

Licensing Panel (Licensing Act 2003 Functions)

Date: **10 September 2025**

Time: **10.00am**

Venue **Virtual**

Members: **Councillors:** Hewitt, Parrott and Pickett

Contact: **Francis Mitchell**
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AGENDA

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.

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(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.

3 BRIGHTON COLLEGE LICENSING PANEL (LICENSING ACT 2003 FUNCTIONS)

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Contact Officer: Corinne Hardcastle
Ward Affected: Queen's Park

Tel: 0127329

Date of Publication - Tuesday, 2 September 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:		Brighton College, Eastern Road, Brighton, BN2 0AL	
Applicant:		Brighton College	
Date of Meeting:		10 September 2025	
Report of:		Corporate Director for City Operations	
Contact Officer:	Name:	Corinne Hardcastle	Tel: (01273) 294429
	Email:	Corinne.hardcastle@brighton-hove.gov.uk	
Ward(s) affected:		Queens Park	

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 Brighton College.

2. RECOMMENDATIONS:

- 2.1 That the Panel determine an application for a Variation of a Premises Licence under the Licensing Act 2003 for Brighton College.

3. CONTEXT/BACKGROUND INFORMATION & CONSULTATION

- 3.1 The application is for a Variation of a Premises Licence under the Licensing Act 2003. The application proposes ***“Variation Application to add two buildings to our existing premises licence. The Sarah Abrahams Music School (100) and the Richard Cairns Building (400 capacity theatre). Both spaces intend to host dance, drama and live music events. For most events there will be a performance of recorded music and sale of alcohol prior to the start of the event and in the interval, there will be no alcohol sales after the events with an event cut off time of 2300 hrs. Both Buildings are contained within the school grounds, and events will take place indoors, there are no new licensable activities proposed other than adding these two buildings to an existing licence.*”**
- 3.2 Part M of the application is detailed at Appendix A and the proposed plans of the premises are attached at Appendix B.

3.3 Summary table of existing and proposed activities

	Existing	Proposed
Plays	Every Day 09:00–23:00 Indoors and Outdoors	Monday-Saturday 08:00–23:00 Sunday 08:00-21:00 Indoors for Music School & Richard Cairns Building Every Day 09:00–23:00 Indoors and Outdoors
Films	N/A	Every Day 08:00–23:00 Indoors for Music School & Richard Cairns Building
Live music	Every Day 14:00-01:00 Indoors and Outdoors	Monday-Saturday 08:00–23:00 Sunday 08:00-21:00 Indoors for Music School & Richard Cairns Building Every Day 14:00-01:00 Indoors and Outdoors
Recorded Music	Every Day 12:00-01:00 Indoors	Every Day 08:00–23:00 Indoors for Music School & Richard Cairns Building Every Day 12:00-01:00 Indoors
Performance of Dance	Every Day 09:00–23:00 Indoors and Outdoors including front quad	Every Day 09:00–23:00 Indoors and Outdoors including front quad Every Day 08:00–23:00 Indoors for Music School & Richard Cairns Building
Late Night Refreshment	Every Day 23:00–00:00	Every Day 23:00–00:00
Supply of Alcohol	Every Day 11:00–01:00 On and Off the Premises	Monday-Saturday 18:00–22:00 Sunday 18:00-20:00 Indoors for Music School & Richard Cairns Building Every Day 11:00–01:00 On and Off the Premises
Hours premises are open to public	Every Day 22:00–01:20	Monday-Saturday 06:00–23:00 Sunday 06:00-20:00 For Music School & Richard Cairns Building Every Day 22:00–01:20

3.4 Existing licence attached at Appendix C.

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

Representations received

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

3.7 10 representations were received. They were received from local residents.

3.8 Representations received had concerns relating to Public Safety, Prevention of Public Nuisance and Protection of Children from Harm. Full details of the representations are attached at Appendix D.

- 3.9** Conditions were agreed with Sussex Police, Environmental Protection and the applicant these can be seen at Appendix E
- 3.10** 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.

3.3 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 than 10pm. For further advice and guidance on “alcohol in shared workplaces” please see paragraph 3.3.4-3.3.6.

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.

5.1.3 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.brightonandhovehscb.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: 02/09/25

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: 01/09/2025

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 M of the Application
2. Appendix B – Proposed Plans of Premises
3. Appendix C – Part A of Premises Licence
4. Appendix D – Representations
5. Appendix E – Conditions agreed with Sussex Police and Environmental Protection
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

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

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

The Licensee, that is the person in whose name the premises licence is issued, shall ensure that all times when the premises are for any licensable activity, there are sufficient competent staff on duty at the premises for the purpose of fulfilling the terms and conditions of the licence and for preventing crime and disorder. The Licensee shall ensure that all staff will undertake training in their responsibilities in relation to the sale of alcohol, particularly with regard to drunkenness and underage persons. Records will be kept of training and refresher training

b) The prevention of crime and disorder

CCTV is in operation across the site. SIA trained Security Staff are employed by Brighton College and will be patrolling the site and can quickly respond should there be any issues. Incidents of a criminal nature that may occur on the premises will be reported to the Police. CCTV covers all entrance / Exits points across the site. Clear signage is in place informing that CCTV is in operation, images will be stored for 14 days and over-written. The recording devices are maintained in a secure location.

c) Public safety

Appropriate fire safety procedures are in place including fire extinguishers (foam, H2O and CO2), life safety detection system, internally illuminated fire exit signs, numerous smoke detectors and emergency lighting. All emergency exits shall be kept free from obstruction at all times. Staff on duty are trained fire Wardens and can assist to evacuate safely.

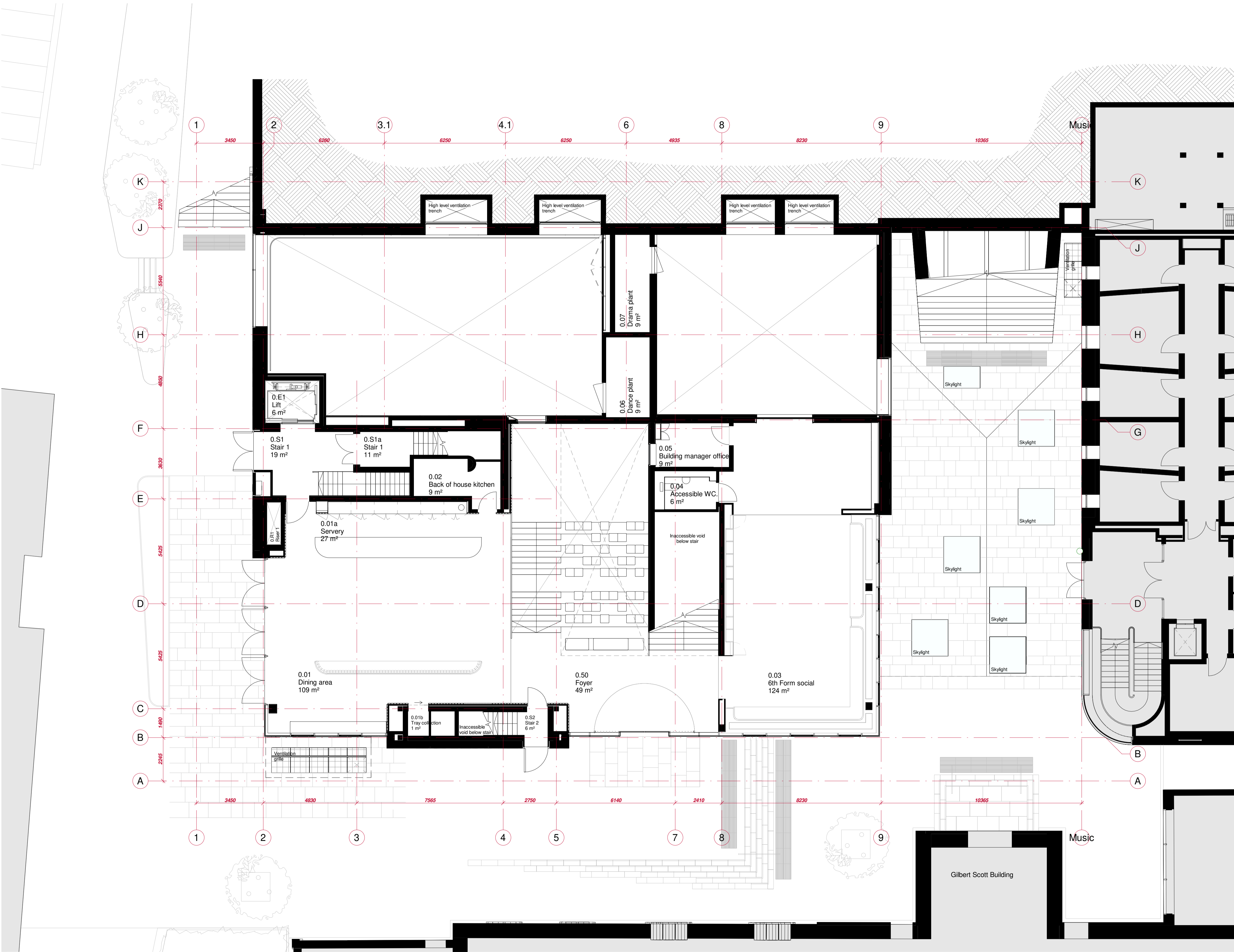
d) The prevention of public nuisance

All customers will be asked to leave quietly. Clear and legible notices will be prominently displayed

e) The protection of children from harm

The licensee and staff will ask persons who appear to be under the age of 25 for photographic ID such as proof of age cards, photographic driving licence or passport, an official identity card issued by HM Forces or by an EU country, bearing the photograph and date of birth of bearer. All staff will be trained for UNDERAGE SALES PREVENTION regularly. A register of refused sales shall be kept and maintained on the premises

Appendix B



Rev.

Date

Description

C02

02/04/2024

Final construction issue.

0

5 m

Nicholas Hare Architects

telephone +44 (0)20 7619 1670

fax +44 (0)20 7619 1671

e-mail 175@nicholasshare.co.uk

NHA No. 763

status

Final construction issue.

To be read in conjunction with all relevant information - do not scale

project

for

title

Project 175

Brighton College

General arrangement plan - Level 00 Campus

scale

size

drawing number

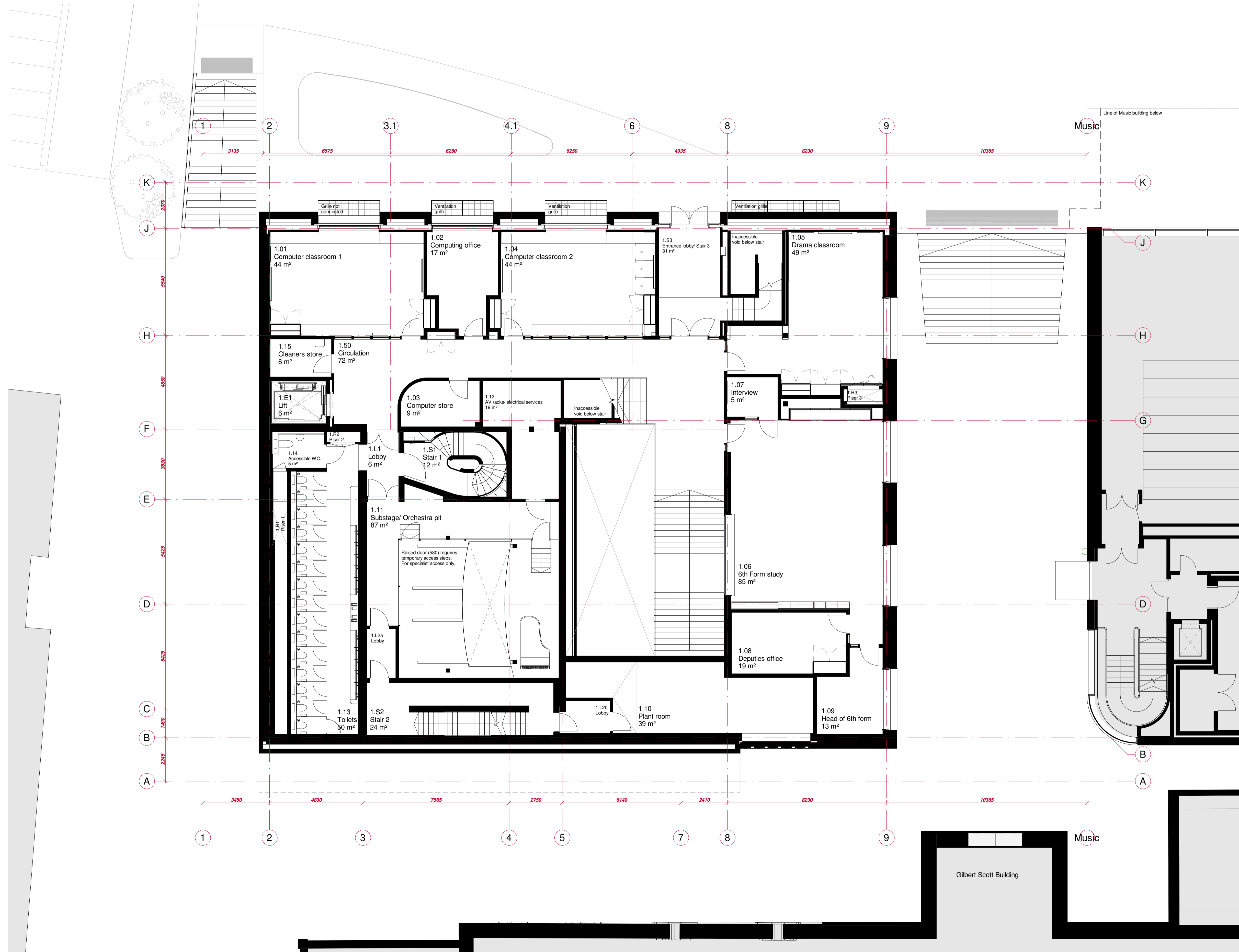
rev.

1:100

A1

BRC-NHA-ZZ-00-DR-A-00110

C02

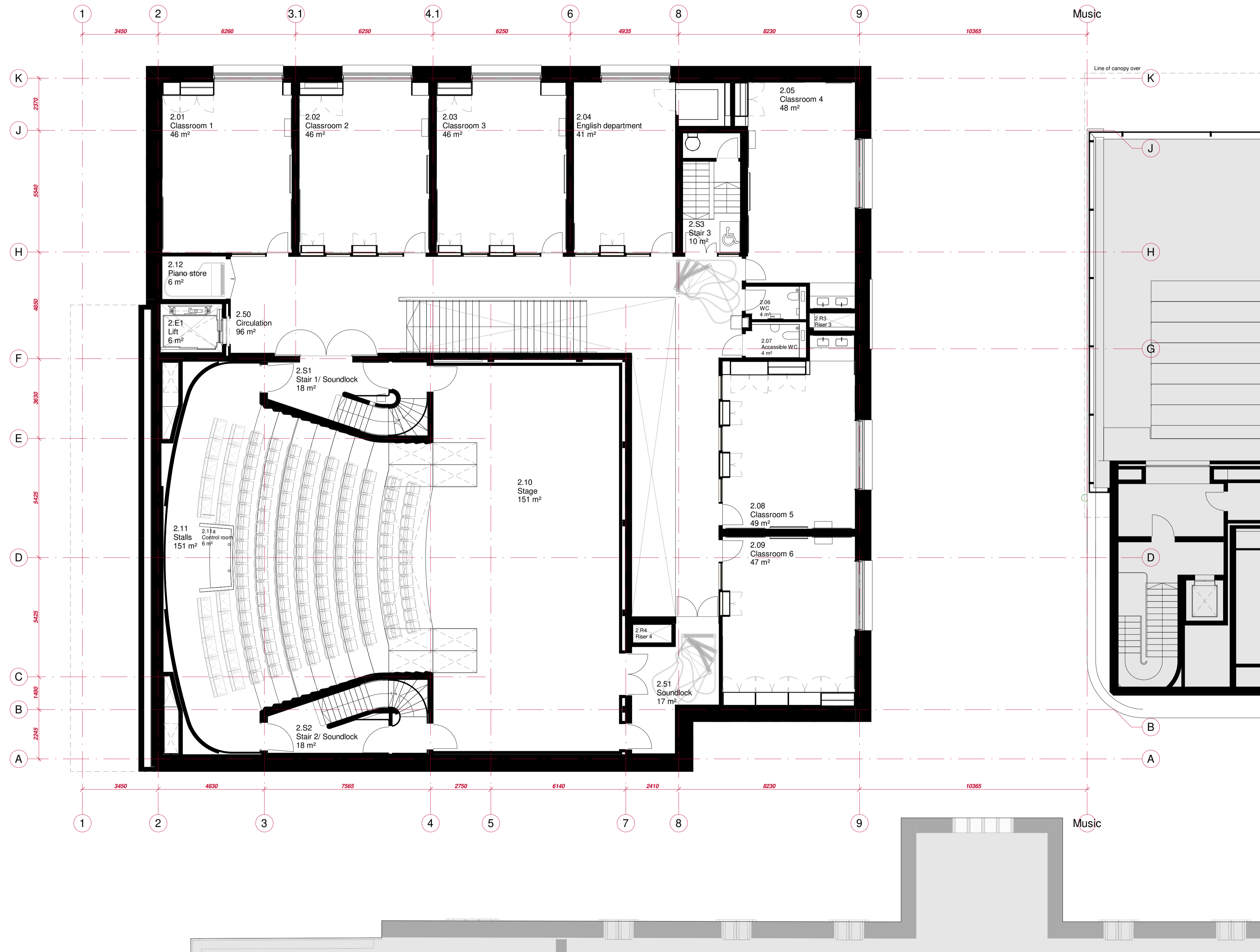


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e-mail 175@nicholashare.co.uk
NHA No. 763

status Final construction issue.
To be read in conjunction with all relevant information - do not scale

project Project 175
for Brighton College
title General arrangement plan - Level 01
Homeground

scale	size	drawing number	rev.
1:100	A1	BRC-NHA-ZZ-01-DR-A-00120	C02

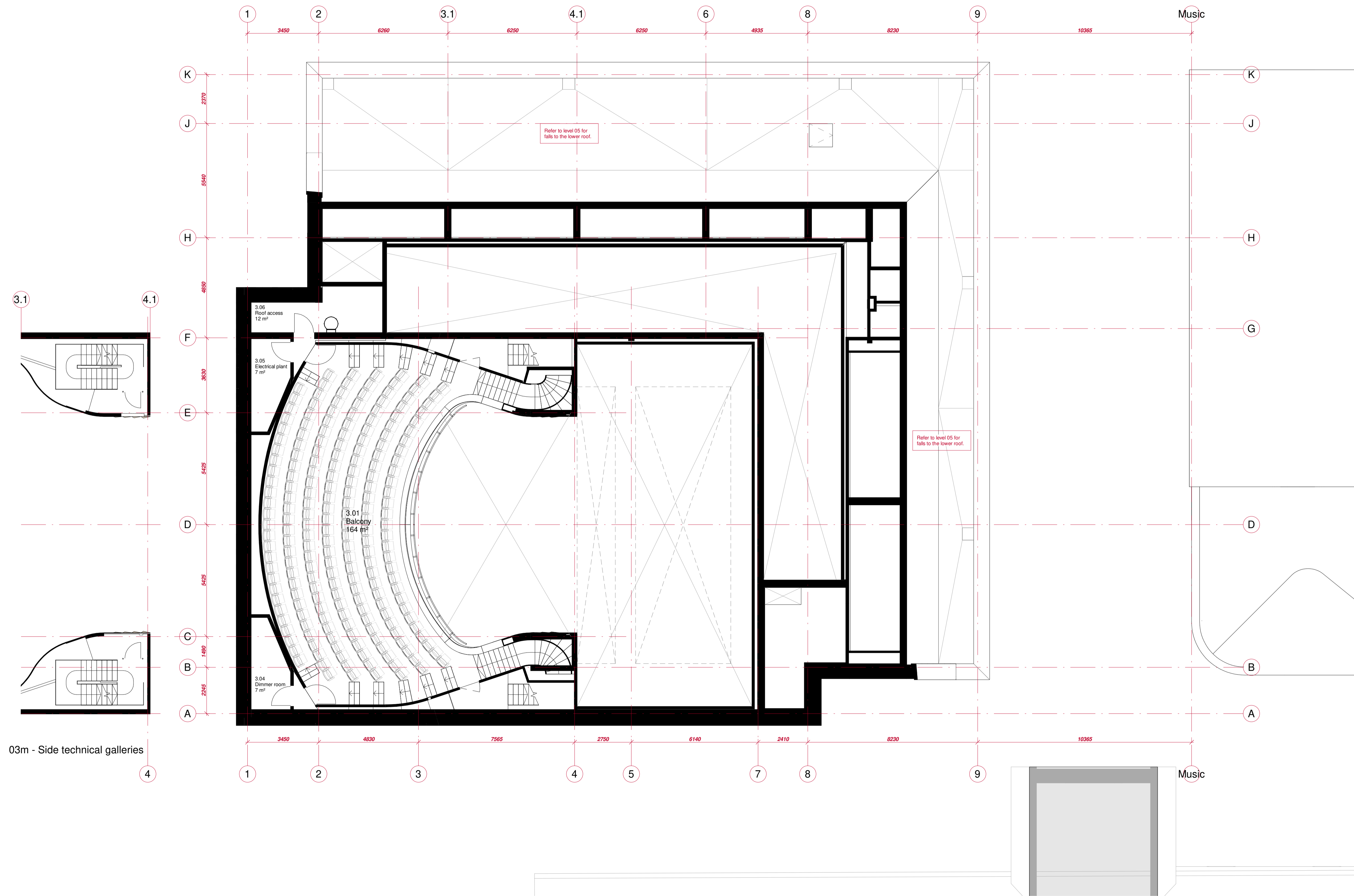


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telephone +44 (0)20 7619 1670
fax +44 (0)20 7619 1671
e-mail 175@nicholashare.co.uk
NHA No. 763

status Final construction issue.
To be read in conjunction with all relevant information - do not scale

project Project 175
for Brighton College
title General arrangement plan - Level 02 Theatre

scale	size	drawing number	rev.
1:100	A1	BRC-NHA-ZZ-02-DR-A-00130	C02



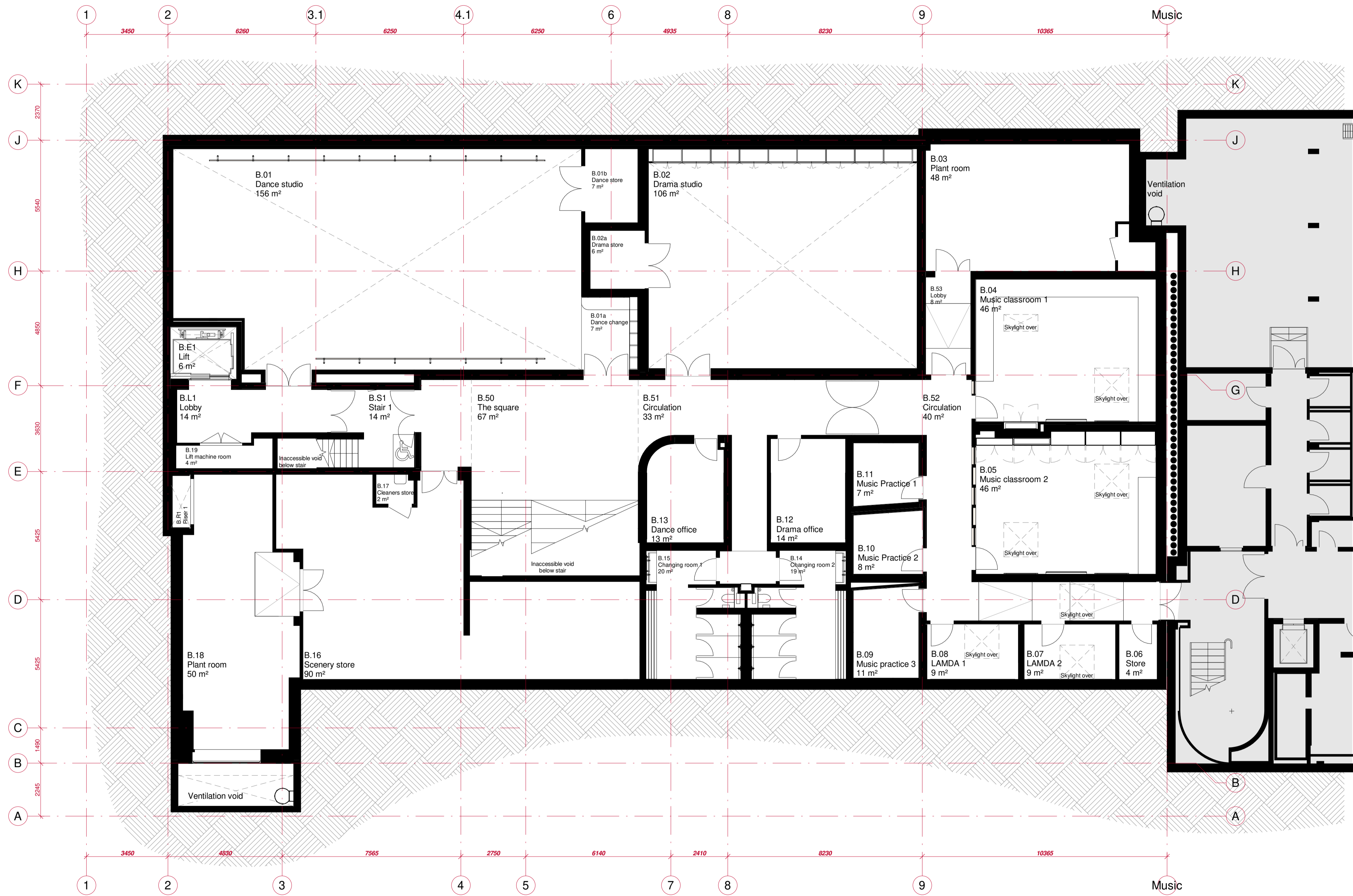
Nicholas Hare Architects

telephone +44 (0)20 7619 1670
fax +44 (0)20 7619 1671
e-mail 175@nicholashare.co.uk
NHA No: 763

status Final construction issue.
To be read in conjunction with all relevant information - do not scale

project Project 175
for Brighton College
title General arrangement plan - Level 03 Balcony

scale	size	drawing number	rev.
1:100	A1	BRC-NHA-ZZ-03-DR-A-00140	C02



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telephone +44 (0)20 7619 1670
fax +44 (0)20 7619 1671
e-mail 175@nicholashare.co.uk
NHA No. 763

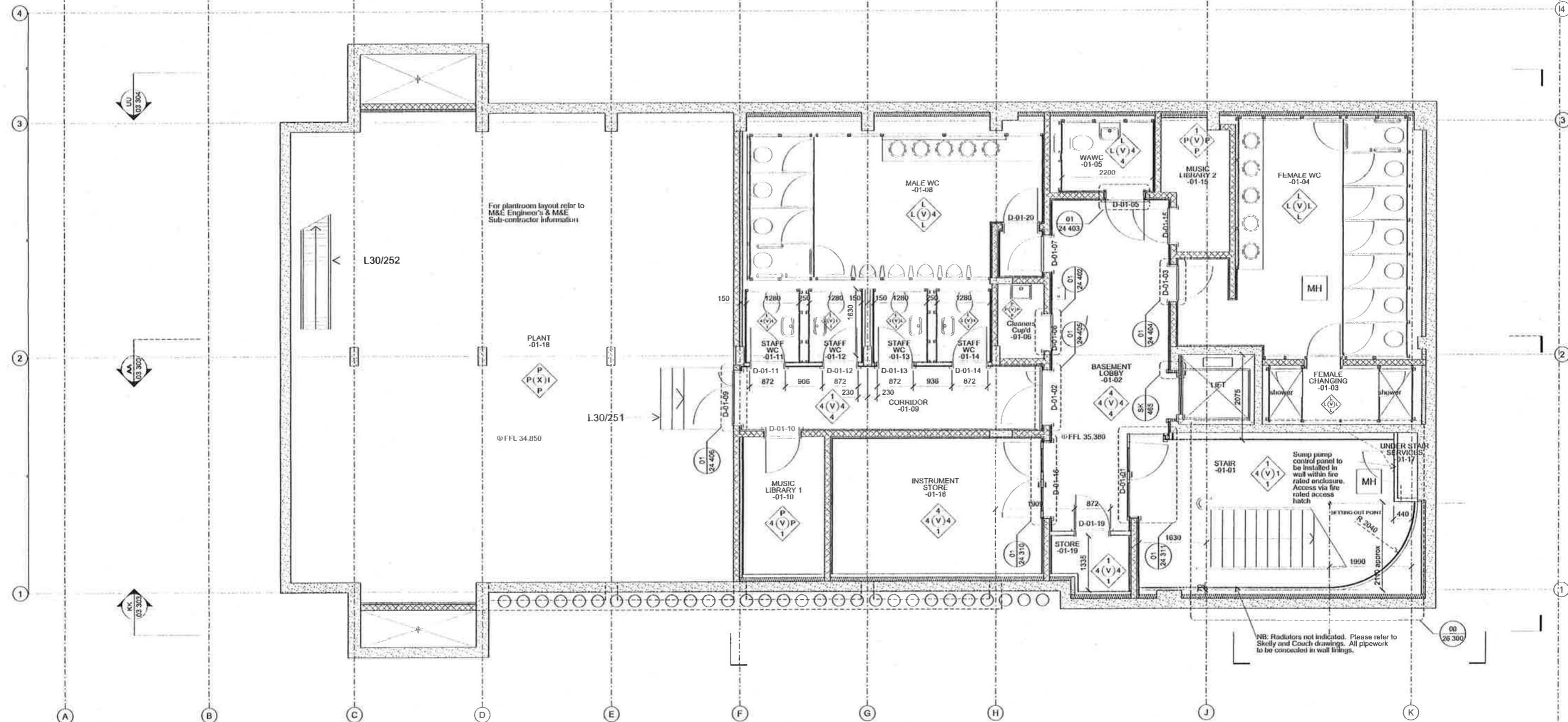
status Final construction issue.
To be read in conjunction with all relevant information - do not scale

project Project 175
for Brighton College
title General arrangement plan - Level B1
Basement

scale	size	drawing number	rev.
1:100	A1	BRC-NHA-ZZ-B1-DR-A-00100	C02

1. Wall Type 1 refer to K10/155
2. Wall Type 2 refer to K10/165
3. Wall Type 3 refer to K10/170
4. Wall Type 4 refer to K10/175
5. Wall Type 5 refer to K10/180
6. Wall Type 6 refer to K10/185
- A. Wall lining Type A refer to K13/110
- B. Wall lining Type B refer to K13/111
- D. Wall lining Type D refer to K13/113
- E. Wall lining Type E refer to K13/114
- L. Duct wall lining refer to K32/150
- V. PVC sheet flooring refer to M50/150
5. York Stone Flooring refer to M40/119
- C. Carpet Tiles refer to M50/130
- X. Epoxy Duct/proof floor paint refer to M60/205
- P. Painted blockwork/concrete refer to M60/110
- T. Timber flooring refer to K21/110
- H. Felt wall lining refer to K13/120
- G. Curtain Walling refer to H11/110
- L. Sprayed insulation refer to P10/147
- M. Entrance Barrier Matting refer to N10 / 300
- R. Resin Flooring

REFER TO EPA BCM 12 SERIES FOR BLOCKWORK SETTING OUT



NB: Radiators not indicated. Please refer to Skelly and Couch drawings. All pipework to be concealed in wall linings.

No.	Date	Description	By	Cash	Dr	Cr
09.07.13	CH (TL)	C: Upstairs Subbed. Platforms built up with WCs installed. Partitions set out.			12,061.14	JM (DL)
01.08.13	CH (TL)	R/D Record Drawing			26,077.15	JM (DL)
15.08.13	CH (TL)					
25.03.13	CH					
18.11.13	JM (DL)					

RD
EPA/CAN 01 300

BRIGHTON COLLEGE
NEW PERFORMING ARTS CENTRE

Layout Plan, Music - PHASE 1
Level- 01 (Basement)

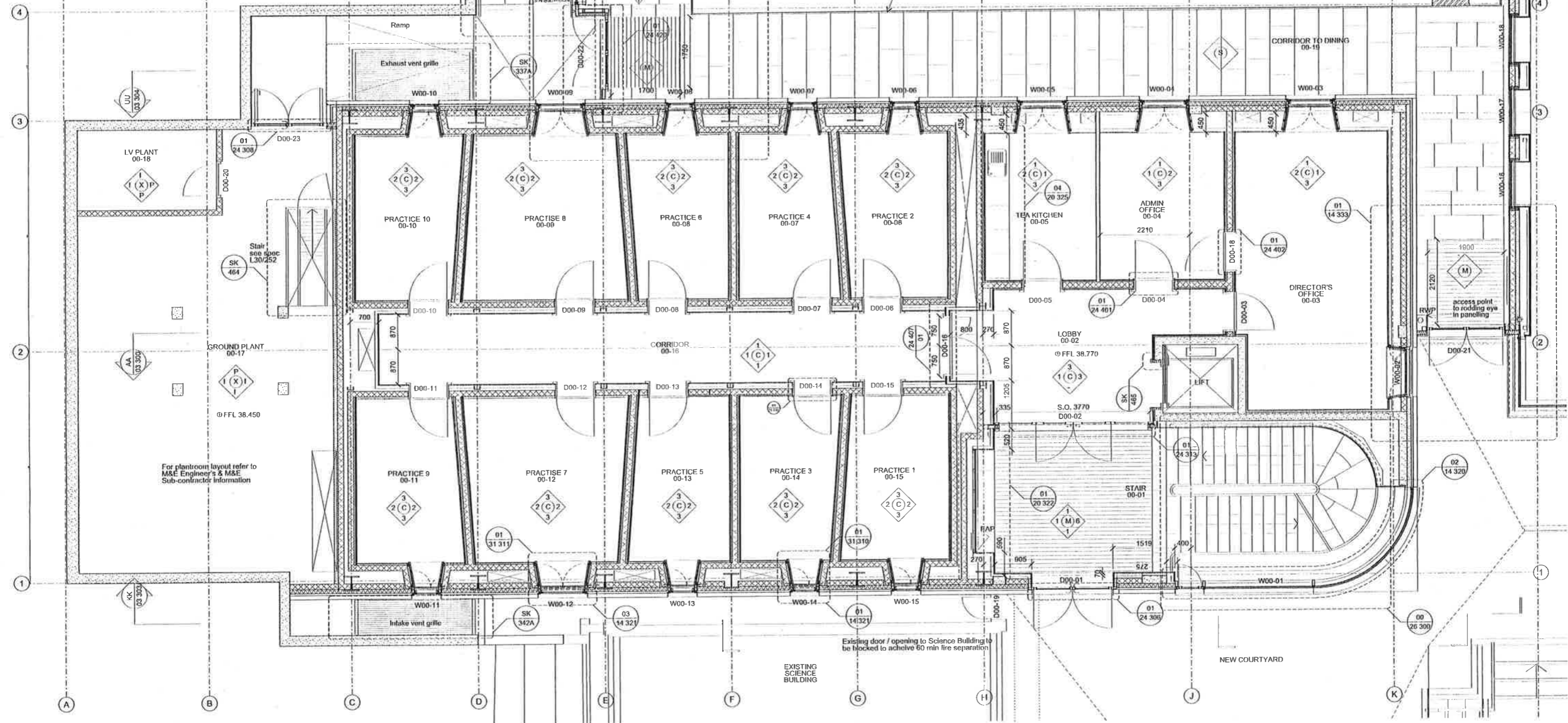
88-42 Blenheim Street
London EC1Y 0DE
Tel 020 7688 9600
Fax 020 7688 9601
www.ericparryarchitects.co.uk

Eric Parry Architects

MATERIAL KEY:

1. Wall Type 1 refer to K10/155
2. Wall Type 2 refer to K10/165
3. Wall Type 3 refer to K10/170
4. Wall Type 4 refer to K10/175
5. Wall Type 5 refer to K10/180
6. Wall Type 6 refer to K10/185
- A. Wall lining Type A refer to K13/110
- B. Wall lining Type B refer to K13/111
- D. Wall lining Type D refer to K13/113
- E. Wall lining Type E refer to K13/114
- L. Duct wall lining refer to K32/150
- V. PVC sheet flooring refer to M50/150
5. York Stone Flooring refer to M40/119
- C. Carpet Tiles refer to M50/130
- X. Epoxy Ductproofer floor paint refer to M60/205
- P. Painted blockwork/concrete refer to M60/110
- T. Timber flooring refer to K21/110
- H. Felt wall lining refer to K13/120
- G. Curtain Walling refer to H11/110
- I. Sprayed Insulation refer to P10/147
- M. Entrance Barrier Matting refer to N10 / 300
- R. Resin Flooring

REFER TO EPA BCM 12 SERIES FOR BLOCKWORK SETTING OUT

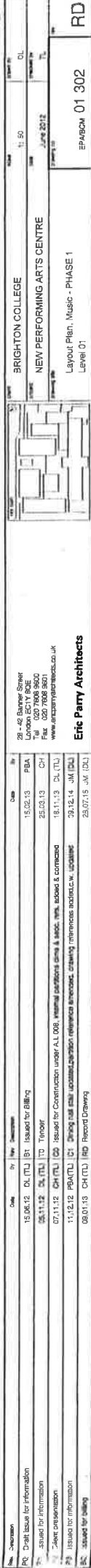


Rev	Description	Date	By	Appr	Discipline
1	Issue for Information	15.08.12	DL (TL)	BT	Structural
2	Issue for Information	05.11.12	DL (TL)	BT	Structural
3	Issue for Information	07.11.12	CH (TL)	CO	Client
4	Issue for Information	11.12.12	PR (TL)	CO	Client
5	Issue for Information	09.01.13	CH (TL)	RD	Record Drawing

28 - 42 Bouverie Street Tel: 020 7608 9600 Fax: 020 7608 9601 www.ericparryarchitects.co.uk	Eric Parry Architects
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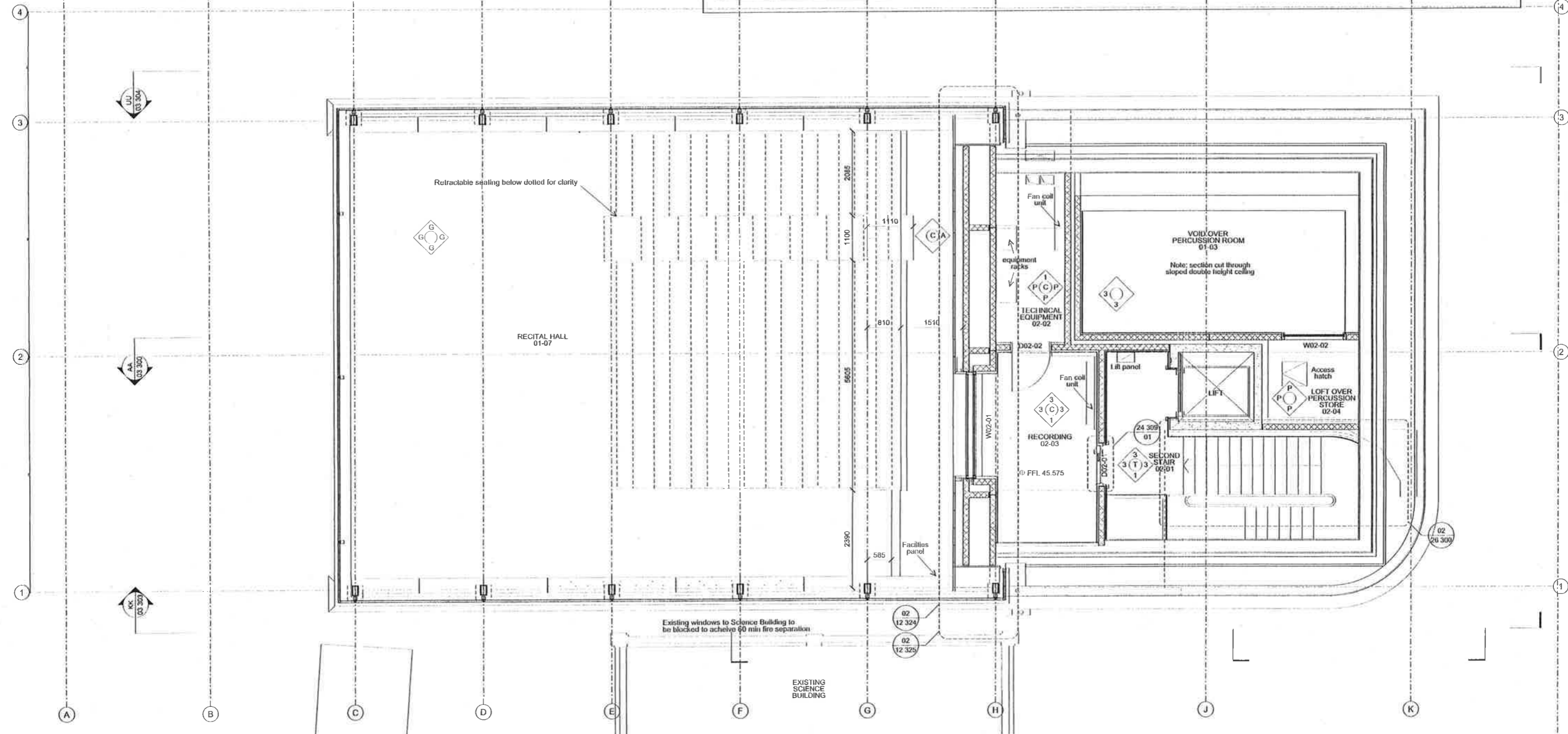
BRIGHTON COLLEGE NEW PERFORMING ARTS CENTRE Layout Plan, Music - PHASE 1 Level 00	SPRACK 01 301 RD
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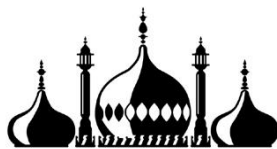
- REFER TO EPA BCM 12 SERIES FOR BLOCKWORK SETTING OUT



All leads and demands shall be checked and any discrepancy noted for the District for its processing with a view to rectification. (22/07/2018) This checking will be continued in every future without any system amendment of the District.

1. Wall Type 1 refer to K10/155
2. Wall Type 2 refer to K10/165
3. Wall Type 3 refer to K10/170
4. Wall Type 4 refer to K10/175
5. Wall Type 5 refer to K10/180
6. Wall Type 6 refer to K10/185
- A. Wall Lining Type A refer to K13/110
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- D. Wall Lining Type D refer to K13/113
- E. Wall Lining Type E refer to K13/114
- L. Duct wall lining refer to K32/150
- V. PVC sheet flooring refer to M50/150
- S. **Work Stone Flooring** refer to M40/119
- C. Carpet Tiles refer to M50/130
- X. Epoxy Dust/proof floor paint refer to M60/205
- P. Painted blockwork/concrete refer to M60/110
- T. Timber flooring refer to K21/110
- H. Felt wall lining refer to K13/120
- G. Curtain Walling refer to H11/110
- I. Sprayed Insulation refer to P10/147
- M. Entrance Barrier Matting refer to N10 / 300
- R. **Resin Flooring**
REFER TO EPA BCM 12 SERIES FOR BLOCKWORK SETTING OUT





Brighton & Hove City Council

Schedule 12

Part A

Regulation 33, 34

Premises Licence Brighton and Hove City Council

Premises Licence Number

1445/3/2019/03950/LAPRET

Part 1 – Premises Details

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

Brighton College
Eastern Road
Brighton
BN2 0AL

Telephone number REDACTED

Licensable activities authorised by the licence

Performance of Dance	Performance of Live Music
Performance of Recorded Music	Performance of a Play
Late Night Refreshment	Sale by Retail of Alcohol

Times the licence authorises the carrying out of licensable activities

Performance of Dance Indoors and outdoors including front quad.

Every Day 09:00 – 23:00

Performance of Live Music Indoors and outdoors

Every Day 14:00 – 01:00 Pupils performing concerts, orchestras and bands playing for social events and weddings.

Performance of Recorded Music Indoors

Every Day 12:00 – 01:00

Performance of a Play Indoors and outdoors

Every Day 09:00 – 23:00 School plays - not every day, none during school holidays.

Late Night Refreshment Annual Ball, weddings, BBQs, Speech Day.

Every Day 23:00 – 00:00



Brighton & Hove City Council

Sale by Retail of Alcohol

Every Day 11:00 – 01:00

The opening hours of the premises

Every Day: 10:00 – 01:20

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**

Brighton College
Eastern Road
Brighton
BN2 0AL

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

Registered Business Number 307061

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

Victoria Miller
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

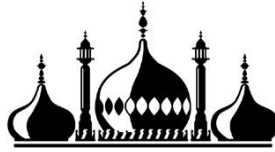
Licensing Authority: REDACTED

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;



Brighton & Hove City Council

(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).

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;



Brighton & Hove City Council

(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

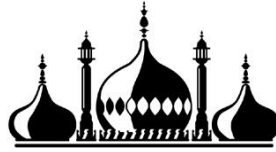
(iii) V is the rate of value added tax chargeable in relation to the alcohol as if the value added tax were charged on the date of the sale or supply of the alcohol;

(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;



Brighton & Hove City Council

(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.
- S 21; mandatory condition: door supervision
 - where a premises licence includes a condition relating to security activity, the licence must include a condition that each individual must be licensed by the Security Industry Authority (there are exemptions re theatre and films and clubs)

Embedded Conditions:

Restrictions contained in Club Registration Certificate – All removed

Alcohol only allowed during permitted hours.

4. Late Night Refreshment

The Licence may also provide and permit the consumption of late night refreshment for a period of 30 minutes after the permitted hours set out above, and on New Years Eve until 5am on New Years Day.

5. Recorded Music



Brighton & Hove City Council

Premises licensed for the sale and supply of alcohol may provide, at any time, regulated entertainment by the reproduction of wireless, including television broadcast and of public entertainment by way of music and singing only which is provided solely by the reproduction of recorded sound.

Source Section 182 Licensing Act 1964

Variations to Embedded Conditions:

Alcohol shall not be sold or supplied except during permitted hours.

Extension of hours the premises are open to the public, alcohol is sold and the provision of regulated entertainment (recorded music).

Remove restrictions as per conditions attached to the Club Registration Certificate issued on the 27th February 2003.

6. Public Entertainment

Public music, dancing and any other public entertainment of a like kind is subject to the conditions and restrictions applied herein:

- 1) Times: **Monday to Sunday 11.00am to 01.00 am**

For the purpose of public entertainment consisting of

ENTERTAINMENT	For each category of entertainment, the number of persons to be admitted to the premises shall not exceed :
Music and Dancing	
Closely seated audience	Main Hall - 473 Horden Room - 147
Dancing	Main Hall - 400
Seating at tables	Main Hall - 300
Seated and Dancing	Main Hall - 300
Performance and Stage Plays	Assembly Hall Stalls - 386 Upper Balcony - 83 Horden Room Stalls - 110 Upper Balcony - 37

(Standards conditions attached)

THEATRES ACT 1968, LOCAL GOVERNMENT (MISCELLANEOUS PROVISIONS) ACT 1982



Brighton & Hove City Council

In these conditions reference to the Licensing Authority means the Brighton & Hove City Council and to the Fire Authority or Fire Brigade means the East Sussex Fire Brigade

Supply of Alcohol

Permitted hours:

Monday – Sunday 11:00 – 01:00 the following morning and;

- 1) On Good Friday, 12 noon to 10:30 p.m.
- 2) On Christmas Day, 12 noon to 3 p.m. and 7 p.m. to 10:30 p.m.
- 3) On New Year's Eve, except on a Sunday, 10 a.m. to 11 p.m.
- 4) On New Year's Eve on a Sunday, 12 noon to 10:30 p.m.
- 5) On New Year's Eve from the end of permitted hours on New Year's Eve to the start of permitted hours on the following day.

Restrictions

The above restrictions do not prohibit:

- a) during the first twenty minutes after the above hours the consumption of alcohol on the premises;
- b) during the first twenty minutes after the above hours, the taking of alcohol from the premises unless the alcohol is supplied or taken in an open vessel;
- c) during the first thirty minutes after the above hours the consumption of alcohol on the premises by persons taking meals there if the alcohol was supplied for consumption as ancillary to the meals;
- d) consumption of alcohol on the premises or the taking of sale or supply of alcohol to any person residing in the licensed premises;
- e) the ordering of alcohol to be consumed off the premises, or the despatch by the vendor of alcohol so ordered;
- f) the sale of alcohol to a trader or club for the purposes of the trade or club;
- g) the sale or supply of alcohol to any canteen or mess, being a canteen in which the sale or supply of alcohol is carried out under the authority of the Secretary of State or an authorised mess of members of Her Majesty's naval, military or air forces;
- h) the taking of alcohol from the premises by a person residing there; or
- i) the supply of alcohol for consumption on the premises to any private friends of a person residing there who are bona fide entertained by him at his own expense, or the consumption of alcohol by persons so supplied; or
- j) the supply of alcohol for consumption on the premises to persons employed there for the purposes of the business carried on by the holder of the licence, or the consumption of alcohol so supplied, if the liquor is supplied at the expense of their employer or of the person carrying on or in charge of the business on the premises.



Annex 2 – Conditions consistent with the Operating Schedule:

For the prevention of crime and disorder:

To continue to provide security and CCTV on site 7 days a week in close liaison with the Sussex Police.

For the Front Quad:

For any public event in this area stewards will be present throughout to ensure that only ticket holders and invited guests are permitted. Any event to be ticketed or maximum numbers agreed by College Health and Safety Manager in advance, dependent on the event.

For public safety:

To ensure maximum numbers are never exceeded.

To carry out health and safety risk assessments and fire checks before all events.

The equipment and the public area will be regularly inspected to ensure safety including fire appliances and electrical appliances should be PAT tested.

For the Front Quad:

The emergency evacuation procedure will comply with current systems in place using existing routes. The Front Quad is open air with clear exits onto Eastern Road and Sutherland Road.

For the prevention of public nuisance:

The level of music will be monitored by staff throughout event..

The windows and doors will be kept closed while music is being played.

Customers will be asked to leave the premises quietly.

For the protection of children from harm:

All staff will be instructed to check to check the age of any customer who appears to be under 18 and proof of age will then be required when supplying alcohol.

Staff, governors and parent volunteers are checked for CRB clearance.

Annex 3 – Conditions Attached after a hearing of a Licensing Panel – None

REP A

CH CON ENDS 19.08.2025 VALID PPN

From: [REDACTED]
Sent: 28 July 2025 16:47
To: EHL Licensing <ehl.licensing@brighton-hove.gov.uk>
Subject: Brighton College License Application.

Date: 28 July

Dear Licensing Team,

I am writing to formally object to the proposed premises licence for Brighton College, Eastern Road, Brighton BN2 0AL, as outlined in the public notice dated 23 July 2025.

While I understand and appreciate the educational aims of the College, I am concerned that the proposed changes—specifically the introduction of two new licensed buildings and the request for music, dance, and other events—are a further out-of-hours commercial development of the College grounds which will negatively impact the surrounding community for the following reasons:

Noise Disturbance: The College Conservation area is residential in nature. This application could lead to significant noise pollution. Even “background” music can carry in quiet residential areas, especially during evenings or weekends, potentially disturbing nearby residents' peace and quiet. More importantly, at the end of events, customers and performers will need to depart the site with all the attendant noise and commotion. The area around the Quad is known for amplifying noise; there have already been numerous complaints during this year's Summer School activities.

Extended Commercial Hours: The College seeks to extend the requirement for parking, activities, and noise well beyond the end of the school day. This will push residents out of their car parking slots; it is common for parents and people attending school functions to illegally park, knowing that there is no after-hours parking enforcement.

Increased Footfall and Congestion: Late-night parking issues on an already busy stretch of Eastern Road, College Conservation Area, and Sutherland Road.

Precedent for Further Commercialisation: While the proposed changes are presented as minor, they may set a precedent for future, more intrusive commercial uses of the premises, shifting the character of the area away from an educational environment towards a more commercial one.

Operating Hours: This raises concerns about the potential for use during evenings or weekends, when noise impact would be more intrusive.

For these reasons, I believe the proposed application is not suitable for the location and should be refused in full.

Yours faithfully,

A black rectangular redaction box covering the signature area.

REP B

CH CON ENDS 19.08.2025 VALID PPN & PCH

From: [REDACTED]

Sent: 29 July 2025 17:02

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

Subject: Fw: Objection to Premises Licence Application – Brighton College, Eastern Road, Brighton

To: Licensing Team
Brighton & Hove City Council
Date: 28th July 2025

Dear Licensing Committee,

I am writing as a local resident of Kempdown which is located close to Brighton College. I wish to formally object to the school's application dated 23rd July 2025 for a premises licence to sell alcohol between 18:00–22:00 Monday to Saturday, and 18:00–20:00 on Sundays.

While I appreciate the school's role in the community, the introduction of regular alcohol sales in this sensitive residential setting raises serious concerns in relation to public nuisance, child safeguarding, and conflicts with local planning and licensing policies.

1. Incompatibility with the Residential Character of the Area

This application fundamentally conflicts with the Brighton & Hove City Plan Part One (Policy QD27), which seeks to prevent development that causes material nuisance or loss of amenity to existing residents. The proposed alcohol sales would likely generate:

- Evening noise from gatherings or events (indoors or outdoors),
- Increased traffic and parking issues during the evenings,
- General disturbance inconsistent with a quiet residential area.

The site is surrounded by family homes, including mine, and this type of use – particularly with regular late opening hours – is wholly inappropriate in a non-commercial neighbourhood.

2. Risk of Undermining the Licensing Objectives

This proposal threatens at least two of the core licensing objectives under the Licensing Act 2003:

a. Prevention of Public Nuisance

Selling alcohol during the evening increases the likelihood of:

- Noise from event attendees arriving and leaving,

- Outdoor socialising during warmer months (especially summer term),
- Late deliveries or staff presence associated with licensed events.

These impacts would disproportionately affect immediate neighbours and are not appropriate for an area with no other licensed premises nearby.

b. Protection of Children from Harm

This is perhaps the most concerning. As a boarding school, the premises house children full-time. Allowing alcohol sales on-site creates safeguarding risks, including:

- Greater chance of underage access or accidental consumption,
- Normalising alcohol use in an educational setting,
- Reduced clarity between school-related and commercial activity.

This contradicts the principles laid out in Brighton & Hove’s Statement of Licensing Policy 2021–2026, which clearly states that “premises where the primary use is the provision of education or accommodation to children or young people should not normally be licensed for the sale of alcohol.”

3. Precedent and Planning Policy Conflict

If approved, this licence would set a worrying precedent, effectively allowing a school to operate a quasi-commercial venue under the same roof as children’s accommodation. This raises potential conflicts with:

- Policy CP21 (City Plan Part One) – which encourages the “appropriate location of community and cultural facilities.” Regular alcohol sales on school grounds in a quiet residential zone fall outside this guidance.
- The National Planning Policy Framework (NPPF) – which promotes the protection of residential amenity and the integration of development into the local context.

There is also no evidence of a dual use or change of use planning permission to support evening licensed activities — further highlighting the potential breach of existing planning constraints.

4. Lack of Clarity and Transparency

The application provides no clear explanation as to:

- The intended frequency and nature of events,
- Who alcohol would be sold to (e.g. parents, staff, third-party hirers?),
- Whether events will be open to the public or external organisations.

Without these details, it is impossible to fully assess the potential impact. At minimum, the application fails the transparency test and does not offer the reassurance required for such a sensitive setting.

Conclusion

In summary, this application is out of step with the council's licensing policy, incompatible with the residential nature of the area, and risks undermining the welfare of young people living on site. I therefore urge the Committee to refuse this application in full.

Thank you for considering this objection.
Yours sincerely,

A black rectangular redaction box covering the signature of the author.

REP C

CH CON ENDS 19.08.2025 VALID PPN & PCH

From: [REDACTED]

Sent: 31 July 2025 09:58

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

Subject: Objection

Subject: Objection to Premises Licence Application – Brighton College,
Eastern Road, Brighton
Dear Licensing Committee,

I am writing as a local resident of Kemptown close to Brighton College. I wish to formally object to the school's application dated 23rd July 2025 for a premises licence to sell alcohol between 18:00–22:00 Monday to Saturday, and 18:00–20:00 on Sundays.

While I appreciate the school's role in the community, the introduction of regular alcohol sales in this sensitive residential setting raises serious concerns in relation to public nuisance, child safeguarding, and conflicts with local planning and licensing policies.

1. Incompatibility with the Residential Character of the Area

This application fundamentally conflicts with the Brighton & Hove City Plan Part One (Policy QD27), which seeks to prevent development that causes material nuisance or loss of amenity to existing residents. The proposed alcohol sales would likely generate:

- Evening noise from gatherings or events (indoors or outdoors),
- Increased traffic and parking issues during the evenings,
- General disturbance inconsistent with a quiet residential area.

The site is surrounded by family homes, including mine, and this type of use – particularly with regular late opening hours – is wholly inappropriate in a non-commercial neighbourhood.

2. Risk of Undermining the Licensing Objectives

This proposal threatens at least two of the core licensing objectives under the Licensing Act 2003:

a. Prevention of Public Nuisance

Selling alcohol during the evening increases the likelihood of:

- Noise from event attendees arriving and leaving,
- Outdoor socialising during warmer months (especially summer term),
- Late deliveries or staff presence associated with licensed events.

These impacts would disproportionately affect immediate neighbours and are not appropriate for an area with no other licensed premises nearby.

b. Protection of Children from Harm

This is perhaps the most concerning. As a boarding school, the premises house children full-time. Allowing alcohol sales on-site creates safeguarding risks, including:

- Greater chance of underage access or accidental consumption,
- Normalising alcohol use in an educational setting,
- Reduced clarity between school-related and commercial activity.

This contradicts the principles laid out in Brighton & Hove's Statement of Licensing Policy 2021–2026, which clearly states that “premises where the primary use is the provision of education or accommodation to children or young people should not normally be licensed for the sale of alcohol.”

3. Precedent and Planning Policy Conflict

If approved, this licence would set a worrying precedent, effectively allowing a school to operate a quasi-commercial venue under the same roof as children's accommodation. This raises potential conflicts with:

- Policy CP21 (City Plan Part One) – which encourages the “appropriate location of community and cultural facilities.” Regular alcohol sales on school grounds in a quiet residential zone fall outside this guidance.
- The National Planning Policy Framework (NPPF) – which promotes the protection of residential amenity and the integration of development into the local context.

There is also no evidence of a dual use or change of use planning permission to support evening licensed activities — further highlighting the potential breach of existing planning constraints.

4. Lack of Clarity and Transparency

The application provides no clear explanation as to:

- The intended frequency and nature of events,
- Who alcohol would be sold to (e.g. parents, staff, third-party hirers?),
- Whether events will be open to the public or external organisations.

Without these details, it is impossible to fully assess the potential impact. At minimum, the application fails the transparency test and does not offer the reassurance required for such a sensitive setting.

Conclusion

In summary, this application is out of step with the council's licensing policy, incompatible with the residential nature of the area, and risks undermining the welfare of young people living on site. I urge the Committee to refuse this

application in full, or alternatively request a significantly revised proposal with clearer parameters, restricted use, and safeguarding guarantees.

Thank you for considering this objection.

Yours sincerely,

[REDACTED]
[REDACTED]
[REDACTED]

REP D

CH CON ENDS 19.08.2025 VALID PPN & PCH

From: [REDACTED]

Sent: 31 July 2025 12:06

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

Subject: Objection to Premises Licence Application – Brighton College, Eastern Road, Brighton

Dear Licensing Committee,

I am writing as a local resident of Kemptown close to Brighton College. I wish to formally object to the school's application dated 23rd July 2025 for a premises licence to sell alcohol between 18:00–22:00 Monday to Saturday, and 18:00–20:00 on Sundays.

While I appreciate the school's role in the community, the introduction of regular alcohol sales in this sensitive residential setting raises serious concerns in relation to public nuisance, child safeguarding, and conflicts with local planning and licensing policies.

1. Incompatibility with the Residential Character of the Area

This application fundamentally conflicts with the Brighton & Hove City Plan Part One (Policy QD27), which seeks to prevent development that causes material nuisance or loss of amenity to existing residents. The proposed alcohol sales would likely generate:

- Evening noise from gatherings or events (indoors or outdoors),
- Increased traffic and parking issues during the evenings,
- General disturbance inconsistent with a quiet residential area.

The site is surrounded by family homes, including mine, and this type of use – particularly with regular late opening hours – is wholly inappropriate in a non-commercial neighbourhood.

2. Risk of Undermining the Licensing Objectives

This proposal threatens at least two of the core licensing objectives under the Licensing Act 2003:

a. Prevention of Public Nuisance

Selling alcohol during the evening increases the likelihood of:

- Noise from event attendees arriving and leaving,
- Outdoor socialising during warmer months (especially summer term),
- Late deliveries or staff presence associated with licensed events.

These impacts would disproportionately affect immediate neighbours and are not appropriate for an area with no other licensed premises nearby.

b. Protection of Children from Harm

This is perhaps the most concerning. As a boarding school, the premises house children full-time. Allowing alcohol sales on-site creates safeguarding risks, including:

- Greater chance of underage access or accidental consumption,
- Normalising alcohol use in an educational setting,
- Reduced clarity between school-related and commercial activity.

This contradicts the principles laid out in Brighton & Hove's Statement of Licensing Policy 2021–2026, which clearly states that “premises where the primary use is the provision of education or accommodation to children or young people should not normally be licensed for the sale of alcohol.”

3. Precedent and Planning Policy Conflict

If approved, this licence would set a worrying precedent, effectively allowing a school to operate a quasi-commercial venue under the same roof as children's accommodation. This raises potential conflicts with:

- Policy CP21 (City Plan Part One) – which encourages the “appropriate location of community and cultural facilities.” Regular alcohol sales on school grounds in a quiet residential zone fall outside this guidance.
- The National Planning Policy Framework (NPPF) – which promotes the protection of residential amenity and the integration of development into the local context.

There is also no evidence of a dual use or change of use planning permission to support evening licensed activities — further highlighting the potential breach of existing planning constraints.

4. Lack of Clarity and Transparency

The application provides no clear explanation as to:

- The intended frequency and nature of events,
- Who alcohol would be sold to (e.g. parents, staff, third-party hirers?),
- Whether events will be open to the public or external organisations.

Without these details, it is impossible to fully assess the potential impact. At minimum, the application fails the transparency test and does not offer the reassurance required for such a sensitive setting.

Conclusion

In summary, this application is out of step with the council's licensing policy, incompatible with the residential nature of the area, and risks undermining the welfare of young people living on site. I urge the Committee to refuse this application in full, or alternatively request a significantly revised proposal with clearer parameters, restricted use, and safeguarding guarantees.

Thank you for considering this objection.

Yours sincerely,

██████████

██

████████████████

REP E

CH CON ENDS 19.08.2025 VALID PPN & PCH

From: [REDACTED]

Sent: 31 July 2025 13:21

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

Subject: Y Subject: Objection to Premises Licence Application – Brighton College, Eastern Road, Brighton

Subject: Objection to Premises Licence Application – Brighton College, Eastern Road, Brighton

Dear Licensing Committee,

I am writing as a local resident of Kemptown close to Brighton College. I wish to formally object to the school's application dated 23rd July 2025 for a premises licence to sell alcohol between 18:00–22:00 Monday to Saturday, and 18:00–20:00 on Sundays.

While I appreciate the school's role in the community, the introduction of regular alcohol sales in this sensitive residential setting raises serious concerns in relation to public nuisance, child safeguarding, and conflicts with local planning and licensing policies.

1. Incompatibility with the Residential Character of the Area

This application fundamentally conflicts with the Brighton & Hove City Plan Part One (Policy QD27), which seeks to prevent development that causes material nuisance or loss of amenity to existing residents. The proposed alcohol sales would likely generate:

- Evening noise from gatherings or events (indoors or outdoors),
- Increased traffic and parking issues during the evenings,
- General disturbance inconsistent with a quiet residential area.

The site is surrounded by family homes, including mine, and this type of use – particularly with regular late opening hours – is wholly inappropriate in a non-commercial neighbourhood.

2. Risk of Undermining the Licensing Objectives

This proposal threatens at least two of the core licensing objectives under the Licensing Act 2003:

a. Prevention of Public Nuisance

Selling alcohol during the evening increases the likelihood of:

- Noise from event attendees arriving and leaving,
- Outdoor socialising during warmer months (especially summer term),
- Late deliveries or staff presence associated with licensed events.

These impacts would disproportionately affect immediate neighbours and are not appropriate for an area with no other licensed premises nearby.

b. Protection of Children from Harm

This is perhaps the most concerning. As a boarding school, the premises house children full-time. Allowing alcohol sales on-site creates safeguarding risks, including:

- Greater chance of underage access or accidental consumption,
- Normalising alcohol use in an educational setting,
- Reduced clarity between school-related and commercial activity.

This contradicts the principles laid out in Brighton & Hove's Statement of Licensing Policy 2021–2026, which clearly states that “premises where the primary use is the provision of education or accommodation to children or young people should not normally be licensed for the sale of alcohol.”

3. Precedent and Planning Policy Conflict

If approved, this licence would set a worrying precedent, effectively allowing a school to operate a quasi-commercial venue under the same roof as children's accommodation. This raises potential conflicts with:

- Policy CP21 (City Plan Part One) – which encourages the “appropriate location of community and cultural facilities.” Regular alcohol sales on school grounds in a quiet residential zone fall outside this guidance.
- The National Planning Policy Framework (NPPF) – which promotes the protection of residential amenity and the integration of development into the local context.

There is also no evidence of a dual use or change of use planning permission to support evening licensed activities — further highlighting the potential breach of existing planning constraints.

4. Lack of Clarity and Transparency

The application provides no clear explanation as to:

- The intended frequency and nature of events,
- Who alcohol would be sold to (e.g. parents, staff, third-party hirers?),
- Whether events will be open to the public or external organisations.

Without these details, it is impossible to fully assess the potential impact. At minimum, the application fails the transparency test and does not offer the reassurance required for such a sensitive setting.

Conclusion

In summary, this application is out of step with the council's licensing policy, incompatible with the residential nature of the area, and risks undermining the welfare of young people living on site. I urge the Committee to refuse this application

in full, or alternatively request a significantly revised proposal with clearer parameters, restricted use, and safeguarding guarantees.

Thank you for considering this objection.

Yours sincerely,

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

REP F

CH CON ENDS 19.08.2025 VALID PPN & PCH

From: [REDACTED]
Sent: 04 August 2025 17:31
To: EHL Licensing <EHL.licensing@brighton-hove.gov.uk>
Subject: Objection to Brighton College application

Dear Licensing Committee,

I am writing as a local resident of Kemptown close to Brighton College. I wish to formally object to the school's application dated 23rd July 2025 for a premises licence to sell alcohol between 18:00–22:00 Monday to Saturday, and 18:00–20:00 on Sundays.

While I appreciate the school's role in the community, the introduction of regular alcohol sales in this sensitive residential setting raises serious concerns in relation to public nuisance, child safeguarding, and conflicts with local planning and licensing policies.

1. Incompatibility with the Residential Character of the Area

This application fundamentally conflicts with the Brighton & Hove City Plan Part One (Policy QD27), which seeks to prevent development that causes material nuisance or loss of amenity to existing residents. The proposed alcohol sales would likely generate:

- Evening noise from gatherings or events (indoors or outdoors),
- Increased traffic and parking issues during the evenings,
- General disturbance inconsistent with a quiet residential area.

The site is surrounded by family homes, including mine, and this type of use – particularly with regular late opening hours – is wholly inappropriate in a non-commercial neighbourhood.

2. Risk of Undermining the Licensing Objectives

This proposal threatens at least two of the core licensing objectives under the Licensing Act 2003:

a. Prevention of Public Nuisance

Selling alcohol during the evening increases the likelihood of:

- Noise from event attendees arriving and leaving,
- Outdoor socialising during warmer months (especially summer term),
- Late deliveries or staff presence associated with licensed events.

These impacts would disproportionately affect immediate neighbours and are not appropriate for an area with no other licensed premises nearby.

b. Protection of Children from Harm

This is perhaps the most concerning. As a boarding school, the premises house children full-time. Allowing alcohol sales on-site creates safeguarding risks, including:

- Greater chance of underage access or accidental consumption,
- Normalising alcohol use in an educational setting,
- Reduced clarity between school-related and commercial activity.

This contradicts the principles laid out in Brighton & Hove's Statement of Licensing Policy 2021–2026, which clearly states that “premises where the primary use is the provision of education or accommodation to children or young people should not normally be licensed for the sale of alcohol.”

3. Precedent and Planning Policy Conflict

If approved, this licence would set a worrying precedent, effectively allowing a school to operate a quasi-commercial venue under the same roof as children's accommodation. This raises potential conflicts with:

- Policy CP21 (City Plan Part One) – which encourages the “appropriate location of community and cultural facilities.” Regular alcohol sales on school grounds in a quiet residential zone fall outside this guidance.
- The National Planning Policy Framework (NPPF) – which promotes the protection of residential amenity and the integration of development into the local context.

There is also no evidence of a dual use or change of use planning permission to support evening licensed activities — further highlighting the potential breach of existing planning constraints.

4. Lack of Clarity and Transparency

The application provides no clear explanation as to:

- The intended frequency and nature of events,
- Who alcohol would be sold to (e.g. parents, staff, third-party hirers?),
- Whether events will be open to the public or external organisations.

Without these details, it is impossible to fully assess the potential impact. At minimum, the application fails the transparency test and does not offer the reassurance required for such a sensitive setting.

Conclusion

In summary, this application is out of step with the council's licensing policy, incompatible with the residential nature of the area, and risks undermining the welfare of young people living on site. I urge the Committee to refuse this application in full, or alternatively request a significantly revised proposal with clearer parameters, restricted use, and safeguarding guarantees.

Thank you for considering this objection.

Yours sincerely,

[REDACTED]

[REDACTED]

REP G

CH CON ENDS 19.08.2025 VALID PPN

From: [REDACTED]

Sent: 05 August 2025 14:57

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

Subject: Re: Brighton College license application, Eastern Road, BN2

Thank you for confirming. And yes, I do wish to object to this licence application, for the following reasons:

I am writing to formally object to the proposed premises licence for Brighton College, Eastern Road, Brighton BN2 0AL, as outlined in the public notice dated 23 July 2025. I am concerned that the proposed changes—specifically the introduction of two new licensed buildings and the request for music, dance, and other events—are a further out-of-hours commercial development of the College grounds which will negatively impact the surrounding community for the following reasons:

Noise Disturbance: The College Conservation area is residential in nature. This application could lead to significant noise pollution. Even “background” music can carry in quiet residential areas, especially during evenings or weekends, potentially disturbing nearby residents' peace and quiet. More importantly, at the end of events, customers and performers will need to depart the site with all the attendant noise and commotion. The area around the Quad is known for amplifying noise; there have already been numerous complaints during this year's Summer School activities.

Extended Commercial Hours: The College seeks to extend the requirement for parking, activities, and noise well beyond the end of the school day. This will push residents out of their car parking slots; it is common for parents and people attending school functions to illegally park, knowing that there is no after-hours parking enforcement.

Increased Footfall and Congestion: Late-night parking issues on an already busy stretch of Eastern Road, College Conservation Area, and Sutherland Road.


Precedent for Further Commercialisation: While the proposed changes are presented as minor, they may set a precedent for future, more intrusive commercial uses of the premises, shifting the character of the area away from an educational environment towards a more commercial one.

Operating Hours: This raises concerns about the potential for use during evenings or weekends, when noise impact would be more intrusive.

Brighton College is fond of telling us how much income they bring to local business. How does this benefit the local pubs (one right next door, in fact) and bars and eateries in Kemptown village? It doesn't.

For these reasons, I believe the proposed application is not suitable for the location and should be refused in full.

Best wishes

A black rectangular redaction box covering the signature of the sender.

REP H

CH CON ENDS 19.08.2025 VALID PPN & PCH

From: [REDACTED]

Sent: 07 August 2025 19:35

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

Subject: Objection to Premises Licence Application – Brighton College, Eastern Road, Brighton

Dear Licensing Committee,

I am writing as a local resident of Kemptown close to Brighton College. I wish to formally object to the school's application dated 23rd July 2025 for a premises licence to sell alcohol between 18:00–22:00 Monday to Saturday, and 18:00–20:00 on Sundays.

While I appreciate the school's role in the community, the introduction of regular alcohol sales in this sensitive residential setting raises serious concerns in relation to public nuisance, child safeguarding, and conflicts with local planning and licensing policies.

Will the school hire out their premises in the holidays in the future? (The holidays are currently the only quiet times for local residents.) What will happen if these people are able to serve alcohol?

1. Incompatibility with the Residential Character of the Area

This application fundamentally conflicts with the Brighton & Hove City Plan Part One (Policy QD27), which seeks to prevent development that causes material nuisance or loss of amenity to existing residents. The proposed alcohol sales would likely generate:

- Evening noise from gatherings or events (indoors or outdoors),
- Increased traffic and parking issues during the evenings,
- General disturbance inconsistent with a quiet residential area.

The site is surrounded by family homes, including mine, and this type of use – particularly with regular late opening hours – is wholly inappropriate in a non-commercial neighbourhood.

2. Risk of Undermining the Licensing Objectives

This proposal threatens at least two of the core licensing objectives under the Licensing Act 2003:

a. Prevention of Public Nuisance

Selling alcohol during the evening increases the likelihood of:

- Noise from event attendees arriving and leaving,

- Outdoor socialising during warmer months (especially summer term),
- Late deliveries or staff presence associated with licensed events.

These impacts would disproportionately affect immediate neighbours and are not appropriate for an area with no other licensed premises nearby.

b. Protection of Children from Harm

This is perhaps the most concerning. As a boarding school, the premises house children full-time. Allowing alcohol sales on-site creates safeguarding risks, including:

- Greater chance of underage access or accidental consumption,
- Normalising alcohol use in an educational setting,
- Reduced clarity between school-related and commercial activity.

This contradicts the principles laid out in Brighton & Hove’s Statement of Licensing Policy 2021–2026, which clearly states that “premises where the primary use is the provision of education or accommodation to children or young people should not normally be licensed for the sale of alcohol.”

3. Precedent and Planning Policy Conflict

If approved, this licence would set a worrying precedent, effectively allowing a school to operate a quasi-commercial venue under the same roof as children’s accommodation. This raises potential conflicts with:

- Policy CP21 (City Plan Part One) – which encourages the “appropriate location of community and cultural facilities.” Regular alcohol sales on school grounds in a quiet residential zone fall outside this guidance.
- The National Planning Policy Framework (NPPF) – which promotes the protection of residential amenity and the integration of development into the local context.

There is also no evidence of a dual use or change of use planning permission to support evening licensed activities — further highlighting the potential breach of existing planning constraints.

4. Lack of Clarity and Transparency

The application provides no clear explanation as to:

- The intended frequency and nature of events,
- Who alcohol would be sold to (e.g. parents, staff, third-party hirers?),
- Whether events will be open to the public or external organisations.

Without these details, it is impossible to fully assess the potential impact. At minimum, the application fails the transparency test and does not offer the reassurance required for such a sensitive setting.

Conclusion

In summary, this application is out of step with the council's licensing policy, incompatible with the residential nature of the area, and risks undermining the welfare of young people living on site. I urge the Committee to refuse this application in full, or alternatively request a significantly revised proposal with clearer parameters, restricted use, and safeguarding guarantees.

Thank you for considering this objection.

Yours sincerely,

[REDACTED]

[REDACTED]

[REDACTED]

REP I

CH CON ENDS 19.08.2025 VALID PPN & PCH

From: [REDACTED]

Sent: 07 August 2025 19:45

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

Subject: Objection to Premises Licence Application – Brighton College, Eastern Road, Brighton

Dear Licensing Committee,

I am writing as a local resident of Kemptown close to Brighton College. I wish to formally object to the school's application dated 23rd July 2025 for a premises licence to sell alcohol between 18:00–22:00 Monday to Saturday, and 18:00–20:00 on Sundays.

While I appreciate the school's role in the community, the introduction of regular alcohol sales in this sensitive residential setting raises serious concerns in relation to public nuisance, child safeguarding, and conflicts with local planning and licensing policies.

Will the school hire out their premises in the holidays in the future? (The holidays are currently the only quiet times for local residents.) What will happen if these people are able to serve alcohol?

1. Incompatibility with the Residential Character of the Area

This application fundamentally conflicts with the Brighton & Hove City Plan Part One (Policy QD27), which seeks to prevent development that causes material nuisance or loss of amenity to existing residents. The proposed alcohol sales would likely generate:

- Evening noise from gatherings or events (indoors or outdoors),
- Increased traffic and parking issues during the evenings,
- General disturbance inconsistent with a quiet residential area.

The site is surrounded by family homes, including mine, and this type of use – particularly with regular late opening hours – is wholly inappropriate in a non-commercial neighbourhood.

2. Risk of Undermining the Licensing Objectives

This proposal threatens at least two of the core licensing objectives under the Licensing Act 2003:

a. Prevention of Public Nuisance

Selling alcohol during the evening increases the likelihood of:

- Noise from event attendees arriving and leaving,
- Outdoor socialising during warmer months (especially summer term),
- Late deliveries or staff presence associated with licensed events.

These impacts would disproportionately affect immediate neighbours and are not appropriate for an area with no other licensed premises nearby.

b. Protection of Children from Harm

This is perhaps the most concerning. As a boarding school, the premises house children full-time. Allowing alcohol sales on-site creates safeguarding risks, including:

- Greater chance of underage access or accidental consumption,
- Normalising alcohol use in an educational setting,
- Reduced clarity between school-related and commercial activity.

This contradicts the principles laid out in Brighton & Hove's Statement of Licensing Policy 2021–2026, which clearly states that “premises where the primary use is the provision of education or accommodation to children or young people should not normally be licensed for the sale of alcohol.”

3. Precedent and Planning Policy Conflict

If approved, this licence would set a worrying precedent, effectively allowing a school to operate a quasi-commercial venue under the same roof as children's accommodation. This raises potential conflicts with:

- Policy CP21 (City Plan Part One) – which encourages the “appropriate location of community and cultural facilities.” Regular alcohol sales on school grounds in a quiet residential zone fall outside this guidance.
- The National Planning Policy Framework (NPPF) – which promotes the protection of residential amenity and the integration of development into the local context.

There is also no evidence of a dual use or change of use planning permission to support evening licensed activities — further highlighting the potential breach of existing planning constraints.

4. Lack of Clarity and Transparency

The application provides no clear explanation as to:

- The intended frequency and nature of events,
- Who alcohol would be sold to (e.g. parents, staff, third-party hirers?),
- Whether events will be open to the public or external organisations.

Without these details, it is impossible to fully assess the potential impact. At minimum, the application fails the transparency test and does not offer the reassurance required for such a sensitive setting.

Conclusion

In summary, this application is out of step with the council's licensing policy, incompatible with the residential nature of the area, and risks undermining the welfare of young people living on site. I urge the Committee to refuse this application in full, or alternatively request a significantly revised proposal with clearer parameters, restricted use, and safeguarding guarantees.

Thank you for considering this objection.

Yours sincerely,

[REDACTED]

[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: 17 August 2025 07:50
To: EHL Licensing <ehl.licensing@brighton-hove.gov.uk>
Subject: Petition Opposing Brighton College Premises Licence Variation – 227 Signatures

To: **Licensing Team – Brighton & Hove City Council**

I am writing to formally object to **Brighton College's application (Ref: 1445/3/2025/05972/LAPREV)** for a licence variation of its premises on Eastern Road, Brighton. The application proposes extended licensing hours—including the sale of alcohol until 01:00 daily and expanded provisions for live and recorded music, dance, theatre, film, and late-night refreshment—raising concerns about the potential impacts on local residents and the surrounding community.

The **petition**, endorsed by **227 local residents**, underscores the breadth and strength of community opposition to this proposal.

Grounds for Objection

1. Public Nuisance

The extension of alcohol sales and entertainment until 01:00 is likely to increase:

- Noise (traffic, patrons exiting, amplified sound) during late hours.
 - Disturbance to sleep, particularly in residential areas nearby.
- Residents note existing evening activity already strains local peace.

2. Public Safety

Later closing times may give rise to concerns including:

- Increased foot and vehicle movement late at night.
- Potential for alcohol-related disturbances or disorder as events wind down.

3. Cumulative Impact

Brighton College already holds extensive permissions for events and licensed activity. This expansion could exacerbate **cumulative impact**, contrary to the Council's licensing policy which presumes refusal where additional burdens would arise in high-pressure zones

4. Scale and Suitability

The proposed variation affects large communal spaces (Main Hall, Horden Room, Assembly Hall) that accommodate hundreds. Intensifying late-night licensing in this context heightens risks of overcrowding, noise, and general disturbance

Community Concern

The petition, with **227 signatures from local residents**, demonstrates substantial community opposition. The widespread concern is not limited to a few individuals—it reflects a shared neighbourhood expectation for a balanced licensing approach that safeguards residential amenity and public order.

Request to the Licensing Authority

In light of the above, we respectfully request that the licensing committee:

1. **Refuse** this variation application, given the significant risk it poses to the main licensing objectives—particularly **public nuisance**, **public safety**, and **cumulative impact**.
2. Require Brighton College to promote open community engagement if any future application is submitted.

Petition link: <https://www.change.org/stopbrightoncollegenow>– 227 signatures opposing the licensable variation proposed by Brighton College.

Thank you for considering this representation. Please do not hesitate to contact me if further clarification or documentation is needed.

Yours sincerely

[Redacted signature]

Tel: [Redacted phone number]

Stop Brighton College selling alcohol and further disrupting our community



Recent signers

[Redacted name] • 2 weeks ago

[Redacted name] • 2 weeks ago

[Redacted name] • 2 weeks ago

i PetitionClosed

This petition had 227 supporters

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The Issue

Living in close proximity to Brighton College, I have firsthand experience of their tendency to prioritise their ambitions over the welfare of the local community.

Their ambitions now include an application for a licence to sell alcohol between 6 pm and 10 pm Monday to Saturday, and 6 pm to 8 pm on Sundays at their Richard Cairns and Music School sites.

Introducing regular alcohol sales creates an atmosphere inconsistent with residential amenity not to mention educational and child-focused priorities.

Furthermore, it threatens our residential area with yet further noise, disturbance, and traffic. The College already disrupts community tranquillity. It is up to us to continue to assert that the College's commercial interests should never override our residential harmony and values.

Moreover, granting this licence could set a concerning precedent. If substantiated, it signals a further shift towards more commercially driven interests in residential areas, undermining community wellbeing and integrity.

Sussex Police Proposed Conditions for Brighton College Agreed by Applicant – 18th August 2025

Retain

New/Amended

~~Remove~~

Annex 2 - Conditions consistent with the Operating Schedule:

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. Only Brighton College (Reg No: 307061) can carry out licensable activities at the premises.
3. All events (including those with an external premises user) will be run by the Brighton College performing arts team and security team with a gold, silver and bronze level of oversight and decision making.
4. For any performances, the bar will only be open for the sale of alcoholic drinks during the pre-performance period and during the interval. There will be no post-performance sales of alcohol.

For the prevention of crime and disorder:

~~To continue to provide security and CCTV on site 7 days a week in close liaison with the Sussex Police.~~

5. 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 entrance to the premises. 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 Sussex Police e.g. USB) or provide footage via an online link as initiated by Police, without difficulty, delay or charge.

- g) Any breakdown or system failure will be notified to the police immediately and remedied as soon as practicable. This can be via email - brighton.licensing@sussex.police.uk. Repair records /invoices shall be kept on site for at least 12 months and be readily available to be viewed by all authorised person upon request.
 - h) In the event of the CCTV system hard drive being seized as evidence as part of a criminal investigation by Sussex 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.
6. An incident log shall be kept at the premises and must be completed within 24 hours of the incident. It can be in paper or electronic form and will record the following:
- a) all crimes reported to the venue
 - b) any refusals made of alcohol service e.g. underage, intoxication
 - c) all ejections of patrons
 - d) any complaints received concerning crime and disorder
 - e) any incidents of disorder
 - f) all seizures of drugs or offensive weapons
 - g) any visit by a relevant authority or emergency service.
7. The incident log will:
- a) be inspected and signed off by the DPS (or a person with delegated authority) at least once a fortnight.
 - b) 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 or as listed in condition 7 above.
 - b) be used to give feedback to staff to ensure that the log is used on each occasion that a refusal, ejection or incident occurs at the premises and to identify any patterns or trends.
 - c) be kept for a minimum of twenty four (24) months.
8. A documented risk assessment must be produced by the premises and agreed by Sussex Police, which identifies the activities undertaken at the premises and the controls necessary to promote the licensing objectives. It will include a written assessment demonstrating what considerations have been made for both normal day to day activities and any special events or functions which may arise during the year. This document shall be immediately available for inspection by the Police and the Licensing Authority, upon request and reviewed every 12 months. The written risk assessment will include:
- a) When SIA trained and licenced door supervisors shall be employed on occasions when a requirement is identified by the licence holders written risk assessment or requested by Sussex Police in writing with a minimum of 48 hours notice.
 - b) When it is appropriate for the premises to employ a mobile support unit (MSU) operated by ISA registered door staff. In the event that a MSU is contracted, the management will contract the back-up services of an approved MSU 24 hours a day, with a minimum of 2 SIA registered Door Supervisors operating from it. A

copy of the MSU contract will be retained at the premises and made available for immediate inspection upon request by Sussex Police or Council Officials. The MSU will be accredited by the Brighton Business Crime Reduction Partnership (BCRP) or other similar organisation approved by Sussex Police should the BCRP not be in existence.

- c) What considerations have been made by the licence holder regarding any additional special events which may arise in the city during the year.
- d) The use of glassware versus shatterproof or polycarbonate drinking vessels and the supply of glass bottles to customers.

For the Front Quad:

For any public event in this area stewards will be present throughout to ensure that only ticket holders and invited guests are permitted. Any event to be ticketed or maximum numbers agreed by College Health and Safety Manager in advance, dependent on the event.

For public safety:

To ensure maximum numbers are never exceeded.

To carry out health and safety risk assessments and fire checks before all events.

The equipment and the public area will be regularly inspected to ensure safety including fire appliances and electrical appliances should be PAT tested.

For the Front Quad:

The emergency evacuation procedure will comply with current systems in place using existing routes. The Front Quad is open air with clear exits onto Eastern Road and Sutherland Road.

For the prevention of public nuisance:

The level of music will be monitored by staff throughout event..

The windows and doors will be kept closed while music is being played.

Customers will be asked to leave the premises quietly.

For the protection of children from harm:

~~All staff will be instructed to check to check the age of any customer who appears to be under 18 and proof of age will then be required when supplying alcohol.~~

- 9.
 - a) The Premises Licence Holder / Management shall ensure that all staff members engaged or to be engaged in selling, serving or delivering 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, serving or delivering of such products and will include:

- ❖ The lawful selling of age restricted products – including but not limited to, the requirement of the staff member conducting the transaction to ensure they carry out Challenge 25 checks regardless of any other staff member checks that may already have taken place
 - ❖ Identifying if a person may be intoxicated and refusal of sale
 - ❖ Vulnerability initiatives and how to respond to potential drink spiking
- 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. These records will be retained for a minimum of twenty four (24) months.
10. 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 license 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.
11. Signage advertising the 'Challenge 25' policy will be displayed in prominent locations in the premises.
12. A list of staff members who are authorised to sell alcohol on the premises shall be kept. This shall be endorsed by the DPS with the date such authorisation commences.

Staff, governors and parent volunteers are checked for CRB clearance.

Agreed Conditions Between Environmental Protection and Applicant 24th July 2025

1. A dedicated contact number or email address should be made available to local residents for reporting any disturbances or concerns during events.
2. Staff should be assigned to monitor and manage the dispersal of guests at the end of events to ensure they leave the premises and surrounding area quietly and respectfully.

Appendix F

