant a chance to address the concerns of those making the representation and thereby give that person the opportunity to withdraw the representation if the applicant satisfies their concerns. A

copy will also be added to the Licensing Panel committee report but all personal details will be redacted for the online version.

Please do let me know if you would like to withdraw your representation or if you have any further enquiries.

Kind regards

Sarah Cornell | Senior Licensing Officer, Licensing, Regulatory Services | Brighton & Hove City Council, 2nd Floor, Bartholomew House, Bartholomew Square, BN1 1JP
REDACTED

From: REDACTED
Sent: 14 May 2025 14:09
To: EHL Licensing <ehl.licensing@brighton-hove.gov.uk>
Subject: Re: The Meeting Place Cafe, Kings Road, Hove, BN3 2WN - 2025/02853/LAPREV

Hi Sarah,

I don't want to withdraw my objection. I note your paragraph below and my address is:

REDACTED

Regards,
REDACTED

-----Original Message-----
From: REDACTED
Sent: 14 May 2025 13:53
To: EHL Licensing <ehl.licensing@brighton-hove.gov.uk>
Subject: Re Meeting Place licensing

SC CON ENDS 14.05.2025 VALID PPN (P)

Dear Licensing Dept,

Re:Licence - 1445/3/2025/02853/LAPREV

As people living REDACTED The Meeting Place Cafe we have not yet received a reply whilst some neighbours have received detailed information.

We are writing to again object to this alcohol licence application which we believe will breach all four of BHCC's licensing objectives:

1. Prevention of crime and disorder

Allowing alcohol off sales in such a public place which can then be taken to the beach will inevitably increase drunkenness and disorder.

2. Prevention of public nuisance

Similarly it will increase noise, anti social behaviour and littering especially with the highly environmental unsustainable decision to only allow stand up and off sale drinks in plastic glasses.

3. Protection of children from harm

Families use the beach all day and evenings recreationally and having adults drinking so close by will deter them from using the beach as a child friendly space.

4. Public safety

It is inevitable that off sale public drinking right next to the beach will lead to a reduction in public safety especially for women, families and the elderly who have the right to enjoy this public space without fear or intimidation.

We also have concern for the sustainability of the existing businesses in our community.

The Bedford Tavern, Southern Belle, Bottom's Rest, Grovesnor & Robin Hood are all treasured and very well run local pubs and bars in our community that work extremely hard to survive and are loved by local residents. The addition of a new bar on the beach will draw custom away from these businesses that need both local and passing trade to survive.

Please refuse this application which breach the BHCC licensing objectives and not benefit the local community for the reasons stated above.

Regards, REDACTED

On 14 May 2025, at 14:02, EHL Licensing <ehl.licensing@brighton-hove.gov.uk> wrote:

Good afternoon,

I am the licensing officer for this application, the end of consultation is midnight 14th May 2025 and as representations have been received a licensing panel hearing will now be arranged to determine the outcome of the application. The panel will be made up of three councillors that sit on the licensing committee, and you will be able to attend that virtual hearing, if you decide to do so.

During the consultation period a number of conditions have been agreed between the applicant and the Police. If you feel that these conditions address the concerns you had in your email then please let us know. You are of course, entitled to carry on with your representation if you still have concerns but please can you confirm either way, so we know your intentions?

Please don't hesitate to contact me if you have any questions regarding the above or the below:

The applicant has also agreed to reduce the alcohol hours to 10:00hrs – 22:30hrs every day for ON sales only, there will be no Off sales of alcohol except to the external terrace area where customers will remain seated. I will not list all the conditions as they are quite lengthy but ultimately, if granted, the premises would operate as a Café style licence – so there would be no vertical drinking, and substantial food will always be available including hot food options. A number of other conditions were agreed including CCTV, prevention of public nuisance conditions and staff training conditions.

If you would like to see a full set of the agreed conditions, please just ask.

If the above information and new conditions have not alleviated your concerns and wish to continue with your representation, please can you confirm your full address noting the below paragraph that it will be sent to the applicant once received?

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Please do let me know if you would like to withdraw your representation or if you have any further enquiries.

Kind regards

Sarah Cornell | Senior Licensing Officer, Licensing, Regulatory Services | Brighton & Hove City Council, 2nd Floor, Bartholomew House, Bartholomew Square, BN1 1JP
REDACTED

From: REDACTED
Sent: 14 May 2025 14:20
To: EHL Licensing <ehl.licensing@brighton-hove.gov.uk>
Subject: Re: Re Meeting Place licensing

REDACTED
May 14th

Dear Sarah Cornell,

We are relieved there is no vertical drinking and, as people who eat regularly at The Meeting Place, we are delighted it will have indoor seating as well as retaining its outside terrace.

However, on behalf of residents who have chosen the Hove dividing line in order to live in a quieter part of the seafront we remain concerned that access to drink every night in the outside area, albeit seated, will dramatically change this quieter family-oriented part of the seafront.

REDACTED

On 15 May 2025, at 08:11, EHL Licensing <ehl.licensing@brighton-hove.gov.uk> wrote:

Good morning,

Thank you for the response.

Would you still like your representation to stand?

Kind regards

Mr Charlie Boufrahi | Technical Support Officer, Licensing, Regulatory Services | Brighton & Hove City Council, Licensing Department, 2*nd* Floor, Barts House, Barts Square, BN1 1JP | 01273 294429

From: REDACTED
Sent: 15 May 2025 08:27
To: EHL Licensing <ehl.licensing@brighton-hove.gov.uk>
Subject: Re: Re Meeting Place licensing

Please-

thank you

REDACTED

From: REDACTED
Sent: 13 May 2025 10:56
To: EHL Licensing <ehl.licensing@brighton-hove.gov.uk>
Subject: Meeting Place Cafe - Variations to Premises Licence Application

SC CON ENDS 14.05.2025 VALID PCD & CIZ (Q)

Hi

I have seen that the owner of the Meeting Place Café has applied for variations to the premises licence in order to sell alcohol in a much less restricted fashion, including off-sales, removal of requirement for food and permission for vertical drinking.

I strongly object to this relaxation of the restrictions at this location. Everyone in this area has tried to improve behaviours and keep this part of the seafront as pleasant and family-friendly.

One of the main issues is the requirement for toilets. Many of the buildings adjacent to the beach suffer issues with people urinating and defecating when they have been drinking on the beach and off-sales from the Meeting Place will simply exacerbate these problems.

I also fear that this would be the 'thin edge of the wedge' in terms of other premises wishing to effectively turn themselves into off-licences on the beach.

Please turn down this application.

Many thanks

REDACTED

From: REDACTED
Sent: 14 May 2025 08:07
To: EHL Licensing <ehl.licensing@brighton-hove.gov.uk>
Subject: FW: Meeting Place Cafe - Variations to Premises Licence Application

Please note that I live in REDACTED; REDACTED the Meeting Place and in the front line of any anti-social behaviour.

REDACTED

From: EHL Licensing <EHL.Licensing@brighton-hove.gov.uk>
Sent: 14 May 2025 13:13
To: REDACTED
Cc: EHL Licensing <EHL.Licensing@brighton-hove.gov.uk>
Subject: The Meeting Place Cafe, Kings Road, Hove, BN3 2WN - 2025/02853/LAPREV
Importance: High

Good afternoon,

I am the licensing officer for this application, the end of consultation is midnight 14th May 2025 and as representations have been received a licensing panel hearing will now be arranged to determine the outcome of the application. The panel will be made up of three councillors that sit on the licensing committee, and you will be able to attend that virtual hearing, if you decide to do so.

Currently your representation is invalid as you have not provided your full address.

During the consultation period a number of conditions have been agreed between the applicant and the Police. If you feel that these conditions address the concerns you had in your email then please let us know. You are of course, entitled to carry

on with your representation if you still have concerns but please can you confirm either way, so we know your intentions?

Please don't hesitate to contact me if you have any questions regarding the above or the below:

The applicant has also agreed to reduce the alcohol hours to 10:00hrs – 22:30hrs every day for ON sales only, there will be no Off sales of alcohol except to the external terrace area where customers will remain seated. I will not list all the conditions as they are quite lengthy but ultimately, if granted, the premises would operate as a Café style licence – so there would be no vertical drinking, and substantial food will always be available including hot food options. A number of other conditions were agreed including CCTV, prevention of public nuisance conditions and staff training conditions.

If you would like to see a full set of the agreed conditions, please just ask.

If the above information and new conditions have not alleviated your concerns and wish to continue with your representation, please can you confirm your full address noting the below paragraph that it will be sent to the applicant once received?

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Kind regards

Sarah Cornell | Senior Licensing Officer, Licensing, Regulatory Services | Brighton & Hove City Council, 2nd Floor, Bartholomew House, Bartholomew Square, BN1 1JP
REDACTED

From: REDACTED
Sent: 14 May 2025 15:34
To: EHL Licensing <EHL.Licensing@brighton-hove.gov.uk>
Subject: RE: The Meeting Place Cafe, Kings Road, Hove, BN3 2WN - 2025/02853/LAPREV

Dear Sarah
Many thanks for your detailed response. I am concerned at the actions of the owner of the Meeting Place Café in submitting substantial changes to the licensing application at the last minute.
For that reason, I would like to attend the panel hearing remotely and provide my full details below in order to do this.
Many thanks

REDACTED

From: REDACTED
Sent: 14 May 2025 14:21
To: EHL Licensing <ehl.licensing@brighton-hove.gov.uk>
Subject: Licence: 1445/3/2025/02853/LAPREV

SC CON ENDS 14.05.2025 VALID PCD, PPN & CIZ (R)

Licence: 1445/3/2025/02853/LAPREV

Dear BHCC,

I am writing to object to the above alcohol licence application. I believe it breaches all four of BHCC's licensing objectives:

1. Prevention of Crime and Disorder

Allowing alcohol for off-sales in such a public location, with easy access to the beach, is likely to lead to more public drunkenness and disorder.

2. Prevention of Public Nuisance

This will also increase noise, antisocial behaviour, and littering—particularly as drinks will only be served in plastic cups, which is not environmentally sustainable. We already find that any form of noise on hove lawns bounces the sound into the building. When a busker plays near the peace statue it can feel like it's inside the flat, there is a fear as people drink, there voices become louder and summer evenings will be spoilt for all.

3. Protection of Children from Harm

The beach is a family space used throughout the day and evening. The presence of adults drinking nearby risks making it feel less safe and welcoming for children and families. This area of the beach is currently very childish friendly with the park nearby and hove lawns to play. This was an attraction to live on this area with our young family.

4. Public Safety

Public drinking near the beach will inevitably reduce safety, especially for women, families, and older people, who should be able to enjoy this space without feeling intimidated. Most drinking establishments between the 2 piers are looked over by hotels, not residential buildings. Further up hove lawns where newly established drinking venues are, they have substantial distance to soften the noise and people traffic. Where is being proposed the natural people traffic direction coming back into town from the 'cafe' is straight over the crossing to embassy court. I have no doubt we will have anti-social.behaviour on the front steps and around the building.

As a resident of REDACTED, my concern goes beyond just the immediate area. This has been a long established cafe for a good 20years that I have loved in the area. I also worry about the impact on existing, well-loved local enclosed pubs such as The Bedford Tavern, Southern Belle, Bottom's Rest, Grovesnor, and Robin Hood. These businesses work hard to serve the community and depend on both local and visitor trade. A new beach bar could threaten their sustainability.

I urge you to reject this application, as it conflicts with BHCC's licensing objectives and offers no clear benefit to the local community.

Yours sincerely,

REDACTED

On Wed, 14 May 2025, 14:24 EHL Licensing, <EHL.Licensing@brighton-hove.gov.uk> wrote:

Good afternoon,

I am the licensing officer for this application, the end of consultation is midnight 14th May 2025 and as representations have been received a licensing panel hearing will now be arranged to determine the outcome of the application. The panel will be made up of three councillors that sit on the licensing committee, and you will be able to attend that virtual hearing, if you decide to do so.

Currently your representation is invalid as you have not provided your full address.

During the consultation period a number of conditions have been agreed between the applicant and the Police. If you feel that these conditions address the concerns you had in your email then please let us know. You are of course, entitled to carry on with your representation if you still have concerns but please can you confirm either way, so we know your intentions?

Please don't hesitate to contact me if you have any questions regarding the above or the below:

The applicant has also agreed to reduce the alcohol hours to 10:00hrs – 22:30hrs every day for ON sales only, there will be no Off sales of alcohol except to the external terrace area where customers will remain seated. I will not list all the conditions as they are quite lengthy but ultimately, if granted, the premises would operate as a Café style licence – so there would be no vertical drinking, and substantial food will always be available including hot food options. A number of other conditions were agreed including CCTV, prevention of public nuisance conditions and staff training conditions.

If you would like to see a full set of the agreed conditions, please just ask.

If the above information and new conditions have not alleviated your concerns and wish to continue with your representation, please can you confirm your full address noting the below paragraph that it will be sent to the applicant once received?

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Kind regards

Sarah Cornell | Senior Licensing Officer, Licensing, Regulatory Services | Brighton & Hove City Council, 2nd Floor, Bartholomew House, Bartholomew Square, BN1 1JP REDACTED

From: REDACTED
Sent: 14 May 2025 15:46
To: EHL Licensing <EHL.Licensing@brighton-hove.gov.uk>; REDACTED

Subject: Re: Licence: 1445/3/2025/02853/LAPREV

Dear Sarah,

Thank you for the response.
My details are:
REDACTED

REDACTED

I'd like to have access to the virtual hearing. I accept my details will be shared. There feel like some concerns responded as if drink served on premises only it doesn't invite a wider drinking culture around the area- but the proximity and sound issues remain. The later opening hours and drinking culture will inevitably dramatically change the quieter residential culture of the hove lawns area.

Thank you,
REDACTED

From: REDACTED
Sent: 14 May 2025 21:35

To: EHL Licensing <ehl.licensing@brighton-hove.gov.uk>
Subject: Meeting Place Change of Use

SC CON ENDS 14.05.2025 VALID PCD, PPN & CIZ (S)

I attach my objection to the Change of Use of the Meeting Place.

Kind Regards,

REDACTED

The Meeting Place Café, Kings Road, Hove, BN32WN
Licence - 1445/3/2025/02853/LAPREV
REDACTED

Please state the substance of your representation within one (or more) of the following categories (representations outside these categories cannot be considered).

The Prevention of Crime & Disorder
Vertical drinking in and around the premises is likely to have a similar impact. It is not as if there aren't many pubs away from the seafront e.g. The Bedford Arms, The Robin Hood, The lion and lobster and the Grosvenor, not to mention convenience stores which sell alcohol.

The Prevention of Public Nuisance
Permitting alcohol off sales which can then be taken to the beach will inevitably increase drunkenness and disorder in a place which is a more residential area away from the hub hub of the stretch between the Palace Pier and the Bandstand. There is likely to be an increase in littering and noise. This end of the seafront is a peaceful haven for families and the elderly. Allowing the variation would attract undesirable behaviour, litter & wholly change the nature of the immediate surroundings for the worse.
Vertical drinking will no doubt spill over on to Hove lawns. Opposite the Meeting Place is the iconic Modernist block, Embassy Court, a Grade II* listed building. It would be a great shame if the many admirers who come to see it had their pleasure diminished.

The Protection of Children from harm
For the same reason, children are going to be at risk of being exposed to antisocial behaviour which can be frightening not only for them but their families.

Public Safety
Off sale public drinking next to the beach where families and the elderly congregate will lead to a reduction in public safety especially for the more vulnerable members of society

REDACTED IMAGE

From: EHL Licensing <EHL.Licensing@brighton-hove.gov.uk>
Sent: 15 May 2025 08:51
To: REDACTED
Cc: EHL Licensing <EHL.Licensing@brighton-hove.gov.uk>
Subject: RE: Meeting Place Change of Use
Importance: High

Good morning,

I am the licensing officer for this application, the end of consultation is midnight 14th May 2025 and as representations have been received a licensing panel hearing will now be arranged to determine the outcome of the application. The panel will be made up of three councillors that sit on the licensing committee, and you will be able to attend that virtual hearing, if you decide to do so.

During the consultation period a number of conditions have been agreed between the applicant and the Police. If you feel that these conditions address the concerns you had in your email then please let us know. You are of course, entitled to carry on with your representation if you still have concerns but please can you confirm either way, so we know your intentions?

Please don't hesitate to contact me if you have any questions regarding the above or the below:

The applicant has also agreed to reduce the alcohol hours to 10:00hrs – 22:30hrs every day for ON sales only, there will be no Off sales of alcohol except to the external terrace area where customers will remain seated. I will not list all the conditions as they are quite lengthy but ultimately, if granted, the premises would operate as a Café style licence – so there would be no vertical drinking, and substantial food will always be available including hot food options. A number of other conditions were agreed including CCTV, prevention of public nuisance conditions and staff training conditions.

If you would like to see a full set of the agreed conditions, please just ask.

If the above information and new conditions have not alleviated your concerns and wish to continue with your representation, please can you confirm your full address noting the below paragraph that it will be sent to the applicant once received?

Please note if you return your email with your address, a copy, including all contact details (name, address, email address etc) will be sent to the applicant for their information. This is required under the Licensing Act 2003 and Home Office Guidance , the purpose of this is to give the applicant a chance to address the concerns of those making the representation and thereby give that person the opportunity to withdraw the representation if the applicant satisfies their concerns. A copy will also be added to the Licensing Panel committee report but all personal details will be redacted for the online version.

Please do let me know if you would like to withdraw your representation or if you have any further enquiries.

Kind regards

Sarah Cornell | Senior Licensing Officer, Licensing, Regulatory Services | Brighton & Hove City Council, 2nd Floor, Bartholomew House, Bartholomew Square, BN1 1JP
REDACTED

-----Original Message-----
From: REDACTED
Sent: 13 May 2025 15:14
To: EHL Licensing <ehl.licensing@brighton-hove.gov.uk>
Subject: Meeting Place alcohol licence application.

SC CON ENDS 14.05.2025 VALID PCD, PPN & CIZ (T)

To whom it may concern,

I write to object in the strongest terms to an alcohol licence being approved for the Meeting Place cafe.
I am 62 and have lived in the area since childhood and in all that time this has always been a beach cafe, not a "drinking spot". I understand the owners' wish to maximise their profits, but the family / beach feel of the area would be changed for the worse, if this was allowed.

There are already a line of drinking establishments along the beach, stretching from the main pier, all the way to the i360. Why do we need to extend this further?
For anyone who needs to drink alcohol, there are already several pubs within a short stroll, further inland. The Bedford and the Bottom's rest are just two examples. Surely there is no benefit to the public for yet another right on the beach and much potential harm to the families who enjoy the beach in this area, from drunken anti-social behaviour!
Please do not put profit before the quiet and peaceful enjoyment of the beach for the vast majority.

With thanks in advance,
REDACTED

-----Original Message-----
From: REDACTED
Sent: 14 May 2025 08:57
To: EHL Licensing <ehl.licensing@brighton-hove.gov.uk>
Subject: Objection to change in alcohol licence.

Licence - 1445/3/2025/02853/LAPREV

Dear BHCC,

I'm writing to object to this alcohol licence application. I believe it will breach all four of BHCC's licensing objectives:

1. Prevention of crime and disorder

Allowing alcohol off sales in such a public place which can then be taken to the beach will inevitably increase drunkenness and disorder.

2. Prevention of public nuisance

Similarly it will increase noise, anti social behaviour and littering especially with the highly environmental unsustainable decision to only allow stand up and off sale drinks in plastic glasses.

3. Protection of children from harm

Families use the beach all day and evenings recreationally and having adults drinking so close by will deter them from using the beach as a child friendly space.

4. Public safety

It is inevitable that off sale public drinking right next to the beach will lead to a reduction in public safety especially for women, families and the elderly who have the right to enjoy this public space without fear or intimidation.

As a resident of REDACTED, this isn't a "nimby" objection. I also have concern for the sustainability of the existing businesses in our community.

The Bedford Tavern, Southern Belle, Bottom's Rest, Grovesnor & Robin Hood are all treasured and very well run local pubs and bars in our community that work extremely hard to survive and are loved by local residents. The addition of a new bar on the beach will draw custom away from these businesses that need both local and passing trade to survive. Furthermore, there are already plenty of drinking establishments along the beach, going East from the i360, for anyone who needs to drink at the beach.

Please refuse this application which breaches the BHCC licensing objectives and will not benefit the local community for the reasons stated above.

Regards,
REDACTED

From: EHL Licensing
Sent: 14 May 2025 13:06
To: REDACTED
Cc: EHL Licensing <EHL.Licensing@brighton-hove.gov.uk>
Subject: The Meeting Place Cafe, Kings Road, Hove, BN3 2WN - 2025/02853/LAPREV
Importance: High

Good afternoon,

I am the licensing officer for this application, the end of consultation is midnight 14th May 2025 and as representations have been received a licensing panel hearing will now be arranged to determine the outcome of the application. The panel will be made up of three councillors that sit on the licensing committee, and you will be able to attend that virtual hearing, if you decide to do so.

During the consultation period a number of conditions have been agreed between the applicant and the Police. If you feel that these conditions address the concerns you had in your email then please let us know. You are of course, entitled to carry on with your representation if you still have concerns but please can you confirm either way, so we know your intentions?

Please don't hesitate to contact me if you have any questions regarding the above or the below:

The applicant has also agreed to reduce the alcohol hours to 10:00hrs – 22:30hrs every day for ON sales only, there will be no Off sales of alcohol except to the external terrace area where customers will remain seated. I will not list all the conditions as they are quite lengthy but ultimately, if granted, the premises would operate as a Café style licence – so there would be no vertical drinking, and substantial food will always be available including hot food options. A number of other conditions were agreed including CCTV, prevention of public nuisance conditions and staff training conditions.

If you would like to see a full set of the agreed conditions, please just ask.

If the above information and new conditions have not alleviated your concerns and wish to continue with your representation, please can you confirm your full address noting the below paragraph that it will be sent to the applicant once received?

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Please do let me know if you would like to withdraw your representation or if you have any further enquiries.

Kind regards

Sarah Cornell | Senior Licensing Officer, Licensing, Regulatory Services | Brighton & Hove City Council, 2nd Floor, Bartholomew House, Bartholomew Square, BN1 1JP
REDACTED

-----Original Message-----
From: REDACTED
Sent: 14 May 2025 18:17
To: EHL Licensing <ehl.licensing@brighton-hove.gov.uk>
Subject: Licence - 1445/3/2025/02853/LAPREV - Objection

SC CON ENDS 14.05.2025 VALID PCD & PPN (U)

Hello,

I would like to raise my OBJECTION to this alcohol licence application.

As this application and licence variation will change the seafront environment by encouraging alcohols drinking, crowd gathering and potential drunk and disorder, just outside massive residential buildings. This will definitely lead to concerns about noice nuisance, safety and local crime, especially there are family and young children living and walking at the area.

Moreover, the listed historical building, Embassy Court, has already been suffering from regular break-in by homeless and drug users, as well as drunk man sleeping at/blocking the building entrance, and omitting dirts at the surrounding street. This licence application will definitely make things worse.

Please refuse this application which breach the BHCC licensing objectives and not benefit the local community at all.

Regards,
REDACTED

From: EHL Licensing <EHL.Licensing@brighton-hove.gov.uk>
Sent: 15 May 2025 08:37
To: REDACTED
Cc: EHL Licensing <EHL.Licensing@brighton-hove.gov.uk>
Subject: RE: Licence - 1445/3/2025/02853/LAPREV - Objection
Importance: High

Good morning,

I am the licensing officer for this application, the end of consultation is midnight 14th May 2025 and as representations have been received a licensing panel hearing will now be arranged to determine the outcome of the application. The panel will be made up of three councillors that sit on the licensing committee, and you will be able to attend that virtual hearing, if you decide to do so.

During the consultation period a number of conditions have been agreed between the applicant and the Police. If you feel that these conditions address the concerns you had in your email then please let us know. You are of course, entitled to carry on with your representation if you still have concerns but please can you confirm either way, so we know your intentions?

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If you would like to see a full set of the agreed conditions, please just ask.

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Please do let me know if you would like to withdraw your representation or if you have any further enquiries.

Kind regards

Sarah Cornell | Senior Licensing Officer, Licensing, Regulatory Services | Brighton & Hove City Council, 2nd Floor, Bartholomew House, Bartholomew Square, BN1 1JP
REDACTED

-----Original Message-----
From: REDACTED
Sent: 16 May 2025 12:42
To: EHL Licensing <ehl.licensing@brighton-hove.gov.uk>
Subject: Re: Licence - 1445/3/2025/02853/LAPREV - Objection

Hello Sarah/Charlie,

Sorry for late reply. As I am still digesting the information as provided by Sarah below, and I am reluctant to the point that, personal details will be forwarded to the applicant in reply.

However, my objection to this application still stands. Although it is mentioned that some commitments are proposed by the applicant, it not clear how these can be monitored and measured accordingly. Would any consequent issue from this licence variation or breach of commitment lead to revoking licence?

Kind regards
REDACTED

From: REDACTED
Sent: 14 May 2025 09:32

To: EHL Licensing <EHL.Licensing@brighton-hove.gov.uk>
Subject: Alcohol licence Meeting Place

SC CON ENDS 14.05.2025 VALID PCD, PPN & CIZ (V)

Hello – I would like to **strongly object** to the below application.

A new café was very welcome but we have a lot of noise and anti social behaviour on the seafront opposite already – particularly on summer evenings, The sound carries and most flats in my block – REDACTED will be subject to additional noise as a result of this café now becoming a bar / pub and operating late into the evening.

https://licensingregister.brighton-hove.gov.uk/licence/14453202502853laprev

Thanks

REDACTED

From: EHL Licensing <EHL.Licensing@brighton-hove.gov.uk>
Sent: 14 May 2025 13:09
To: REDACTED
Cc: EHL Licensing <EHL.Licensing@brighton-hove.gov.uk>
Subject: The Meeting Place Cafe, Kings Road, Hove, BN3 2WN - 2025/02853/LAPREV
Importance: High

Good afternoon,

I am the licensing officer for this application, the end of consultation is midnight 14th May 2025 and as representations have been received a licensing panel hearing will now be arranged to determine the outcome of the application. The panel will be made up of three councillors that sit on the licensing committee, and you will be able to attend that virtual hearing, if you decide to do so.

During the consultation period a number of conditions have been agreed between the applicant and the Police. If you feel that these conditions address the concerns you had in your email then please let us know. You are of course, entitled to carry on with your representation if you still have concerns but please can you confirm either way, so we know your intentions?

Please don't hesitate to contact me if you have any questions regarding the above or the below:

The applicant has also agreed to reduce the alcohol hours to 10:00hrs – 22:30hrs every day for ON sales only, there will be no Off sales of alcohol except to the external terrace area where customers will remain seated. I will not list all the conditions as they are quite lengthy but ultimately, if granted, the premises would operate as a Café style licence – so there would be no vertical drinking, and substantial food will always be available including hot food options. A number of

other conditions were agreed including CCTV, prevention of public nuisance conditions and staff training conditions.

If you would like to see a full set of the agreed conditions, please just ask.

If the above information and new conditions have not alleviated your concerns and wish to continue with your representation, please can you confirm your full address noting the below paragraph that it will be sent to the applicant once received?

Please note if you return your email with your address, a copy, including all contact details (name, address, email address etc) will be sent to the applicant for their information. This is required under the Licensing Act 2003 and Home Office Guidance , the purpose of this is to give the applicant a chance to address the concerns of those making the representation and thereby give that person the opportunity to withdraw the representation if the applicant satisfies their concerns. A copy will also be added to the Licensing Panel committee report but all personal details will be redacted for the online version.

Please do let me know if you would like to withdraw your representation or if you have any further enquiries.

Kind regards

Sarah Cornell | Senior Licensing Officer, Licensing, Regulatory Services | Brighton & Hove City Council, 2nd Floor, Bartholomew House, Bartholomew Square, BN1 1JP
REDACTED

From: REDACTED
Sent: 13 May 2025 16:41
To: EHL Licensing <ehl.licensing@brighton-hove.gov.uk>
Subject: The Meeting Place Cafe, BN3 2WN

SC CON ENDS 14.05.2025 VALID PPN & CIZ (W)

I wish to object to the Hikmet Tabak application dated 16/04/2025 in respect of a variation to a premises licence granted to The Meeting Place Café, Kings Road, Hove, BN3 2WN. The 'variation' would in effect change the nature of the premises from a family friendly café to a beach bar with off-sales of alcohol from 10am to 10.30 pm directly on to the beach immediately in front of the premises and to the Hove lawns and beaches adjacent.

These locations are used extensively by families with children and others, residents and visitors, who wish for a quieter and more relaxing holiday. The area served by the present café is also predominantly residential and 'vertical drinking' is a well known cause of public disturbance.

There are already an abundance of bars, clubs and restaurants in and around the area between the two piers and granting this variation would be highly detrimental to the character of the area served by the applicant's premises.

Sincerely
REDACTED

On 14/05/2025 13:06:58, EHL Licensing <ehl.licensing@brighton-hove.gov.uk> wrote:

Good afternoon,

I am the licensing officer for this application, the end of consultation is midnight 14th May 2025 and as representations have been received a licensing panel hearing will now be arranged to determine the outcome of the application. The panel will be made up of three councillors that sit on the licensing committee, and you will be able to attend that virtual hearing, if you decide to do so.

During the consultation period a number of conditions have been agreed between the applicant and the Police. If you feel that these conditions address the concerns you had in your email then please let us know. You are of course, entitled to carry on with your representation if you still have concerns but please can you confirm either way, so we know your intentions?

Please don't hesitate to contact me if you have any questions regarding the above or the below:

The applicant has also agreed to reduce the alcohol hours to 10:00hrs – 22:30hrs every day for ON sales only, there will be no Off sales of alcohol except to the external terrace area where customers will remain seated. I will not list all the conditions as they are quite lengthy but ultimately, if granted, the premises would operate as a Café style licence – so there would be no vertical drinking, and substantial food will always be available including hot food options. A number of other conditions were agreed including CCTV, prevention of public nuisance conditions and staff training conditions.

If you would like to see a full set of the agreed conditions, please just ask.

If the above information and new conditions have not alleviated your concerns and wish to continue with your representation, please can you confirm your full address noting the below paragraph that it will be sent to the applicant once received?

Please note if you return your email with your address, a copy, including all contact details (name, address, email address etc) will be sent to the applicant for their information. This is required under the Licensing Act 2003 and Home Office Guidance , the purpose of this is to give the applicant a chance to address the concerns of those making the representation and thereby give that person the opportunity to withdraw the representation if the applicant satisfies their concerns. A

copy will also be added to the Licensing Panel committee report but all personal details will be redacted for the online version.

Please do let me know if you would like to withdraw your representation or if you have any further enquiries.

Kind regards

Sarah Cornell | Senior Licensing Officer, Licensing, Regulatory Services | Brighton & Hove City Council, 2nd Floor, Bartholomew House, Bartholomew Square, BN1 1JP REDACTED

From: REDACTED
Sent: 14 May 2025 14:13
To: EHL Licensing <ehl.licensing@brighton-hove.gov.uk>
Subject: Re: The Meeting Place Cafe, Kings Road, Hove, BN3 2WN - 2025/02853/LAPREV

Thank you for your reply. I don't believe that the conditions set out in your email, while welcome, address the root cause of the problem which is the change of use of the site from a popular seaside cafe to a licensed premises in an area where there is no need for one, or any desire for one except by the applicant. I would like to see the full list of conditions attached to the application. I would also like to know if this proposed change of use is part of a unified plan for the area.

Sincerely, REDACTED

From: EHL Licensing <EHL.Licensing@brighton-hove.gov.uk>
Sent: 14 May 2025 14:15
To: REDACTED
Cc: EHL Licensing <EHL.Licensing@brighton-hove.gov.uk>
Subject: RE: The Meeting Place Cafe, Kings Road, Hove, BN3 2WN - 2025/02853/LAPREV

Hi REDACTED,

Please see attached the now agreed police conditions.

Please let me know if these alleviate your concerns and if you either wish to withdraw your representation or if you would like it to stand.

Kind regards

Mr Charlie Boufrahi | Technical Support Officer, Licensing, Regulatory Services | Brighton & Hove City Council, Licensing Department, 2*nd* Floor, Barts House, Barts Square, BN1 1JP | 01273 294429

-----Original Message-----
From: REDACTED
Sent: 13 May 2025 13:05
To: EHL Licensing <ehl.licensing@brighton-hove.gov.uk>
Subject: Objection -Alcohol Licence - Meeting Place Cafe, Kings Road, Hove BN3 2WN

SC CON ENDS 14.05.2025 VALID PCD & PPN (X)

I write in response to the alcohol licence variation notice dated 16/4/2025 as I very strongly object.

I am an elderly resident living in REDACTED & my flat is REDACTED the Meeting Place Cafe.

My concern is that the variations will greatly increase noise and antisocial behaviour.

REDACTED

On 14 May 2025, at 13:05, EHL Licensing <ehl.licensing@brighton-hove.gov.uk> wrote:

Good afternoon,

I am the licensing officer for this application, the end of consultation is midnight 14th May 2025 and as representations have been received a licensing panel hearing will now be arranged to determine the outcome of the application. The panel will be made up of three councillors that sit on the licensing committee, and you will be able to attend that virtual hearing, if you decide to do so.

During the consultation period a number of conditions have been agreed between the applicant and the Police. If you feel that these conditions address the concerns you had in your email then please let us know. You are of course, entitled to carry on with your representation if you still have concerns but please can you confirm either way, so we know your intentions?

Please don't hesitate to contact me if you have any questions regarding the above or the below:

The applicant has also agreed to reduce the alcohol hours to 10:00hrs – 22:30hrs every day for ON sales only, there will be no Off sales of alcohol except to the external terrace area where customers will remain seated. I will not list all the conditions as they are quite lengthy but ultimately, if granted, the premises would operate as a Café style licence – so there would be no vertical drinking, and substantial food will always be available including hot food options. A number of

other conditions were agreed including CCTV, prevention of public nuisance conditions and staff training conditions.

If you would like to see a full set of the agreed conditions, please just ask.

If the above information and new conditions have not alleviated your concerns and wish to continue with your representation, please can you confirm your full address noting the below paragraph that it will be sent to the applicant once received?

Please note if you return your email with your address, a copy, including all contact details (name, address, email address etc) will be sent to the applicant for their information. This is required under the Licensing Act 2003 and Home Office Guidance , the purpose of this is to give the applicant a chance to address the concerns of those making the representation and thereby give that person the opportunity to withdraw the representation if the applicant satisfies their concerns. A copy will also be added to the Licensing Panel committee report but all personal details will be redacted for the online version.

Please do let me know if you would like to withdraw your representation or if you have any further enquiries.

Kind regards

Sarah Cornell | Senior Licensing Officer, Licensing, Regulatory Services | Brighton & Hove City Council, 2nd Floor, Bartholomew House, Bartholomew Square, BN1 1JP
REDACTED

From: REDACTED
Sent: 14 May 2025 15:43
To: EHL Licensing <ehl.licensing@brighton-hove.gov.uk>
Subject: Re: The Meeting Place Cafe, Kings Road, Hove, BN3 2WN - 2025/02853/LAPREV

Please could you send me the full set if conditions as I am still extremely concerned.

Thanks

REDACTED

From: EHL Licensing <EHL.Licensing@brighton-hove.gov.uk>
Sent: 15 May 2025 09:12
To: REDACTED
Cc: EHL Licensing <EHL.Licensing@brighton-hove.gov.uk>
Subject: RE: The Meeting Place Cafe, Kings Road, Hove, BN3 2WN - 2025/02853/LAPREV

Good morning,

Please see attached the now agreed police conditions.

Please let me know if these alleviate your concerns and if you either wish to withdraw your representation or if you would like it to stand.

Kind regards

Mr Charlie Boufrahi | Technical Support Officer, Licensing, Regulatory Services | Brighton & Hove City Council, Licensing Department, 2*nd* Floor, Barts House, Barts Square, BN1 1JP | 01273 294429

From: REDACTED
Sent: 13 May 2025 16:43
To: EHL Licensing <ehl.licensing@brighton-hove.gov.uk>
Subject: 1445/3/2025/02853/LAPREV

SC CON ENDS 14.05.2025 VALID PPN (Y)

The Meeting Place cafe Kings Road Hove BN3 2WN

Variation

To Whom It May Concern

I wish to strongly object to the requested variation allowing alcohol to be served from the premises between 10.00 - 11.30 seven days a week.
Whilst the premises have been thoughtfully designed as per the original plans, the application was for a cafe NOT an all day pub.
The vertical drinking, removal of food consumption to allow the purchase of alcohol & provision of takeaway off premisses plastic cups of alcoholic beverages is totally & utterly out of keeping with the area & contrary to the original application which would hopefully have been refused on these grounds.

What had promised to be a beautiful addition to the seafront is set to become an antisocial nightmare for surrounding residents, particularly in Embassy Court (Grade II*). One only has to look further down the beach towards the Palace Pier to witness the slippery slope an approval for this variation will take us down.

This end of the seafront is a peaceful haven for multiple generations Allowing the variation will attract drunken behaviour, undesirable behaviour, litter & wholly change the nature of the immediate surroundings for the worse.

For the sake of this highly sought after area, please do not grant the variation acceptance. The planned cafe as was is perfectly adequate.

Regards

REDACTED

From: EHL Licensing <EHL.Licensing@brighton-hove.gov.uk>
Sent: 14 May 2025 12:07
To: REDACTED
Cc: EHL Licensing <EHL.Licensing@brighton-hove.gov.uk>
Subject: The Meeting Place Cafe, Kings Road, Hove, BN3 2WN - 2025/02853/LAPREV

Good afternoon,

I am the licensing officer for this application, the end of consultation is midnight 14th May 2025 and as representations have been received a licensing panel hearing will now be arranged to determine the outcome of the application. The panel will be made up of three councillors that sit on the licensing committee, and you will be able to attend that virtual hearing, if you decide to do so.

During the consultation period a number of conditions have been agreed between the applicant and the Police. If you feel that these conditions address the concerns you had in your email then please let us know. You are of course, entitled to carry on with your representation if you still have concerns but please can you confirm either way, so we know your intentions?

Please don't hesitate to contact me if you have any questions regarding the above or the below:

The applicant has also agreed to reduce the alcohol hours to 10:00hrs – 22:30hrs every day for ON sales only, there will be no Off sales of alcohol except to the external terrace area where customers will remain seated. I will not list all the conditions as they are quite lengthy but ultimately, if granted, the premises would operate as a Café style licence – so there would be no vertical drinking, and substantial food will always be available including hot food options. A number of other conditions were agreed including CCTV, prevention of public nuisance conditions and staff training conditions.

If you would like to see a full set of the agreed conditions, please just ask.

If the above information and new conditions have not alleviated your concerns and wish to continue with your representation, please can you confirm your full address noting the below paragraph that it will be sent to the applicant once received?

Please note if you return your email with your address, a copy, including all contact details (name, address, email address etc) will be sent to the applicant for their information. This is required under the Licensing Act 2003 and Home Office Guidance , the purpose of this is to give the applicant a chance to address the concerns of those making the representation and thereby give that person the opportunity to withdraw the representation if the applicant satisfies their concerns. A copy will also be added to the Licensing Panel committee report but all personal details will be redacted for the online version.

Please do let me know if you would like to withdraw your representation or if you have any further enquiries.

Kind regards

Sarah Cornell | Senior Licensing Officer, Licensing, Regulatory Services | Brighton & Hove City Council, 2nd Floor, Bartholomew House, Bartholomew Square, BN1 1JP
REDACTED

From: REDACTED
Sent: 14 May 2025 13:47
To: EHL Licensing <EHL.Licensing@brighton-hove.gov.uk>
Subject: Re: The Meeting Place Cafe, Kings Road, Hove, BN3 2WN - 2025/02853/LAPREV

Hello

Thank you for taking the time to reply.
Yes, I would like to see a full set of the conditions and based on your email, I would like to confirm that my objections still stand.
I wish the business well but am still very concerned about such late licencing in a prime residential area for what was intended to be a cafe style venue.

Regards

REDACTED

From: EHL Licensing <EHL.Licensing@brighton-hove.gov.uk>
Sent: 14 May 2025 13:57
To: REDACTED
Cc: EHL Licensing <EHL.Licensing@brighton-hove.gov.uk>
Subject: RE: The Meeting Place Cafe, Kings Road, Hove, BN3 2WN - 2025/02853/LAPREV

Hi REDACTED,

Please see attached the now agreed police conditions.

Please let me know if these alleviate your concerns and if you either wish to withdraw your representation or if you would like it to stand.

Kind regards

Mr Charlie Boufrahi | Technical Support Officer, Licensing, Regulatory Services | Brighton & Hove City Council, Licensing Department, 2*nd* Floor, Barts House, Barts Square, BN1 1JP | 01273 294429

-----Original Message-----
From: REDACTED

Sent: 13 May 2025 13:55
To: EHL Licensing <ehl.licensing@brighton-hove.gov.uk>
Subject: Objection to change of alcohol licence conditions - The Meeting Place Cafe

SC CON ENDS 14.05.2025 VALID PCD & PPN (Z)

Dear Sir or Madam

We wish to raise our objections to the proposed request by The Meeting Place Cafe at Kings Road, Hove, BN3 2WH to vary their alcohol licence.

As residents of REDACTED, REDACTED the Cafe, we are extremely concerned that allowing the variation would effectively permit the Cafe to function as a pub and off licence in what is currently a quiet residential area. This would inevitably increase noise for residents and most likely other forms of drinking-related antisocial behaviour.

In particular, the removal of the restrictions preventing vertical drinking would allow alcohol to be served in a plastic takeaway containers. This would mean that customers could continue to drink along the beach and lawns late into the evening, seven days a week. It is highly likely that there would be an increase in littering and anti-social behaviour, with an increased impact on environmental services and the police.

Unlike the area further towards Brighton, this part of the beach front is primarily residential. We are happy for the Cafe to remain as a cafe - noting its much increased size with the recent renovation - but we strongly object to it becoming a pub and off licence. We request that the Council upholds the existing restrictions on alcohol.

We look forward to your response.

Yours faithfully

REDACTED

On 14 May 2025, at 13:05, EHL Licensing <EHL.Licensing@brighton-hove.gov.uk> wrote:

Good afternoon,

I am the licensing officer for this application, the end of consultation is midnight 14th May 2025 and as representations have been received a licensing panel hearing will now be arranged to determine the outcome of the application. The panel will be made up of three councillors that sit on the licensing committee, and you will be able to attend that virtual hearing, if you decide to do so.

During the consultation period a number of conditions have been agreed between the applicant and the Police. If you feel that these conditions address the concerns you had in your email then please let us know. You are of course, entitled to carry on with your representation if you still have concerns but please can you confirm either way, so we know your intentions?

Please don't hesitate to contact me if you have any questions regarding the above or the below:

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If you would like to see a full set of the agreed conditions, please just ask.

If the above information and new conditions have not alleviated your concerns and wish to continue with your representation, please can you confirm your full address noting the below paragraph that it will be sent to the applicant once received?

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Please do let me know if you would like to withdraw your representation or if you have any further enquiries.

Kind regards

Sarah Cornell | Senior Licensing Officer, Licensing, Regulatory Services | Brighton & Hove City Council, 2nd Floor, Bartholomew House, Bartholomew Square, BN1 1JP
REDACTED

From: REDACTED
Sent: 14 May 2025 17:43
To: EHL Licensing <EHL.Licensing@brighton-hove.gov.uk>
Subject: Re: The Meeting Place Cafe, Kings Road, Hove, BN3 2WN - 2025/02853/LAPREV
Importance: High

Dear Sarah

Thank you very much for responding so quickly to our concerns. Please could you forward the full set of agreed conditions? Thank you.

Unfortunately the revisions agreed between the applicant and the Police are not sufficient to fully address our concerns about the proposed change of use from a family-style cafe to a drinking establishment.

As we set out in our previous email, this section of the beachfront is a quiet, family-friendly area with no licensed premises. Notwithstanding staff training, we are concerned about how well cafe employees would be able to police Off sales of alcohol to the external terrace. We believe that any Off sales and consumption of alcohol will inevitably lead to an increase in noise from the terrace until late in the evening, and likely spill into other public areas such as the beach and lawns.

Despite the conditions so far set out between the applicant and the Police, we believe that the proposed change of use will still lead to an increase in public nuisance, including noise, littering and other anti-social behaviours. People who want to drink alcohol are well served already by the bars and restaurants on the beachfront closer to Brighton and by the pubs on side streets between Brighton and Hove.

We ask the licensing panel to maintain restrictions on sale of alcohol from the Meeting Place Cafe and to refuse the proposed amendments.

Yours sincerely

REDACTED

From: EHL Licensing <EHL.Licensing@brighton-hove.gov.uk>
Sent: 15 May 2025 08:34
To: REDACTED
Cc: EHL Licensing <EHL.Licensing@brighton-hove.gov.uk>
Subject: RE: The Meeting Place Cafe, Kings Road, Hove, BN3 2WN - 2025/02853/LAPREV

Good morning,

Please see attached the now agreed police conditions.

Please let me know if these alleviate your concerns and if you either wish to withdraw your representation or if you would like it to stand.

Kind regards

Mr Charlie Boufrahi | Technical Support Officer, Licensing, Regulatory Services | Brighton & Hove City Council, Licensing Department, 2*nd* Floor, Barts House, BN1 1JP

Police Agreed Conditions 13.05.2025 – Meeting Place Café – Café Style Licence

Proposed Timings:

Sale of retail of alcohol: 10:00 – 22:30 On Sales Only
The opening hours of the premises: 06:30 – 23:00

General:

1. 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.

2. The sale of alcohol and other beverages shall be consumption by persons seated at tables and there will be no vertical drinking.

3. Prior to taking orders from customers, staff will ensure they have a table to be sat at to ensure compliance to condition 2 above.

4. Signs will be clearly displayed advising customers that alcohol is for consumption on the premises only.

5. When in use the outside terrace area will be monitored by staff to ensure compliance to the licence conditions.

6. Polycarbonate, shatterproof or any glass alternative will be in use for the outside terrace area.

7. Alcohol is ancillary to other hot and cold non-alcoholic beverages available on the premises.

8. At all times, food menus must be clearly displayed within the premises and include hot food options.

9. In relation to licensable activities to the outside seating area, this will be subject to the premises holding a valid Table and Chairs licence or the appropriate authorisation. Should the licence or authorisation stipulate times that require the premises to cease use of them earlier than stated on this premises licence, the lesser times will be adhered to.

Prevention of crime and disorder:

10. 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 in the event that CCTV footage is required for the prevention and detection of suspected or alleged crime.

(e) The CCTV images will record and display dates and times, and these times will be checked regularly to ensure their accuracy.

(f) 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, without difficulty or delay and without charge.

(g) Any breakdown or system failure will be notified to the police immediately & remedied as soon as practicable. This can be via email - brighton.licensing@sussex.police.uk

(h) 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.

11. (a) An incident and refusals log (book or electronic) will be maintained by the premises showing a detailed note of incidents and refusals that occur in the premises. The logs will be inspected and signed off by the Designated Premises Supervisor (or a person with delegated authority) at least once a month.

    (b) The logs should be kept on the premises for at least twenty-four (24) months 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. Refusals of alcohol for reasons such as underage, no ID and intoxication.

Public safety:

As offered up in the original application or agreed with another responsible authority.

Prevention of public nuisance:

12. There will be no regulated entertainment other than background music allowed.

13. All windows and doors will be kept closed after 23:00 at the latest. (To be removed is new timing are agreed)

14. Signs will be placed by the exit asking customers to leave the premises quietly.

15. Signs should be placed in the outdoor seating area asking customers to respect residents right to peace and quiet.

16. Recycling of glass bottles will not take place after 23:00 and before 08:00.

Protection of children from harm:

17. (a) The Premises Licence Holder / Management shall ensure that all staff members engaged or to be engaged in selling and or serving of alcohol shall receive induction training. If this training is to be conducted in electronic form, it will at a minimum also include a face-to-face discussion session. This training will take place prior to the selling and or serving of such products and will include:

    *The lawful selling of age restricted products:

    Including but not limited to, the requirement for the staff member conducting the transaction to ensure they do Challenge 25 checks regardless of any other staff member / door staff checks that may already have taken place.

    *Refusing the sale of alcohol to a person who is drunk

    (b)Further verbal reinforcement/refresher training covering the above will be carried out thereafter at intervals not to exceed 8 weeks, with the date and time of the verbal reinforcement/refresher training documented.

    (c)All such 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.

13. The premises will operate a "Challenge 25" policy whereby any person attempting to buy alcohol who appears to be under 25 will be asked for photographic ID to prove their age. The recommended forms of ID that will be accepted are passports, official Photographic Identity Cards issued by EU states bearing a hologram or ultraviolet feature, driving licences with a photograph, photographic military ID, biometric residence permit cards or proof of age cards bearing the 'PASS' mark hologram. The list of recommended forms of ID may be amended or revised with the prior written agreement of Sussex Police, the Licensing Authority and Trading Standards without the need to amend the licence or conditions attaching to it.

14. Signage advertising the "Challenge 25" policy will be displayed in prominent locations in the premises.

Environmental Protection Agreed Conditions dated 28/04/2025

From: Emma Grant REDACTED
Sent: 28 April 2025 09:53
To: EHL Licensing <EHL.Licensing@brighton-hove.gov.uk>
Subject: FW: The Meeting Place Cafe, Kings Road, Hove.

Hello

I refer to the application for a variation to the premises licence for The Meeting Place Cafe, Kings Road, Hove. I am commenting on behalf of the Environmental Protection Team.

Under PPN on the application form the applicant proposes the following:-

a) All windows/doors to remain closed after 22:30 (except for entry/exit) (To replace condition 6 on current licence)

b) Staff to monitor outdoor areas every 30 minutes to prevent noise/disturbance The applicant has agreed a slight amendment to the wording of this to read:-
The Outdoor area should be cordoned off with barriers and customers must not be allowed to take drinks outside of this area. Staff must monitor outdoor areas every 30 minutes to prevent noise/disturbance and collect empty glasses and rubbish.

c) Prominent signage: "Please respect our neighbors, leave quitely" (Condition 7 on current licence)

Please see agreement below from the applicant to the above amended wording. So to clarify the conditions under PPN on the current premises licence should be (Numbered 5-9 as they appear on the current premises licence plus condition 10 as proposed on this application) **:-**

5. There will be no regulated entertainment other than background music allowed.
6 ~~All windows and doors will be kept closed after 23:00 at the latest.~~ To be replaced under the variation application to read All windows/doors to remain closed after 22:30 (except for entry/exit)
7. Signs will be placed by the exit asking customers to leave the premises quietly. (To remain. As proposed condition C above)
8. Signs should be placed in the outdoor seating area asking customers to respect residents right to peace and quiet.
9. Recycling of glass bottles will not take place after 23:00 and before 08:00.
10. The Outdoor area should be cordoned off with barriers and customers must not be allowed to take drinks outside of this area. Staff must monitor outdoor areas every 30 minutes to prevent noise/disturbance and collect empty glasses and rubbish.

Please see the applicants agreement to the proposed change of wording to the condition below. Subject to the above conditions Environmental Protection will not be making a representation to this application.

Regards, Emma
Environmental Protection Officer

Emma Grant
Licensing Officer. Brighton & Hove City Council,
2nd Floor, Barts House, Barts Square, BN1 1JP
REDACTED

From: ESI LICENCE REDACTED
Sent: 28 April 2025 09:35
To: Emma Grant REDACTED
Subject: Re: The Meeting Place Cafe, Kings Road, Hove.

Dear Emma,

Thank you for your email, and apologies for the late reply.

I confirm that we agree to the amendment to the wording on the proposed conditions below.

Kind regards,

REDACTED

From: Emma Grant REDACTED
Date: Monday, 28 April 2025 08:01
To: REDACTED
Subject: RE: The Meeting Place Cafe, Kings Road, Hove.
Hello

Please can you confirm that you agree to the slight amendment to the wording on your proposed conditions below so I can advise the Licensing Team.

Thank you

Emma

Emma Grant
Environmental Protection/Licensing Officer. Brighton & Hove City Council,
2nd Floor, Barts House, Barts Square, BN1 1JP
REDACTED

From: Emma Grant
Sent: 24 April 2025 09:24
To: REDACTED
Subject: The Meeting Place Cafe, Kings Road, Hove.

Hello Hikmet Tabak

I refer to your application for a variation to the premises licence for The Meeting Place Cafe, Kings Road, Hove. I have been asked to comment on behalf of the Environmental Protection Team (EP).

Under the licensing objective of the prevention of public nuisance (PPN) you have proposed the following conditions.

All windows/doors to remain closed after 22:30 (except for entry/exit)
Staff to monitor outdoor areas every 30 minutes to prevent noise/disturbance (to be replaced with below)
Prominent signage: "Please respect our neighbors, leave quitely" *(Condition 7 on current licence)*

Would you be agreeable to a slight amendment to the following:-

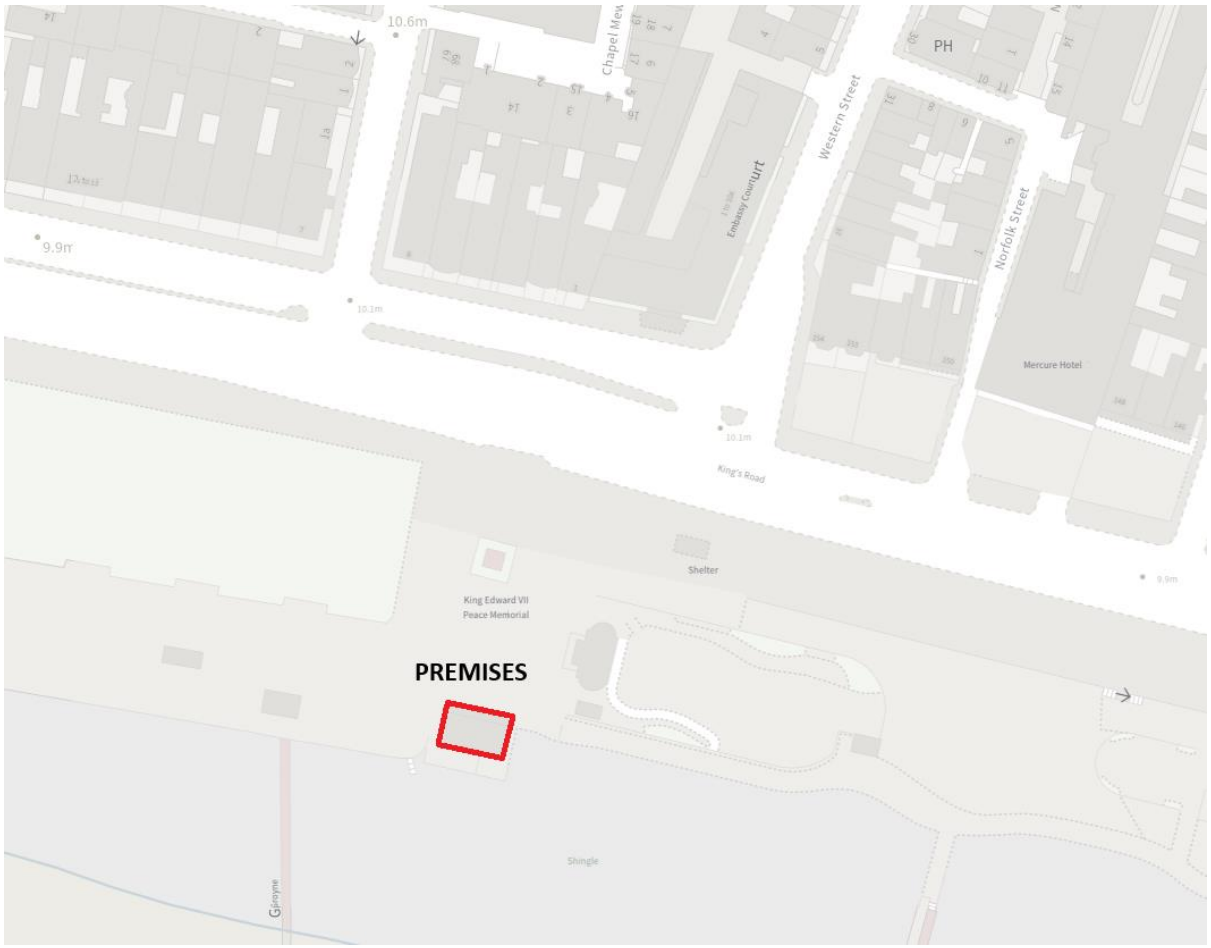
The Outdoor area should be cordoned off with barriers and customers must not be allowed to take drinks outside of this area. Staff must monitor outdoor areas every 30 minutes to prevent noise/disturbance and collect empty glasses and rubbish.

Subject to the agreement of the above condition and the conditions proposed on the application and those on the current premises licence under PPN I will advise the Licensing Team that EP will not be making a representation.

Regards, Emma

Emma Grant
Licensing Officer. Brighton & Hove City Council,
2nd Floor, Barts House, Barts Square, BN1 1JP
REDACTED

Appendix F


10.6m
Chapel Mews
PH
Western Street
Embassy Court
Norfolk Street
9.9m
10.1m
Mercure Hotel
King's Road
Shelter
King Edward VII
Peace Memorial
PREMISES
Shingle