

# Licensing Panel (Licensing Act 2003 Functions)

Date:           **25 June 2025**

Time:           **10.00am**

Venue           **Virtual – Microsoft Teams**

Members:   **Councillors:** Lyons, Nann and Pickett

Contact:       **Francis Mitchell**  
Democratic Services Officer  
01273 294183  
Francis.Mitchell@brighton-hove.gov.uk

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# AGENDA

## WELCOME & INTRODUCTIONS

### 1 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.

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

### 2 TO APPOINT A CHAIR FOR THE MEETING

### 3 COOKES NEWS LICENSING PANEL (LICENSING ACT 2003 FUNCTIONS)

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Contact Officer: Charles Boufrahi  
Ward Affected: Goldsmid

Date of Publication - Tuesday, 17 June 2025

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

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# Licensing Panel (Licensing Act 2003 Functions)

Brighton & Hove City Council

Subject:	Application for a New Premises Licence under the Licensing Act 2003
Premises:	Cookes News, 1 Montefiore Road, Hove, BN3 1RD
Applicant:	Hiral Akshaykumar Patel
Date of Meeting:	25 June 2025
Report of:	Corporate Director for City Operations
Contact Officer: Name:	Emily Fountain
Email:	emily.fountain@brighton-hove.gov.uk
Ward(s) affected:	Goldsmid

## 1. PURPOSE OF REPORT AND POLICY CONTEXT

- 1.1 To determine an application for a **New** Premises Licence under the Licensing Act 2003 for **Cookes News**.

## 2. RECOMMENDATIONS:

- 2.1 That the Panel determine an application for a **New** Premises Licence under the Licensing Act 2003 for **Cookes News**.

## 3. CONTEXT/BACKGROUND INFORMATION & CONSULTATION

- 3.1 The application is for a **New** Premises Licence under the Licensing Act 2003. The application proposes a:

Newsagent And Convenience Store

- 3.2 Section 18 (Operating Schedule) of the application is detailed at Appendix A and the plan of the premises is attached at Appendix B

### 3.3 Summary table of proposed activities

	<b>Proposed</b>
<b>Supply of Alcohol</b>	Monday – Thursday: 08:00 – 23:00 Off the Premises  Friday – Saturday: 08:00 – 00:00  Sunday: 09:00 - 22:30
<b>Hours premises are open to public</b>	Monday – Thursday: 08:00 – 00:00  Friday – Saturday: 08:00 – 23:00  Sunday: 09:00 - 22:30

- 3.4 The premises does not fall in the Cumulative Impact Area or the Special Stress Area.

#### **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 21 representations and 1 supporting representation were received. They were received from local residents, local Councillors and the Licensing Authority.
- 3.7 Representations received had concerns relating to Prevention of Crime and Disorder, Public Safety, Prevention of Public Nuisance and Protection of Children from Harm
- 3.8 Full details of the representations are attached to Appendix C and agreements with Sussex Police are attached at Appendix D. A map detailing the location of the premises is attached at Appendix E.

## **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.

## **3.3 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)

	<b>Cumulative Impact Area</b>	<b>Special Stress Area</b>	<b>Other Areas</b>
<b>Restaurant</b>	Yes (midnight)	Yes (midnight)	Yes (midnight)
<b>Café</b>	Yes (10 pm)	Yes (10 pm)	Yes (10 pm)
<b>Late Night Takeaways</b>	No	Yes (midnight)	Yes (midnight)
<b>Night Club</b>	No	No	No
<b>Pub</b>	No	Yes (11pm)	Yes (midnight)
<b>Non-alcohol lead (e.g. Theatre)</b>	Yes (favourable)	Yes (favourable)	Yes (favourable)
<b>Off-licence</b>	No	No	Yes (Up to 11pm but if in densely residential area may be earlier – see note 7 below)
<b>Members Club (club premises certificate)</b>	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 than 10pm. For further advice and guidance on "alcohol in shared workplaces" please see paragraph 3.3.4-3.3.6.

### **3.5 Off licences**

In recent years there has been a noticeable shift towards more people buying alcohol from shops and drinking at home prior to going into premises such as pubs and clubs. The council is concerned that alcohol loading from off-licence sales is a significant problem in the city and adversely affects the licensing objectives as it gives rise to problems of drunkenness, disorderly behaviour and a higher risk of alcohol sales to children. Representations from the police, local residents and the director of public health at licensing panel hearings have testified to these problems and Information published in the Public Health Framework for assessing alcohol licensing presents a ward by ward analysis of crime and disorder and health data which is relevant in this respect.

3.5.1 The special policy on cumulative impact and the special stress areas apply to off licences as explained in the matrix approach at 3.3. But in general, where applications are made for new premises or variations to existing licences, and where the police or others make representations against the grant of a further licence for off sales, the council will give specific consideration to restricting the number, type, and the hours of premises selling alcohol exclusively for consumption off the premises. Decisions will be grounded in the Public Health Framework for assessing alcohol licensing. The council will want to be assured that the operating schedule of premises, and their overall management, training and levels of staffing, are appropriate to ensure that the licensing objectives are promoted in what may be challenging circumstances. Retail outlets and stores where the provision of fresh produce is the principal product sold maybe considered more favourably.

3.5.2 The Licensing Authority encourage off licences to join the Council led “Sensible on Strength” scheme to reduce the availability of cheap super strength beers and ciders. Off licences voluntarily sign up not to sell cheap super-strength beers and ciders over 6% ABV and operate good practice measures (see 3.5.3) for which they receive an accreditation as a responsible retailer.

3.5.3 Areas of best practice that may be included in an Operating Schedule include

- the installation of a digital CCTV system by liaison with, and to a standard approved by Sussex Police
- Challenge 25 policy
- Refusals system
- Documented staff training including underage sales, drunkenness and proxy sales
- Voluntary restriction of high strength alcohol - operating schedules may be used to limit high ABV beers and ciders
- BCRP membership (or other accredited scheme)
- No sale of single cans
- Displays should not be located at the entrance/exit points or near checks out

3.5.4 The Licensing Authority and Sussex Police have specific concerns around the delivery of alcohol off the premises due to issues around the end location of delivery, age verification checks (Challenge 25), the increased possibility of the alcohol coming into the CIZ and SSA from other areas, as well as the personal safety of drivers when having to refuse a delivery at the end destination.

3.5.5 Alcohol delivery poses a unique set of challenges as it often transfers the final age verification to a person who has no responsibility in relation to the Premises Licence which authorised the sale of alcohol. A premises licence holder needs to be satisfied that their drivers or the delivery drivers of the third party company they chose to use, have received regular and comprehensive training in age verification and identifying persons who have consumed too much alcohol.

3.5.6 Evidence has shown that customers have previously used landmarks/businesses not related to them as addresses for delivery so that alcohol could be consumed in open spaces/parks. The risk being that this may lead to increased crime and disorder including anti-social behaviour and criminal damage, as well as the possibility that underage persons can gain access to alcohol. Concerns have also been raised about the delivery of alcohol to known street drinking hotspots.

Therefore, a condition requiring all deliveries to be to a verifiable residential or business address and a face to face ID verification is vital in mitigating some of this risk.

3.5.7 While the Licensing Authority and Sussex Police recognise this is a growing area of business, new or variation applications to include the delivery of alcohol off the premises will be subject to increased scrutiny. Suggested conditions for the provision of an alcohol delivery service can be found at Appendix A. These are not exhaustive and each application will be considered on its own merits.

### **3.6 Street drinking**

3.6.1 The Licensing Authority will have regard to areas highlighted by Sussex Police that are at risk from alcohol related anti-social behaviour. The nature of these areas can be fluid/seasonal and so updated maps and data will be produced regularly to ensure the information is current. These hot spot areas are considered high risk for street drinkers and the Licensing Authority will have regard to prevention of crime and disorder by virtue of street drinking and anti-social behaviour when considering applications in this area.

### **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 policies 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](mailto: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.

5.1.4 Where appropriate, licence holders or their authorised representatives will submit event safety plans and operating manuals, attend Event Planning Teams or Safety Advisory Groups and similar meetings prior to large events and shall be part of Event Liaison Teams during such events. Due regard shall be had to relevant guidance and publications including, for example: HSE approved code of practice for events

## **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).

6.1.2 Applications for new licences or for the extension in size of licensed premises should not normally be granted if the premises will use amplified or live music and operate within or abutting premises containing residential accommodation except

that occupied by staff of the licensed premises. A condition may be imposed on new licences that entertainment noise shall be inaudible in any residence. Noise emanating from within licensed premises should not normally be audible outside.

6.1.3 Installation of sound limiting equipment and sound insulation may be required to minimise disturbance to the amenity of nearby residents by reason of noise from the licensed premises.

6.1.4 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.

6.1.5 In determining applications for new licences or extensions in hours or terminal hours of licensed premises, regard will be had to late night public transport availability and location of taxi ranks to aid dispersal of customers.

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.

7.1.5 Licensees of premises giving film exhibitions will be expected to include in their

operating schedules arrangements for restricting children from viewing age restricted films. Such premises will be subject to a mandatory condition requiring that access will be restricted to only those who meet the required age limit in accordance with any certificate granted by the British Board of Film Classification, or in specific cases where such certificates have not been granted, the licensing authority. The licensing authority does not intend to adopt its own system of film classification. The licensing authority's procedures for dealing with unclassified films are appended at Appendix C.

7.1.6 Where children are expected to attend a public entertainment, appropriate adult supervision will be required to control the access and egress of children and to protect them from harm. This will normally be an adult member of staff for every 100 children. Where the entertainment is music and dancing, 2 persons, licensed by the Security Industry Authority (door supervisors) should be employed for every 100 children but will be subject to advice within the Event Safety Guide. Nothing in this policy shall seek to override child supervision requirements contained in other legislation or regulations. For exclusively under 18 events reference should be made to police guidelines (available from the Police Licensing Unit, Brighton tel. 101). The licensing authority recognises the Director of Children's Services as being competent to advise on matters relating to the protection of children from harm. Applicants shall copy their applications to the Director of Children's Services in its capacity as the responsible authority. Copies should be sent care of the Police.

The "What to do" booklet is a national one and can be accessed at:  
[www.brightonandhovepsc.org.uk/wp-content/uploads/What-to-do-if-a-child-is-being-abused.pdf](http://www.brightonandhovepsc.org.uk/wp-content/uploads/What-to-do-if-a-child-is-being-abused.pdf)

Probably also worth getting him to put in that if you are concerned about a child locally to contact the Multi-Agency Safeguarding Hub (MASH) on 01273 290400, or you can contact Sussex Police on 101. If they think a child is in immediate danger to dial 999.

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

## **10 Live Music, Dancing & Theatre**

10.1.1 This policy recognises the need to encourage live music, dancing and theatre for the wider cultural benefits of the community generally. In addressing such issues the potential for limited disturbance in neighbourhoods will always be carefully balanced with these wider benefits, particularly for children. The impact of licensing on regulated entertainment, particularly live music and dancing, will be monitored. Where indications are that such events are being deterred by licensing requirements, the policy will be revisited with a view to investigating how such situations might be reversed.

10.1.2 The Licensing Committee represents the general interests of a community in determining what conditions should be attached to licences and certificates as a matter of necessity for the promotion of the licensing objectives. All members of the Licensing Committee will be trained on Licensing Act 2003 and S182 Guidance. The Licensing authority is aware of the need to avoid measures which deter live music, dancing and theatre - such as imposing indirect costs out of proportion to the income of the licence holder and to the risks presented. Only appropriate, proportionate and reasonable licensing conditions should impose any restrictions on such events.

10.1.3 The licensing committee will support the cultural zones, outdoor eating areas, food led operations, community pubs, live entertainment and protect living conditions in mixed use areas.

## **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: 12/06/2024*

### 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: 05/06/25*

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 – Section 18 (Operating Schedule)
2. Appendix B – Plan of Premises
3. Appendix C – Representations
4. Appendix D – Agreed Conditions with Sussex Police
5. Appendix E – 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**



## Appendix A

### Section 18 of 21

#### 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)

*Continued from previous page...*

List here steps you will take to promote all four licensing objectives together.

1. Challenge 25 policy to be in place at all times
2. CCTV to be installed and 31 days recoding system staff trained to download images when required
3. All staff to be trained in responsible alcohol retailing

b) The prevention of crime and disorder

1. CCTV shall be installed to Home Office Guidance standards and maintained in a good working condition and recordings shall be kept for 31 days and shall be made available to police and authorised Officers from the council.
2. The CCTV system shall be capable of obtaining clear facial recognition images and a clear head and shoulders image of every person entering or leaving the premises.
3. The CCTV system shall display on any recordings, the correct date and time of the recording.
4. A member of staff trained in the use of the CCTV system shall be available at the premise at all times that the premises are open to the public.
5. A CCTV camera shall be installed to cover the entrance of the premises and further cameras installed to cover the internal area and outside entrance area.
6. A suitable intruder alarm complete with panic button shall be fitted and maintained.
7. An incident log shall be kept at the premises, and made available for inspection on request to an authorised officer of the council or the Police, which will record the following:
  - (a) all crimes reported to the venue
  - (b) all ejections of patrons
  - (c) any complaints received
  - (d) any incidents of disorder
  - (e) any faults in the CCTV system
  - (f) any refusal of the sale of alcohol
  - (g) any visit by a relevant authority or emergency service.
8. Staff training must be documented and based on legislation and operating procedures. All training shall be signed and dated, and a copy of such records will be available for inspection by Police and local authority enforcement officers.
9. All staff employed at the premises will have UK right to work status checked, once passed that stage they shall be offered employment.
10. All alcohol shall be purchased from AWRS registered cash & carry and wholesalers
11. There shall be no self service of spirits on the premises

c) Public safety

1. Fire exit signs displayed
2. CCTV working at all times

d) The prevention of public nuisance

1. Notice displayed asking customers to leave quietly from premises also customers will be told in person to leave quietly

*Continued from previous page...*

and not to disturb the local neighbourhood

2. Strict policy in place to tell all staff not to serve alcohol to drunks at all

3. Appropriate signage will be displayed, in prominent position informing customers they are being recorded on CCTV

e) The protection of children from harm

1. A challenge 25 policy will be in force, where any person looking under the age of 25 shall be asked to prove their age when attempting to purchase alcohol and signs to this effect will be displayed at the premises. Challenge 25 posters displayed where alcohol is sold.

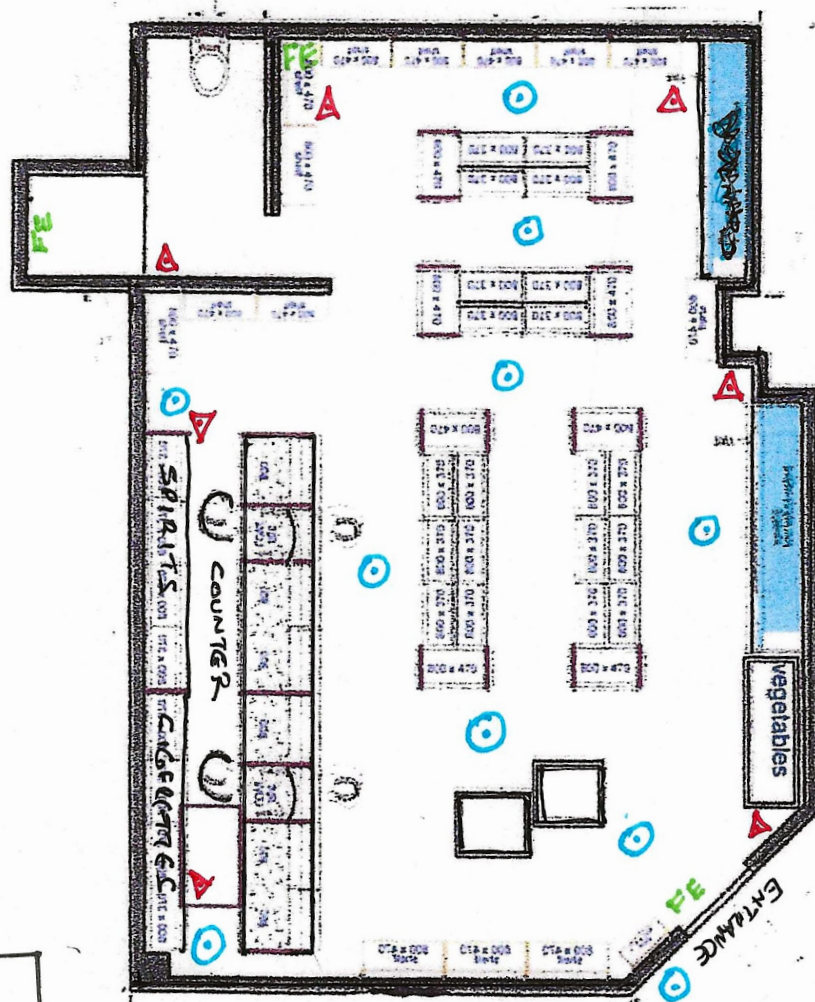
2. The only acceptable ID will be those with photographic identification documents, including passport, photo-card, driving license or proof of age card bearing the PASS hologram.

3. An refusal book shall be kept at the premises and updated as and when required, and made available for inspection on request to an Licensing Officer, Police or other responsible authority.

4. A sign stating "No proof of age – No sale- Challenge25" shall be displayed at the point of sale.

# COOKES NEWS

## PROPOSED LICENSING PLAN



<b>KEY</b>
○ CCTV
FE FIRE EXIT SIGN
△ FIRE EXTINGUISHERS
<b>SCALE</b>
1:100
1 MONTEFIORE ROAD
HOVE
BN3 1RD



## Appendix C

REP A

**From:** REDACTED

**Sent:** 06 May 2025 17:56

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

**Subject:** COOKES NEWS, 1 MONTEFIORE ROAD, HOVE, BN3 1RD

**EF CON ENDS 29.05.2025 VALID PCD and PPN (A)**

To Whom it may concern.

1 MONTEFIORE ROAD, HOVE, BN3 1RD

Please accept this email as an objection to this application.

Montefiore road is already well supplied with two Off licences in its short distance and as the Councils own research has found over density Off Licences creates problems

Montefiore road is a quiet residential road and it would clearly lead to increased crime and disorder and public nuisance if an additional Off Licence were to be added, as is occurring a little further into the city.

Thus, we request that you consider the situation carefully and do not increase the problems in the area by refusing a further Off Licence.

Yours Sincerely, there is another REDACTED ,we don't need any other alcohol license in same street already they have two off license sale alcohol  
REDACTED

REP B

**From:** REDACTED  
**Sent:** 06 May 2025 18:34  
**To:** EHL Licensing <EHL.licensing@brighton-hove.gov.uk>  
**Subject:** 1 MONTEFIORE ROAD, HOVE, BN3 1RD wine

**EF CON ENDS 29.05.2025 VALID PPN (B)**

Dear Brighton and Hove council.

am writing to oppose the alcohol license that is being applied for at number 1 Montefiore road cookies news I REDACTED and object to the alcohol license bei applied for on the grounds of:

- 1) Further noise and late night activity in the evenings
- 2) Drunk people loitering outside and smoking and the smell of smoke entering through windows
- 3) already lots off noice from the REDACTED they also sale alcohol they also next door to cookies news

Same road already 2 shop selling alcohol

4) Another shop down the road that already sells alcohol REDACTED same is it already to shop? Sell alcohol so we don't need any more shop sell alcohol we don't want to make our children alcohol alcoholic..

s) Most rati any opera hosprorshipers from the coptic church buying snacks if you have further questions then please let me know but the noise and traffic on entefiore road is becoming ludicrous and with more of this into the evenings is becom unbearable.

Kind regards

REDACTED

REP C

**From:** REDACTED  
**Sent:** 06 May 2025 21:57



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

**Subject:** Rejection to extended alcohol license (Cookes News 1 Montefiore Road BN3 1RD)

**EF CON ENDS 29.05.2025 VALID PPN (C)**

Dear Sir/Madam

I am writing to object to the extended alcohol license being applied for Cookes News Shop. As a REDACTED I am concerned about the increasing footfall REDACTED and also the noise levels. We are currently experiencing high noise levels as it is until shop closure of 23:00 and to extend the alcohol purchasing times to closing time will only increase the people gathering outside, talking, and the comings and goings of motor vehicles.

**Please also consider that there is a hospital opposite with patients recovering and resting.**

Kind regards

REDACTED

REP D

**From:** REDACTED

**Sent:** 06 May 2025 22:09

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

**Subject:** Rejection to extended alcohol license C00KES NEWS 1 Montefiore Road, Hove BN3 1RD

**EF CON ENDS 29.05.2025 VALID PPN (D)**

Dear Sir/Madam

I am writing to object to the extended alcohol license being applied.

As a REDACTED I am concerned about the increasing footfall REDACTED and also the noise levels. We are currently experiencing high noise levels as it is until shop closure of 24:00 and to extend the alcohol purchasing times to closing time will only increase the people gathering outside, talking, and the comings and goings of motor vehicles.

Please also consider that there is a hospital opposite with patients recovering and resting.

Regards

REDACTED

REP E

**From:** REDACTED

**Sent:** 07 May 2025 16:48

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

**Subject:** Retail sale of alcohol: Cookes News 1 Montefiore Road, Hove BN3 1 RD

**EF CON ENDS 29.05.2025 VALID PPN and PCD (E)**

Dear Brighton and Hove Licensing.

I am writing to oppose the application made by REDACTED for Cookes News 1 Montefiore road for an alcohol license.

I am a resident of REDACTED. I understand that the new owner of Cookes news has the right to apply for a license however I am absolutely shocked that there could be yet another off license opening REDACTED There is currently REDACTED. Please also note that there is an off license at REDACTED.

We have too many off licences in Montefiore road and it will be such a shame that most of the area will predominantly trade in alcohol, vapes and tobacco.

There is already an abundance of noise and disruption where I live and I am constantly being woken up after 21:30 when I am often asleep due to the already heavy footfall REDACTED chatting , laughter, shouting and youths surrounding the shops. Uber delivery scooters with their raspy loud engines are also the worst offenders. To add another shop in the area with late night openings will surely increase the noise levels.

We live in a community REDACTED. Another off license does not suit being opposite these establishments to sell yet more alcohol.

Cookes news used to be a respectable News agent with amenities and produce being sold until 18:00 and this is what made up part of the community it is today in the area. Unfortunately, this will no longer be the case if this becomes another late night off license. I am worried about the crime levels this could also bring into the area.

I feel that the area as a whole is declining and another off license will not help or benefit anyone at all.

I implore you to consider this carefully.  
REDACTED

REP F

**From:** REDACTED  
**Sent:** 10 May 2025 13:06  
**To:** EHL Licensing <EHL.licensing@brighton-hove.gov.uk>  
**Subject:** Additional alcohol license

**EF CON ENDS 29.05.2025 VALID PCD & PPN (F)**

To Whom it May Concern,

I am writing on behalf of myself to formally express my concerns and objections regarding the proposed issuance of an additional alcohol license for Cookes News currently under review.

While I understand the role of local businesses in fostering economic activity, I firmly believe that the addition of another alcohol license in our community will bring more harm than benefit. My concerns are as follows:

. Increased Anti-Social Behaviour:

The neighborhood already experiences some issues related to noise, loitering, and disturbances, particularly during evening and nighttime hours. Another alcohol-serving establishment (we already have 2 in the street) is likely to exacerbate these problems, negatively impacting residents' quality of life.

. Public Safety Issues:

There is a well-documented correlation between the density of alcohol outlets and an increase in alcohol-related crimes such as assault, vandalism, and drunk driving. Introducing another license will raise legitimate safety concerns for local families and businesses.

. Impact on Families and vulnerable Groups:

The proposed license may alter the character and reputation of our neighborhood. Many residents and long-standing community members have expressed discomfort with the commercialization and shift in atmosphere that additional alcohol-serving venues bring.

I urge the licensing authority to carefully consider the potential long-term consequences for our community and the other two businesses that hold alcohol licenses.

Thank you for your attention to this matter.  
Your Sincerely

REACTED

REP G

**From:** Redacted  
**Sent:** 10 May 2025 13:49

**To:** EHL Licensing <[EHL.Licensing@Brighton-Hove.gov.uk](mailto:EHL.Licensing@Brighton-Hove.gov.uk)>

**Subject:** Rejection of Montefiore Road's Corner Shop's Alcohol Sales License

**EF CON ENDS 29.05.2025 VALID PCD & PS (G)**

To my local ward councillors,

I wish to direct you in the strongest terms to oppose the new corner shop on Montefiore Road's alcohol sales' licensing request.

I have many grave concerns about this licensing request. Primarily, they relate to the risk of increased anti-social behaviour. Montefiore Road already has two shops with alcohol sales licenses. A third risks changing the dynamics of the street, away from its currently very calm and family-orientated feel.

Secondly, I also harbour public safety concerns. Another alcohol sales premises risks increased vandalism on the street and safety concerns for residents, so many of whom make up young families, who relocate to the area due to its general reputation for serene and quiet living.

Please deny this new shop its alcohol license.

Best wishes

Redacted

REP H

**EF CON ENDS 29.05.2025 VALID PCD & PPN (H)**

Licensing Authority  
Brighton & Hove City Council  
Bartholomew House  
Bartholomew Square  
Brighton  
BN1 1JP

Date: 12 May 20025  
Our Ref: ELG/01123/LICEP  
Phone: REDACTED  
e-mail: REDACTED

Dear Emily

**Licensing Act 2003**  
**Cookes News, 1 Montefiore Road, Hove**

I wish to make a representation against a new application for Cookes News, 1 Montefiore Road, Hove. The application is for the sale of alcohol on Monday to Thursday from 08:00 to 23:00, Friday and Saturday 08:00 to 00:00 and Sunday 09:00 to 22:30.

The grounds for the representation are that it is contrary to the Council's Statement of Licensing Policy and may undermine the Licensing objectives of the prevention of crime and disorder and the prevention of public nuisance,

The Council's SoLP includes a Matrix approach for licensing decisions with provisions for a terminal hour for all classes of licensed premises in a particular area. The Matrix Model recognises the diverse operation and different risks presented by different classes of licensed premises. It provides a vision of what the Licensing Authority would like to see within its area and gives an indication of likelihood of success or otherwise to investors and local businesses making applications.

The Matrix Model, states that off licences can be permitted in areas outside of the cumulative impact zone (CIZ) and Special stress area (SSA) until 23:00. The hours requested for Friday and Saturday fall outside the SOLP matrix..

The policy does state that each application is still considered on its individual merit and there is discretion to depart from the policy where justified. However, departure from the Matrix Model is only expected in exceptional circumstances.

Guidance issued under S182 of the Licensing Act 2003 states that in completing an operating schedule, applicants are expected to have regard to the statement of licensing policy for their area. The guidance goes on to say that applicants are expected to include positive proposals in their application on how they will manage any potential risks. Where specific policies apply in the area applicants are also expected to demonstrate an understanding of how the policy impacts on their application, any measures they will take to mitigate the impact, and why they consider the application should be an exception to the policy.

The applicant has proposed conditions to promote the Licensing Objectives including the provision of CCTV, operating Challenge 25 and staff training as well as conditions relating to customers leaving the shop.

The Licensing Team therefore makes this representation to uphold the council's Statement of Licensing Policy, which we believe this application contradicts and we wish to bring the application to the attention of the panel so that they can decide whether this application constitutes exceptional circumstances to depart from the policy.

Yours sincerely,

Emma Grant,  
Licensing Officer

REP I

From: REDACTED  
Sent: 09 May 2025 20:30  
To: EHL Licensing <[EHL.Licensing@Brighton-Hove.gov.uk](mailto:EHL.Licensing@Brighton-Hove.gov.uk)>

Subject: Additional alcohol licence to COOKES NEWS, 1 Montefiore Road, BN3 1RD

**EF CON ENDS 29.05.2025 VALID PCD (I)**

I am writing as a local resident to express my concern about the potential detrimental impact on the neighborhood a new alcohol licence would have.

I am a REDACTED and worry about an increase in anti-social behaviour including crime. It could impact on a safe environment.

Other valued local businesses in the community may be adversely effected.

There are pre-existing safeguarding issues in respect of REDACTED particularly after dark and more street drinking will impact on those already vulnerable and also have an impact on the rest of the community.

I hope these concerns are taken into consideration.

Many thanks

REDACTED

REP J

**From:** REDACTED

**Sent:** 15 May 2025 16:24



**To:** EHL Licensing <EHL.Licensing@Brighton-Hove.gov.uk>

**Subject:** Alchol license for new corner shop

**EF CON ENDS 29.05.2025 VALID PCD (J)**

'Dear Brighton and Hove City Council,

My name is REDACTED

I'd like to record my opposition to the new shop on the corner of Montefiore Road being granted an alcohol license. I worry if three shops on Montefiore Road have alcohol licenses we could see increased anti-social behaviour in the area and its family-orientated character could be changed.

Best wishes,

REDACTED

REP K

**From:** REDACTED

**Sent:** 15 May 2025 22:52

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

**Subject:** Rejection to extended alcohol license C00KES NEWS 1 Montefiore Road, Hove BN3 1RD

**EF CON ENDS 29.05.2025 VALID PPN (K)**

Dear Sir/Madam

I am writing to object to the extended alcohol license being applied for COOKES NEWS Shop.

As a REDACTED I am concerned about the increasing footfall REDACTED and also the noise levels. We are currently experiencing high noise levels as it is until shop closure of 23:00 and to extend the alcohol purchasing times to closing time will only increase the people gathering outside, talking, and the comings and goings of motor vehicles.

Kind Regards

REDACTED

REP L

From: REDACTED

Sent: 18 May 2025 19:55

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

Subject: COOKES NEWS 1 Montefiore Road BN31RD

**EF CON ENDS 29.05.2025 VALID PCD, PPN, PS & PCH (L)**

1. I submit this representation REDACTED to the proposed site at 1 Montefiore Road, Hove, trading as Cookes News. While I acknowledge my role as a competitor, my primary concern lies with the broader impact this application may have on the local area, particularly in relation to the Cumulative Impact Zone and the licensing objectives.

2. The premises falls within or immediately adjacent to the area affected by the Cumulative Impact Policy as outlined in Brighton & Hove City Council's Statement of Licensing Policy. This area is already under significant pressure from the saturation of licensed venues. The addition of a further premises offering alcohol for sale from early morning until late at night on every day of the week has the potential to exacerbate existing issues of anti-social behaviour, crime and public nuisance.

3. The application proposes licensing hours that are equal to or more generous than many others in the locality, particularly with late closing at midnight on Fridays and Saturdays. If granted as applied for, this could set an unwelcome precedent and encourage other businesses to seek later hours, undermining the purpose and effectiveness of the Cumulative Impact Policy.

4. The Secretary of State's Section 182 Guidance under the Licensing Act 2003 advises licensing authorities to give significant weight to representations that refer to the negative cumulative impact of licensed premises in problem areas. The burden lies on the applicant to demonstrate that their premises will not add to the cumulative impact. In this case, the applicant has not provided sufficient evidence or safeguards to show that granting the licence will not contribute to public disorder, littering, noise or alcohol-related harm.

5. The licensing objectives of the prevention of crime and disorder, prevention of public nuisance, public safety and protection of children from harm are all potentially at risk through the granting of this application without strict control measures. Extended retail sale of alcohol hours in this location, particularly so close to residential properties, increases the likelihood of disturbances during both daytime and night-time hours.

6. If the Licensing Committee is nonetheless minded to grant the application, I respectfully request that the licence conditions mirror those imposed on similar businesses within the area, and that the terminal hours be aligned with the most restrictive among those already trading. This ensures fairness across the trade and helps maintain the integrity of the licensing policy.

7. Any grant of a licence should include clear and enforceable conditions regarding CCTV coverage, refusal logs, training of staff in relation to underage sales, alcohol sales in sealed containers only, and a robust Challenge 25 policy. These are essential in ensuring the licensing objectives are upheld.

8. In conclusion, while I recognise the right of new businesses to apply for a premises licence, this must be balanced against the established licensing framework and the need to preserve the wellbeing of the local community. I urge the Licensing Committee to give serious consideration to the Cumulative Impact Policy and the concerns raised in this representation.

REDACTED

REP M

**From:** REDACTED

**Sent:** 18 May 2025 12:01

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

**Subject:** Cookes News

**EF CON ENDS 29.05.2025 VALID PCD (M)**

Dear madam, sir

I would like to oppose the application for an alcohol sales licence from Cookes News. I am a local resident and feel that with two shops already selling alcohol very close to each other a third shop would increase the risk of anti-social behaviour and adversely impact the local character of the area.

Thank you.

REDACTED

REP N

From: REDACTED

Sent: 21 May 2025 16:55

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

Subject: Corner shop on montefoire road

**EF CON ENDS 29.05.2025 VALID PCD & PPN (N)**

Dear Brighton and Hove City Council,

My name REDACTED

I'd like to record my opposition to the new shop on the corner of Montefiore Road being granted an alcohol license. Name of the shop 'Cokes'. I worry if three shops on Montefiore Road have alcohol licenses we could see increased anti-social behaviour in the area and its family-orientated character could be changed. We already have a lot of noise around the area from drunks due to the pubs close by and the 2 shops on Montefiore road and REDACTED who also sells alcohol.

I am worried it will increase the crime in the area too as its already had a few instances in the past.

Many thanks,  
REDACTED

REP O

From: REDACTED  
Sent: 21 May 2025 15:00  
To: EHL Licensing <EHL.Licensing@Brighton-Hove.gov.uk>  
Subject: New corner shop opening

**EF CON ENDS 29.05.2025 VALID PCD & PPN (O)**

Dear Brighton and Hove City Council,

REDACTED

I'd like to record my opposition to the new shop on the corner of Montefiore Road being granted an alcohol license. Name of the shop 'Cokes'. I worry if three shops on Montefiore Road have alcohol licenses we could see increased anti-social behaviour in the area and its family-orientated character could be changed. We already have a lot of noise around the area from drunks due to the pubs close by and the 2 shops on Montefiore Road and REDACTED who also sells alcohol. I am worried it will increase the crime in the area too as it's already had a few instances in the past.

Best wishes  
REDACTED

REP P

**From:** REDACTED  
**Sent:** 23 May 2025 19:15  
**To:** EHL Licensing <EHL.licensing@brighton-hove.gov.uk>  
**Subject:** Additional alcohol license to COOKES NEWS, 1 Montefiore Road, Hove, BN3 1RD

**EF CON ENDS 29.05.2025 VALID PCD, PPN and PS (P)**

I am writing to object to the application for a license to sell alcohol at 1 Montefiore Road

As a resident I think that three off licenses in a single row of shops is unnecessary overprovision and as such the cumulative impact will result in a deleterious effect on

crime, public nuisance and public safety. I have not seen a planning application to change the use from barbers to off license - is this not also necessary? In same road already to shop, they sell the alcohol and another one is REDACTED Thear we don't need any more off-licence in this street . We need peacefully sleep .

Many thanks  
REDACTED

REP Q

**From:** Cllr Jacqueline O'Quinn REDACTED

**Sent:** 28 May 2025 13:48

**To:** Emily Fountain <Emily.Fountain@brighton-hove.gov.uk>; Cllr Trevor Muten  
REDACTED

**Cc:** Cllr Birgit Miller REDACTED

**Subject:** RE: Objection to licensing application from Cookes News.

28<sup>th</sup> May 2025

Dear officer,



## EF CON ENDS 29.05.2025 VALID PPN and PCD (Q)

2025/03384/LAPREN

I am writing to object to the licensing application from Cookes News in Montefiore Road on behalf of residents in the area.

The grounds for my objection are:

The prevention of Public Nuisance

The prevention of crime and disorder

Cookes News has been an established newsagents and general store for many years, but the ownership has now changed, and the hours of opening applied for are far longer than was previously the case - and also currently. At present the shop shuts at 7pm but it used to shut at 4pm. Allowing a licence to sell alcohol at Cooke's would mean that there were 3 shops selling alcohol in Montefiore Road in very close proximity to each other. REDACTED . Cookes News wishes to sell alcohol on Friday's and Saturdays from 0800-2400 hours and from 0800-2300 for the rest of the week. This would mean that alcohol was for sale both in the shop and for deliveries at a much later time than the other 2 licensed premises in the road thus causing more disturbance and issues for local residents late into the night.

There have been issues for some time with disturbance and noise in the road due to the 2 off licences so adding another one would only exacerbate the issues for local residents. There is also the issue that this could attract more people already under the influence of alcohol into the area and possibly lead to more disorder which already affects residents who live nearby.

I ask that the panel rejects this application as another alcohol outlet in Montefiore Road would create significant issues for local residents.

Kind regards

Councillor Jackie O'Quinn

Councillor Birgit Miller

Councillor Trevor Muten

REP R

**From:** REDACTED

**Sent:** 27 May 2025 16:46

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

**Subject:** Montefiore road

**EF CON ENDS 29.05.2025 VALID PCD (R)**

Dear Brighton and Hove City Council,

My name is REDACTED

I wish to record my opposition to the new newsagents on the corner of Montefiore Road's application for an alcohol sales license.

I worry that this will hinder the business operations of the two well-liked newsagents we already have on Montefiore Road. But I also worry that three newsagents risks increased antisocial behaviour, in a presently quiet and calm area, heavily populated

by young families. This could risk the changing of the area's character significantly, and for the worse.

Best wishes,  
REDACTED

REP S

From: REDACTED  
Sent: 27 May 2025 18:20  
To: EHL Licensing <EHL.Licensing@Brighton-Hove.gov.uk>  
Subject: 1 Montefiore Road, BN3 1RD Alcohol Licence Application

**EF CON ENDS 29.05.2025 VALID PCD and PPN (S)**

Hope everyone's well.

Following on from REDACTED who owned Cookes News on Montefiore Road it is now under new ownership.

The first act of the new ownership has been to submit an application for an alcohol sales license. This is on top of the two off licenses we already have operating on Montefiore Road.

Like other residents I worry that the opening of a third off license would adversely affect the road's character and general ambience, with increased risk of anti-social behaviour, noise disturbances, etc. We should seek to preserve the family-orientated, serene-like feel to the area, that makes it such a popular location to reside in.

REDACTED

REP T

**From:** REDACTED

**Sent:** 27 May 2025 20:43

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

**Subject:** Additional alcohol license to COOKES NEWS, 1 montefiore road, hove, bn3 1rd

**EF CON ENDS 29.05.2025 VALID PCD (T)**

I am writing to formally object to the application for an alcohol license by a third shop in our local area. As a resident of REDACTED, I believe that granting this license would not serve the best interests of our community.

We already have two shops—REDACTED—that sell alcohol, which I believe sufficiently meets the needs of the area. Adding a third outlet not only feels excessive, but could also increase the risk of antisocial behaviour and negatively impact the character of our neighbourhood.

Thank you for your time and attention to this matter.

Kind regards,  
REDACTED

REP U

**From:** REDACTED

**Sent:** 28 May 2025 08:28

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

**Subject:** Additional alcohol license to COOKES NEWS, 1 Montefiore Road, Hove, BN31RD

**EF CON ENDS 29.05.2025 VALID PCD and PPN (U)**

Montefiore road is already well supplied with two Off licences in its short distance and as the Councils own research has found over density Off Licences creates problems

Montefiore road is a quiet residential road and it would clearly lead to increased crime and disorder and public nuisance if an additional Off Licence were to be added, as is occurring a little further into the city.

Thus, we request that you consider the situation carefully and do not increase the problems in the area by refusing a further Off Licence.

REDACTED

**S1**

From: REDACTED  
Sent: 18 May 2025 20:27  
To: EHL Licensing <EHL.Licensing@brighton-hove.gov.uk>  
Subject: Montefiore Road licensing application

**EF CON ENDS 29.05.2025 VALID PCD (S1)**

Dear Sir / Madam

I am writing in support of the recent licensing application for the corner shop on Montefiore Road. Although there are two other licensed premises on the road I feel that it is important to have a level playing field amongst all three shops.

There has never been any antisocial behaviour caused by the existing shops.

REDACTED







## Appendix D

### Cookes News - Conditions

#### 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 to ensure the promotion of the licensing objectives.
2. No beer, lager, cider or perry with an ABV 6% or above shall be sold at the premises save that this shall not apply to premium beer, lager, cider or perry with an ABV 6% or above such as craft or speciality brands or brands produced by a micro-brewery, or brands produced to commemorate a national or local event.
3. All spirits will be kept behind the serving counter beyond arms reach of customers.
4. There will be no advertising of promotions/deals on any alcoholic product that can be seen from outside the premises including window posters.
5. There will be no advertising of alcohol placed on the outside footpath such as A boards.
6. There will be no delivery service of alcoholic products.
7. All alcohol sold will be in closed containers.
8. Excluding craft items, no single cans / bottles of beer, lager or cider will be sold; only multipacks of 4 or more cans / bottles will be sold.

#### For the Prevention of Crime and Disorder:

9. 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](mailto: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.

- 10.(a) An incident and refusals log 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 DPS (or a person with delegated authority) at least once a month.
- (b) The logbooks should always be kept on the premises and be available for inspection 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.
- (d) The logs will be kept for a minimum of twenty-four (24) months.

**Additionally, as offered up in the original application and or agreed with another responsible authority.**

**For Public Safety:**

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

**For the Prevention of Public Nuisance:**

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

**For the Protection of Children from Harm:**

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, official Photographic Identity Cards issued by EU states bearing a hologram or ultraviolet feature, driving licences with a photograph, photographic military ID 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.
12. Signage advertising the "Challenge 25" policy will be displayed in prominent locations in the premises.

13(a). The Premises Licence Holder shall ensure that all staff members engaged or to be engaged, in selling alcohol at the premises shall receive the following 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.

**Additionally, as offered up in the original application and or agreed with another responsible authority.**



## Appendix E

