

Licensing Panel (Licensing Act 2003 Functions)

Date: **15 September 2025**

Time: **10.00am**

Venue **Virtual**

Members: **Councillors:** Hewitt, Nann and Sykes

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 SURREY STREET LICENSING PANEL (LICENSING ACT 2003 FUNCTIONS)

7 - 54

Contact Officer: Corinne Hardcastle
Ward Affected: West Hill & North Laine

Tel: 0127329

Date of Publication - Friday, 5 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 New a Premises Licence under the Licensing Act 2003		
Premises:	Surrey Street, 1 Surrey Street, Brighton, BN1 3PA		
Applicant:	Wm Group Ltd		
Date of Meeting:	15 September 2025		
Report of:	Corporate Director for City Operations		
Contact Officer:	Name:	Emily Fountain	Tel: (01273) 292143
	Email:	emily.fountain@brighton-hove.gov.uk	
Ward(s) affected:	West Hill & North Laine		

1. PURPOSE OF REPORT AND POLICY CONTEXT

- 1.1 To determine an application for a New Premises Licence under the Licensing Act 2003 for Surrey Street.

2. RECOMMENDATIONS:

- 2.1 That the Panel determine an application for a New Premises Licence under the Licensing Act 2003 for Surrey Street.

3. CONTEXT/BACKGROUND INFORMATION & CONSULTATION

The application is for a New Premises Licence under the Licensing Act 2003. The application proposes: ***“Ground floor, one level corner site that formerly trade as a green grocers / cafe. The intention of the premises in its new format is to be a casual & accessible deli / restaurant / wine bar that focuses on empowering local suppliers and producers.*”**

Where possible an off-license Deli wall & bottle fridges in the venue would provide takeaway options of the local suppliers and producers that feature throughout the offering.”

- 3.1 Section 18 of the application is detailed at Appendix A and the proposed plan of the premises is attached at Appendix B.

3.2 Summary table of proposed activities

	Proposed
Live music	Monday-Thursday 17:00-22:00 Friday-Saturday 12:00-23:00 Sunday 12:00-22:00 Indoors
Recorded Music	Monday-Thursday 17:00-22:00 Friday-Saturday 12:00-23:00 Sunday 12:00-22:00 Indoors
Supply of Alcohol	Sunday-Thursday 12:00-22:00 Friday-Saturday 12:00-23:00 On and Off the Premises
Hours premises are open to public	Sunday-Thursday 12:00-22:00 Friday-Saturday 12:00-23:00

- 3.3 Special Stress Area: The premises falls within the Special Stress Area. This area is deemed an area of special concern in terms of the levels of crime, disorder, and public nuisance experienced within them. (See paragraphs 3.2 – 3.2.5)

Representations received

- 3.4 Details of the representations made are notified to applicants on receipt by the Licensing Authority using a pro-forma. A summary appears below:
- 3.5 2 representations and 8 supporting representations were received. They were received from local residents and The Licensing Authority.
- 3.6 Representations received had concerns relating to Prevention of Crime and Disorder, Prevention of Public Nuisance, Protection of Children from Harm.
- 3.7 Conditions were agreed between Environmental Protection, Police and the applicant.
- 3.8 Environmental Protection and Police agreements are attached at Appendix C. Full details of the representations are attached at Appendix D. A map detailing the location of the premises is attached at Appendix E.

4. COMMENTARY ON THE LICENSING POLICY

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

1 Introduction

1.1 This Statement of Licensing Policy has been prepared in accordance with the provisions of the Licensing Act 2003 (the Act) and having regard to Guidance issued by the Home Office under Section 182 of the act. This policy takes effect from the 4th February 2021. The licensing authority is Brighton & Hove City Council.

The purpose of this statement is to promote the licensing objectives and set out a general approach to making licensing decisions. The discretion of the licensing authority in relation to applications under the act is only engaged if 'relevant representations' are made by other persons or responsible authorities. This policy will inform the approach to be taken when deciding applications and imposing conditions when relevant representations are received. It is also intended as a guide for applicants as to what to include in their operating schedules, always recognising that if no representations are received, the application must be granted. The licensing authority must carry out its functions with a view to promoting the licensing objectives and this policy is framed around those objectives. Each application will be given individual consideration on its merit. The scope of this policy covers the following:

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

1.2 The licensing objectives are:

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

1.3 Scope

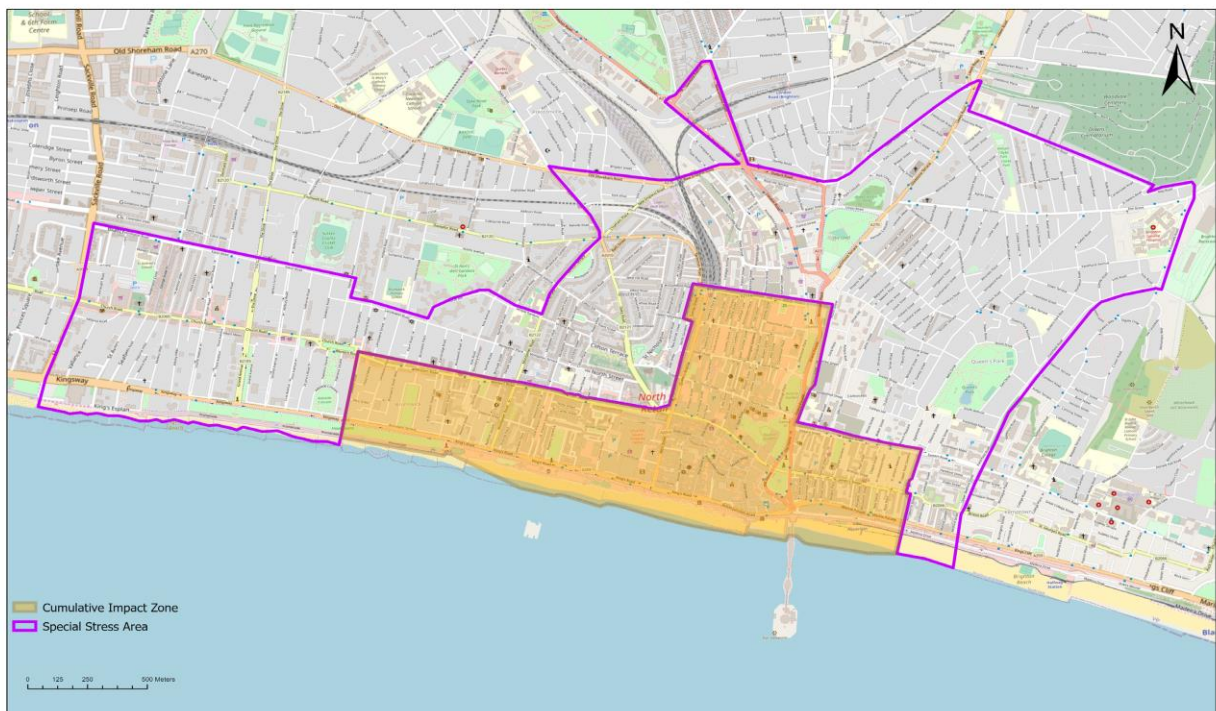
1.3.1 Licensing is about regulating licensable activities on licensed premises, by qualifying clubs and at temporary events. Any conditions attached to various authorisations will be focused on matters which are within the control of individual licensees and others with relevant authorisations, i.e.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

3 Special Policies and Initiatives

3.2 Special Stress Area

3.2.1 The map below details the area of the city centre which borders the Cumulative Impact zone at 3.1.3 and which is deemed an area of special concern in terms of the levels of crime and disorder and public nuisance experienced within it. The area recommended for further monitoring and detailed guidance within the Special Policy comprise the following as pictured below delineated in purple:

Special Stress Area and Cumulative Impact Zone, January 2021



Brighton & Hove Public Health Intelligence, 2021
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The Special Stress Area - an area bounded by and including: The west side of Hove Street/Sackville Road, northwards to the intersection with the north side of Blatchington Road, along north side of Blatchington Road and Eaton Road, southwards at the junction onto the east side of Palmeira Avenue and then eastwards at the junction onto the north side of Landsdowne Road; eastwards to the junction with Furze Hill, along the north side Furze Hill to its end and then due east along the north side of Victoria Road to its junction with Montpelier Road (west side), north to where Montpelier Road joins Vernon Terrace then north to Seven Dials; north west along the west side of Dyke Road until the junction with the Old Shoreham Road, then East along the north side of Old Shoreham Road, continuing on the north end of New England Road, north west at Preston Circus at the junction of New England Road and Preston Road along the west side of Preston Road until the junction with Stanford Avenue then and north east along the north side of Stanford Avenue until the junction with Beaconsfield Road, south along the east side of Beaconsfield Road until the junction at Preston Circus and Viaduct Road, eastwards along the north side of Viaduct Road, then at the junction with Ditchling Road, North East along the north side of Upper Lewes Road until the junction with Lewes Road; south along the Lewes Road to junction with Hartington Road, along the north side of Hartington Road until the junction with St. Helen's Road, south into the north side of May Road, eastwards until its junction with Freshfield Road (east side), then south into Upper Bedford Street, into Bedford Street to the mean water mark south of Bedford Street, then due west until the mean water mark south of Lower Rock Gardens; North on Upper Rock gardens, to the north side of Eastern Road, west along Eastern Road and Edward Street until Grand Parade, north along the Eastern side of Grand Parade to the junction of York Place and Trafalgar Street, West along the Northern boundary of Trafalgar Street, up to and including Surrey Street and then South along the Western boundary of Queens Road to the junction with Air Street, West along the north side of Air Street, South-west to the junction of Western Road Brighton, then West along the North side of Western Road Brighton, South along the West side of Holland Road to the mean water mark south of Kingsway and Kingsway Esplanade as

far as the west side of Hove Street/ Sackville Road.

3.2.2 This Special Stress Area (SSA) is of concern to the licensing authority because of the relatively high levels of crime and disorder and nuisance experienced within it. The area will be kept under review.

3.2.3 New and varied applications for premises and club premises certificates within the SSA will not be subject to the presumption of refusal, but operators will be expected to pay special attention when drawing up their operating schedules and to make positive proposals to ensure that their operation will not add to the problems faced in these areas. Appendix A of the SoLP sets out a list of potential measures the licensing authority considers may be appropriate. These may be more or less appropriate depending upon the style of operation applied for.

3.2.4 On receipt of any application in the SSA, where a relevant representation has been made, the licensing authority will scrutinise the application carefully and will look at the measures proposed in the operating schedules and compare them to the measures set out in Appendix A, Licensing Best Practice Measures. Where discretion has been engaged, those applications which fall short may be refused or conditions applied to comply with policy measures.

3.2.5 The Licensing Authority will keep the Cumulative Impact Zone and Special Stress Area under review. Should the authority find that problems of crime and disorder or nuisance are not improving, or are worsening, the Special Policy will be reviewed.

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.

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

- The sale of intoxicating liquor and other beverages shall be waiter/waitress service for consumption by persons seated at tables.
- Substantial food shall be available at all times. The licensing authority shall judge each case on its own merits but as a general rule, a bowl of crisps, nuts, or olives does not constitute substantial food.

3.5 Off licences

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

which is relevant in this respect.

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

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

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

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

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

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

3.5.6 Evidence has shown that customers have previously used landmarks/businesses not related to them as addresses for delivery so that alcohol could be consumed in open spaces/parks. The risk being that this may lead to increased crime and disorder including anti-social behaviour and criminal damage, as well as the

possibility that underage persons can gain access to alcohol. Concerns have also been raised about the delivery of alcohol to known street drinking hotspots. Therefore, a condition requiring all deliveries to be to a verifiable residential or business address and a face to face ID verification is vital in mitigating some of this risk.

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

3.6 Street drinking

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

3.9 Promoters and irresponsible drinks promotions

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

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

4 Prevention of Crime and Disorder

The following details and measures are intended to address the need for the prevention of crime and disorder which may be associated with licensed

premises and certificated club premises. Conditions attached to licences and certificates will, as far as possible, reflect local crime reduction strategies.

- 4.1.1 The licensing authority acknowledges that training and good management play a key part in preventing alcohol and drug related crime. The authority expects that all licensees of on-licensed premises attend training programmes which will raise their awareness of the issues relating to drugs and violence in licensed premises, and that suitable training be extended to all bar staff and door supervisors so that drug dealers and users will be deterred from using licensed premises for illegal purposes and that incidents of violence in licensed premises will be reduced. Licensees are also encouraged to attend training programmes to help identify children at risk and issues of basic child protection. It is the duty of the designated premises supervisor (DPS) to train staff on induction concerning conditions on their premises licence.
- 4.1.2 It is expected that the DPS will spend a significant amount of time on the premises. When not on the premises it will be essential that the DPS is contactable, particularly should problems arise with the premises and that staff are authorised by the DPS.
- 4.1.3 The location of violent attacks, anti-social behaviour and hate crime or related incidents may be used to justify closing times.
- 4.1.4 Measures put in place should support the intentions of Operation Marble (police operational order), which aims to prevent incidents of crime and disorder within the night time economy, at weekends. Operation Marble operates with a view to minimising the risk to the public of being a victim of public place violent crime; to reduce incidents of violent crime and public disorder within the city centre; to deal positively with offences and offenders; to secure and preserve evidence which will assist in the prosecution of offenders and to support the night time economy and the responsibly run businesses within it.

4.2 Sussex Police

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

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

are removed from persons, they can be safely collected and destroyed by Sussex Police.

4.2.3 Dispersal from the city centre during the late evening and early morning remains a policing challenge. Over recent years, there has been a proliferation of off-licences and late night refreshment venues along the city's arterial routes. This has led to incident 'hot spots' where patrons from the night time economy continue to interact, albeit away from any safety measures afforded by on-licences. As such, Sussex Police support the Council's Special Policy in offering guidance to both applicants and the Licensing Committee in relation to off-licences and late night refreshment licences.

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

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

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

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

social responsibilities and as such, actively contribute towards keeping Brighton & Hove a safe and enjoyable city.

4.3 Care, control and supervision of premises

4.3.1 The Licensing authority supports the Business Crime Reduction Partnership and other approved schemes. Where appropriate, premises licence holders should be members of the BCRP for the deterrence to violent crime that such membership provides. The BCRP NightSafe radio scheme is normally expected as an operational requirement for city centre bars, clubs and pubs and is an example of good practice in achieving the aim of reducing crime and disorder and improving public safety. Well managed pub-watch schemes provide information exchange between the premises licence holders and responsible authorities that reduce and deter violent crime and disorder. The council will support a responsible licensing scheme.

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

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

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

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

SIA accreditation.

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

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: 04/09/25

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: 20/08/25

Equalities Implications:

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

Sustainability Implications:

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

SUPPORTING DOCUMENTATION

Appendices:

1. Appendix A – Section 18 of the Application
2. Appendix B – Proposed Plan of Premises
3. Appendix C – Environmental Protection and Police agreement
4. Appendix D – Representations
5. Appendix E – Map of Area

Documents in Members' Rooms

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

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

Public Health Framework for Assessing Alcohol Licensing – January 2022.

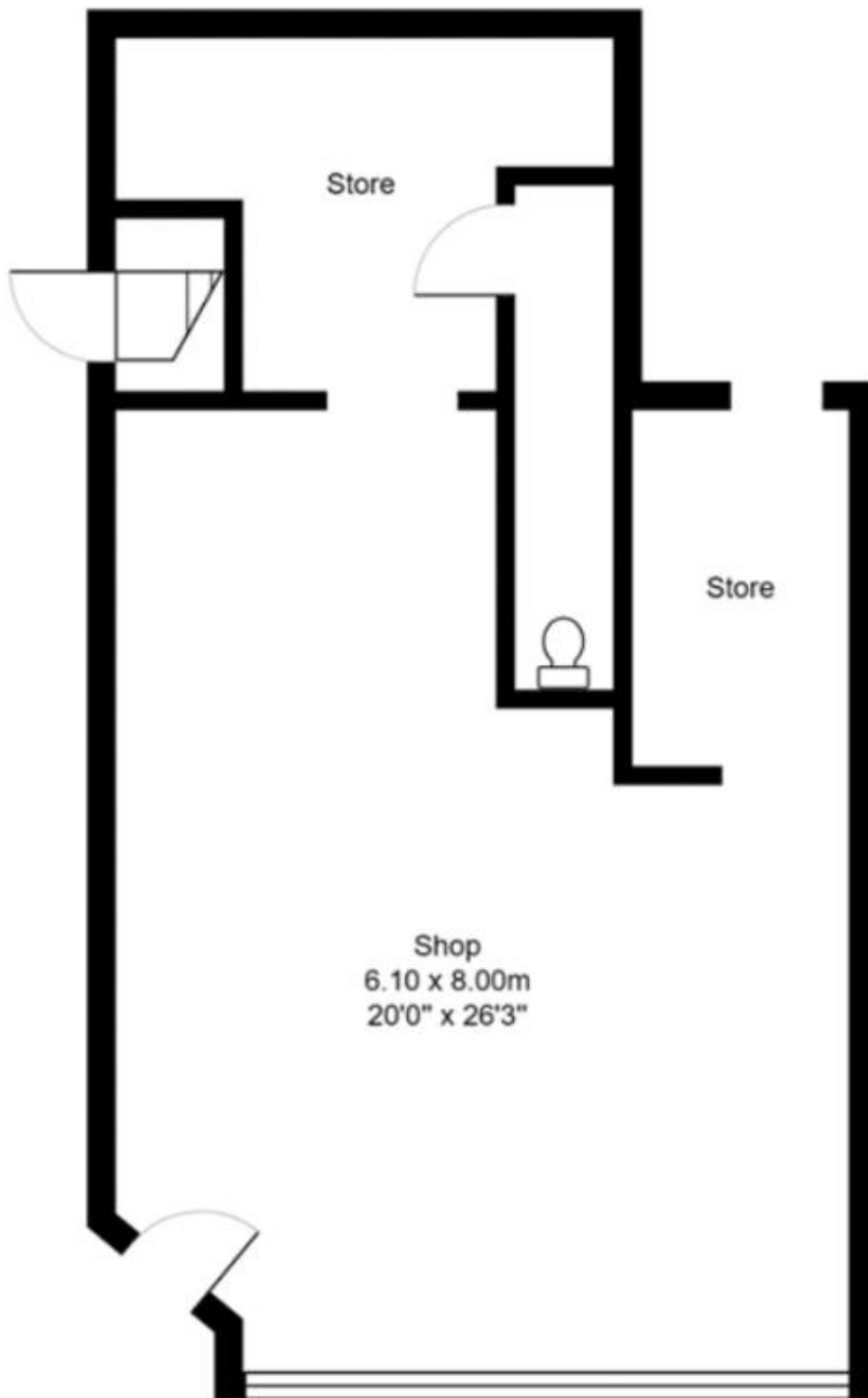
Background Documents

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

Appendix A

Section 18 of 21
LICENSING OBJECTIVES
Describe the steps you intend to take to promote the four licensing objectives:
a) General – all four licensing objectives (b,c,d,e)
List here steps you will take to promote all four licensing objectives together.
The space will be designed as a community-led, Brighton-rooted hospitality venue that celebrates the best of the city. The alcohol offering will be considered and responsible, with a focus on quality over volume. To discourage binge drinking, we will not serve shots, high-strength cocktails (unless prepackaged premixed cocktails) or any beers above 6.5% ABV.
b) The prevention of crime and disorder
We will operate with experienced, well-trained staff who are confident in managing conflict and upholding licensing law. Clear signage will support a zero-tolerance approach to anti-social behaviour. We will work in cooperation with local police, pubwatch schemes, and neighbouring businesses to maintain a safe environment as per all of our sister venues in town.
c) Public safety
All exits, lighting, and access routes will comply with fire safety regulations, with regular risk assessments and staff training conducted to ensure safe practice. Crowd control will be managed during busy times, and capacities will be monitored closely. First aid equipment will be available on site, and at least one first aid-trained team member will be present during trading hours.
d) The prevention of public nuisance
Music will be kept at ambient levels, with no externally-amplified sound. The design and atmosphere of the venue will encourage conversation, not late-night revelry. We will have clear closing protocols, including soft lighting, background music, and staggered call-outs to encourage calm dispersal. Smoking and waste will be managed respectfully, with regular outside checks.
e) The protection of children from harm
We will be a family-welcoming space during the day, with a demographic that is calm, respectful and well-mannered. As in our other venues, we will enforce an under-18s curfew of 8pm to maintain the right balance. Staff will be trained in safeguarding, and challenge 25 will be strictly upheld.

Appendix B



APPENDIX C

Environmental Protection Agreed Conditions with Applicant 28th July 2025

On Mon, Jul 28, 2025 at 7:17 AM Emma Grant <Emma.Grant@brighton-hove.gov.uk> wrote:

Hello Nathan

I am commenting on behalf of the Environmental Protection team and not as a licensing officer. I note that you agree the amended wording to the proposed conditions under the Prevention of public nuisance and I have copied the Licensing team into this email.

To the Licensing Team. Please see the agreed conditions under PPN and note that EP will not be making a representation subject to these conditions as agreed below.

Music will be unamplified acoustic jazz or similar and will be kept at ambient levels, with no externally-amplified sound.

The design and atmosphere of the venue will encourage conversation, not late-night revelry. There will be clear closing protocols in place, including soft lighting, background music, and staggered call-outs to encourage calm dispersal. The Licensee must ensure that people on or leaving the premises conduct themselves in an orderly manner at all times and do not in any way cause annoyance to residents and people passing by the premises.

Smoking and waste will be managed respectfully, with regular outside checks. Refuse must not be put out or Recycling of glass bottles must not take place after 23:00 and before 07:00.

Prominent, clear and legible notices are displayed at all exits requesting patrons to respect the needs of local residents and to leave the premises and the area quietly.

Please could you respond to the applicant's email about the change of licenced hours **highlighted** below

Thanks Emma

Environmental Protection

Emma Grant

Licensing Officer. Brighton & Hove City Council,

2nd Floor, Barts House, Barts Square, BN1 1JP

Sussex Police Agreed Conditions with Applicant 15th August 2025

Proposed Conditions – 1 Surrey Street

Hours open to the public and supply of alcohol:

Sunday – Thursday Monday - 12:00 – 22:00

Friday – Saturday – 12:00 – 23:00

Any other licensable activities as applied for but with end times to match above.

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. Table service will be the primary offering both inside and outside the premises with alcohol served by waiter/waitress service to persons seated at tables. When a customer enters the premises, they will be instructed to find a seat and informed that it is table service however, at peak times when staff are unable to maintain table service levels customers may also order and be served at the service counter before returning to their seat. There will be no vertical drinking.

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

4. Substantial food shall be available at all times that alcohol is offered for sale on these premises with food menus clearly displayed within the premises and include hot food options.

5. The off sales element of this licence is ancillary to the main purpose as an on sales licensed café style operation.

6. Off sales is limited to:

- Craft beer type products sourced from independent producers based within the Southeast of England.

- Wine produced by independent producers and limited to 2 selections of each of the following wine types: White / Orange / Red / Rose / Sparking.

Off sales of these products will be in sealed containers.

- To service an outside seating area that is covered under a table & chairs licence issued by the local authority or if on private land, included within the lease

agreement. Alcohol will only be supplied under the on sales conditions above i.e. seated and table service. Should the licence or authorisation stipulate times that require the premises to cease use of this area earlier than stated on this premises licence, the lesser times will be adhered to.

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

Prevention of crime and disorder:

7. Subject to GDPR guidance and legislation:

(a) Digital CCTV and appropriate recording equipment to be installed in accordance with Home Office Guidelines relating to UK Police Requirements for Digital CCTV System (PSDB Publication Number 09/05), operated and maintained throughout the premises internally and externally to cover all public areas, including the entrances/exits to the premises as well as any outside space. The system shall be on and recording at all times the premises licence is in operation.

(b) The CCTV cameras and recording equipment must be of sufficient quality to work in all lighting levels inside the premises at all times.

(c) CCTV footage will be stored for a minimum of 31 days

(d) The management will give full and immediate cooperation and technical assistance to the Police in the event that CCTV footage is required for the prevention and detection of suspected or alleged crime.

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

(f) The management of the premises will ensure that key staff are fully trained in the operation of the CCTV, and will be able to download selected footage onto a disk (or other electronic portable device acceptable to Police e.g. USB) or provide footage via an online link as initiated by Police, without difficulty or delay and without charge.

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

(h) In the event of the CCTV system hard drive being seized as evidence as part of a criminal investigation by Police or for any other reason, the premises will be expected to install a replacement hard drive or a temporary replacement drive as soon as practicable.

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

(b) The logs should be kept on the premises for at least twenty-four (24) months and be available for inspection at all times the premises are open by authorised officers of the Licensing Authority or the police. An incident will be defined as being one which involves an allegation of a criminal offence. Refusals of alcohol for reasons such as underage, no ID and intoxication.

9. The front outside seating area will regularly be monitored to ensure items are not left on the table once customers have left.

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

Public safety:

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

Prevention of public nuisance:

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

Protection of children from harm:

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

*The lawful selling of age restricted products:

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

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

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

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

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

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

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

REP A

EF CON ENDS 19.08.2025 VALID PCD & PPN

From: [REDACTED]

Sent: 05 August 2025 18:26

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

Subject: Objection to Licensing Grant

I wish to object to the granting of a licence to sell alcohol at 1 Surrey Street, Brighton, BN1 1JP.

I am a resident of the nearby street [REDACTED] and I believe this will affect the quality of my life.

We already have several public houses within a few yards so there is no need for this.

It should not be an off licence because selling alcohol to take away is likely to increase street drinking and all the problems that creates.

It will generate a significant noise problem, as well as encourage anti-social behaviour such as people urinating in driveways and doorways.

And there should certainly not be a music licence granted to a premises which has no sound proofing.

If this goes ahead as currently planned there will endless complaints to the Council and to the Police.

This is a residential area and the application should be rejected.

[REDACTED]
[REDACTED]
[REDACTED] -

**Emily Fountain
Licensing Officer
Licensing Team
Brighton & Hove City Council
Bartholomew House
Bartholomew Square
Brighton, BN1 1JP**

Date: 19th August 2025

Our Ref: LICSJG

Phone: 07772306953

Email: [REDACTED]

EF CON ENDS 19.08.2025 VALID PCD & PPN (B)

Dear Miss Fountain

Re: Licensing Act 2003 - Representation regarding the application for a New Application for a Premises Licence For: 1 Surrey Street, Brighton, BN1 3PA

I refer to the application made by Wm Group Ltd, for a new Premises Licence to be issued for the above premises. The Licensing Team, in its role as a Responsible Authority, has concerns about this application and therefore I am submitting this representation on the grounds of the prevention of crime & disorder and public nuisance and to uphold our Statement of Licensing Policy (SoLP).

The applicant has applied for a Premises Licence for alcohol for consumption on & off the premises Monday – Saturday 12:00 – 23:00 and Sunday 12:00 – 22:00 with the same opening hours. These have since been reduced after an agreement was reached with Sussex Police to a 22:00 terminal hour Sunday – Thursday.

This representation is submitted as there are concerns that the premises is within the Special Stress Area of the city, that can be found in our Statement of Licensing Policy (SoLP) from page 15. The Special Stress Area is of concern to the Licensing Authority because of the relatively high levels of crime and disorder and nuisance experienced within it and we believe that the granting of this application could lead to increased associated issues with regard to crime & disorder and public nuisance in the nearby surrounding area.

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

On looking at the application form, the applicant has proposed some measures in their operating schedule but have not addressed the premises location in the SSA, it is therefore

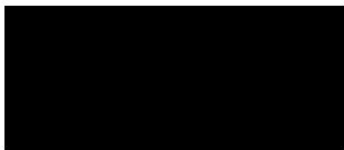
up to the panel to decide if they feel that these measures constitute exceptional circumstances to depart from our policy.

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

The Matrix Model, on page 18 of the Council's SoLP, states that in the Special Stress Area, cafes could be granted until 10pm and a 'no' to off licences. The policy does state that each application is still considered on its individual merit and there is discretion to depart from the policy where justified. However, departure from the Matrix Model is only expected in exceptional circumstances.

I have seen the agreement the applicant has made with the Police and Environmental Protection and agreed conditions therein but in light of the above and the fact that this new premises falls within our Special Stress Area, I invite the Sub-Committee Panel to decide the outcome of this application on behalf of the Licensing Authority and whether the applicant has demonstrated whether there are exceptional circumstances to depart from our policy.

Yours sincerely



Sarah Cornell
Senior Licensing Officer
Licensing Team
Regulatory Services

From: [REDACTED]
Sent: 18 August 2025 08:47
To: EHL Licensing <ehl.licensing@brighton-hove.gov.uk>
Subject: Licence Application 1445/3/2025/05967/LAPREN - Email of Support

EF CON ENDS 19.08.2025 VALID PCD & PPN (S1)

Good morning

I'm writing in support of the licence application 1445/3/2025/05967/LAPREN.

I am a local resident [REDACTED] and so would be directly positively impacted by this application.

Granting this licence would benefit the local community by providing a deli/restaurant/wine bar which would be a welcome addition to the West Hill neighbourhood, which is lacking this combined offer locally. It would fill a gap in the market, and I am also encouraged by the emphasis on local / Sussex produce.

In my view the application would bring the below specific benefits with regard to the licensing objectives:

Prevention of crime and disorder:

This premises would offer natural surveillance and public presence which should deter antisocial behaviour in the immediate area during opening times, including the evening.

Public safety and prevention of public nuisance:

Unlike a single use premises (for example an off licence or bar), this application combines multiple functions with an emphasis on local artisan products. These carry higher prices and in combination with the other premise uses should not encourage excessive consumption and antisocial behaviour. The aim of the application appears to be on community values which in itself would bring a positive benefit to the neighbourhood and in so doing would increase public safety and reduce public nuisance.

Kind regards and many thanks

[REDACTED]
[REDACTED]

From: [REDACTED]
Sent: 19 August 2025 19:34
To: EHL Licensing <ehl.licensing@brighton-hove.gov.uk>
Subject: Licence Application 1445/3/2025/05967/LAPREN – Representation in Support

EF CON ENDS 19.08.2025 VALID PCD, PPN and PCH (S2)

Good Evening,

I'm writing in support of licence application **1445/3/2025/05967/LAPREN**.

I live at [REDACTED], and as a homeowner in the area I'm very invested in our neighbourhood and its future. I believe this new deli/restaurant/wine bar would be a really positive addition to West Hill. At the moment there aren't many places locally that offer this kind of food-led, community-focused space, especially one with such a clear emphasis on local Sussex produce.

From my perspective, it would not only fill a gap but also bring genuine benefits:

- **Crime and disorder:** A friendly, well-run premises helps keep the street active and welcoming, which naturally discourages antisocial behaviour.
- **Public safety:** The atmosphere being proposed — seated dining, quality produce, and an emphasis on food as much as wine — creates a calmer and more responsible environment.
- **Public nuisance:** This isn't a late-night bar encouraging heavy drinking. It's a multi-purpose, quality-led venue where the focus is on enjoying food and drink responsibly, which makes a big difference to nearby residents.
- **Protection of children from harm:** As a food-led business, it can provide a family-friendly daytime space while also enforcing strong age-verification measures in the evenings.

Overall, I feel this application reflects the kind of thoughtful, community-minded business that West Hill would benefit from. It would give us something we're currently missing, while also being sensitive to residents.

Kind regards,

[REDACTED]

From: [REDACTED]
Sent: 19 August 2025 17:33
To: EHL Licensing <ehl.licensing@brighton-hove.gov.uk>
Subject: Licence Application 1445/3/2025/05967/LAPREN – Support

EF CON ENDS 19.08.2025 VALID PCD and PPN (S3)

[REDACTED]

Dear Licensing Team,

I wish to give my full support to the licence application 1445/3/2025/05967/LAPREN.

Living close by on [REDACTED] I think this new venue would be a real asset to our neighbourhood. At present, there are limited places locally that offer both quality food and drink in one space, and this project seems designed to bring something unique. The emphasis on celebrating Sussex produce feels particularly important — it not only promotes local businesses but also creates a stronger sense of community pride.

I also feel reassured that this won't be the kind of place that causes disruption. On the contrary, a well-presented and carefully managed deli, restaurant and wine bar should encourage a calmer, more sociable atmosphere, attracting people who want to enjoy good food and conversation rather than late-night rowdiness. I believe its presence would make the area more inviting and help reduce unwanted behaviour by bringing more positive activity to the street.

In short, I think this application represents a thoughtful and much-needed improvement to the local scene, and I would very much like to see it approved.

Yours faithfully,

[REDACTED]

From: [REDACTED]
Sent: 19 August 2025 16:30
To: EHL Licensing <EHL.Licensing@brighton-hove.gov.uk>
Subject: Licence Application 1445/3/2025/05967/LAPREN - email of support

EF CON ENDS 19.08.2025 VALID PCD and PPN (S4)

Hi there,

I'm writing to support the licence application 1445/3/2025/05967/LAPREN.

My wife and I live at [REDACTED] and so we would be directly impacted by this application.

We both believe granting this licence would benefit the local community by providing a deli/restaurant/wine bar which is currently lacking in the neighbourhood - we have a multitude of pubs but no good wine bar/deli offerings! Having one of these, and particularly one that focuses on local produce, would add real benefit to the area.

To provide more detail, there are a couple of specific benefits I wanted to bring out with regard to the licensing objectives:

1. Public safety and prevention of public nuisance:

Given the premises will focus on artisan products (and is not being run as purely off licence or bar offering), I do not see any credibility in suggestions that this would encourage excessive alcohol consumption or antisocial behaviour. The premises which are likely to contribute to this problem (e.g. off licences selling cheap alcohol) exist in this area. Rejecting this licence application on public safety grounds when premises that are far more likely to contribute to a worsening of public safety already exist on the surrounding roads would clearly be perverse. Rather, the aim of the application appears to be on community values which in itself would bring a positive benefit to the neighbourhood and in so doing would increase public safety and reduce public nuisance.

2. Prevention of crime and disorder:

Not only do I not believe these premises would do anything to worsen public safety, I in fact would suggest they can contribute to a lessening of crime and disorder in the local neighbourhood. The natural surveillance and public presence they would provide on a busy street corner should deter antisocial behaviour in the immediate area during opening times, including the evening.

All the best

[REDACTED]

From: [REDACTED]

Sent: 19 August 2025 16:50

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

Subject: License Application Licence Application 1445/3/2025/05967/LAPREN – Email of Support

EF CON ENDS 19.08.2025 VALID PCD, PPN and PCH (S5)

Good afternoon,

I'd like to give my support for the licence application 1445/3/2025/05967/LAPREN.

Living locally on [REDACTED] I can see how this kind of venue would improve the area. A small, well-run space with a focus on good food, wine and local produce is exactly the type of place that adds character to a neighbourhood and gives residents a reason to stay close to home rather than head elsewhere.

In relation to the licensing objectives, my view is:

Crime and disorder

A busy, well-managed business adds positive activity and a regular presence on the street. This kind of natural oversight helps to discourage antisocial behaviour and makes the area feel safer overall.

Public safety

Because the application is centred on food and quality products, it promotes a calmer and more considered atmosphere. This is very different to venues that rely on high-volume alcohol sales, and it creates a safer environment for both customers and neighbours.

Public nuisance

The mix of food, wine and community focus means the premises is not likely to generate noise or disruption. It's the kind of place people come to enjoy themselves responsibly, which benefits everyone living nearby.

Protection of children from harm

By leading with food and offering a family-friendly setting, the premises would be a safe and welcoming environment. Responsible management is clearly part of the approach, which reassures me that young people would not be put at risk.

Overall, I think this application would make a really positive contribution to the area and I hope it is approved.

Kind regards,

[REDACTED]

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

From: [REDACTED]
Sent: 19 August 2025 17:02
To: EHL Licensing <ehl.licensing@brighton-hove.gov.uk>
Subject: License Application Licence Application 1445/3/2025/05967/LAPREN – Email of Support

EF CON ENDS 19.08.2025 VALID PCD, PPN and PCH (S6)

Good morning,

I'm writing as a nearby resident to support the licence application 1445/3/2025/05967/LAPREN.

This proposal feels like a really positive addition to the neighbourhood. A deli/restaurant/wine bar with a focus on local produce brings something new and valuable to the area. It would encourage people to spend more time in the community and add to the character of the street.

In terms of the licensing objectives:

Prevention of crime and disorder -

Having a well-managed premises with staff on site into the evening increases natural oversight. More positive activity in the area should help to deter antisocial behaviour.

Public safety -

The focus is clearly on food and carefully chosen drinks rather than high-volume alcohol sales. This creates a calmer and safer setting for both customers and the local community. Having well managed spaces on routes home, especially in winter when it's darker makes it feel much safer as a woman walking alone.

Prevention of public nuisance -

Because the emphasis is on quality and responsible enjoyment, the venue is unlikely to attract the kind of issues that can disturb neighbours. The community approach should instead help create a more welcoming environment.

Protection of children from harm -

As the offer is centred on food and local produce, it feels family-friendly and safe. Responsible service will mean children are protected and the atmosphere is suitable for all ages.

For all of these reasons, I think the licence should be granted and I strongly support the application.

Kind regards,

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

From: [REDACTED]

Sent: 19 August 2025 17:31

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

Subject: Licence Application 1445/3/2025/05967/LAPREN – Support

EF CON ENDS 19.08.2025 VALID PCD and PPN (S7)

Dear Licensing Team,

We are writing to express our support for the above licence application.

As nearby residents of [REDACTED], we feel that the proposed venue would add real value to the local community. A deli, restaurant and wine bar with a focus on Sussex produce is exactly the kind of establishment that would complement the neighbourhood and provide a welcoming place for people to gather. It offers something distinctive that is currently missing in the area.

We believe the business would contribute positively to the character of the street. A well-run venue of this nature encourages a safer and more vibrant atmosphere, with a mix of food and drink that makes it very different from a standard late-night bar. By appealing to a more community-minded audience, it is far less likely to give rise to noise or antisocial behaviour and, if anything, should help to deter it.

Overall, we strongly support this licence being granted and look forward to seeing the positive difference it would bring to our part of Brighton.

Yours sincerely,

[REDACTED]
[REDACTED]
[REDACTED]

From: [REDACTED]
Sent: 19 August 2025 17:03
To: EHL Licensing <ehl.licensing@brighton-hove.gov.uk>
Subject: Support for licence application 1445/3/2025/05967/LAPREN

EF CON ENDS 19.08.2025 VALID PCD and PPN (S8)

Good afternoon,

I hope you're well today!

I am writing in strong support of the below licence application

1445/3/2025/05967/LAPREN

I live at [REDACTED], just a short walk from the proposed premises, and I believe this new venue would bring real benefits to the local area.

At present, our direct neighbourhood does not have a wine bar offering high-quality food and natural wine. A deli/restaurant/wine bar of this kind would fill a genuine gap in the local market and would provide a welcoming and community-focused space for residents. The business plans to uplift local Sussex produce, which supports nearby businesses and reflects the values of our area.

In my view, the proposal would also advance the licensing objectives in the following ways:

The presence of a well-run premises of this nature would add natural surveillance and activity to the street, helping to deter antisocial behaviour and contributing to a safer local environment. When walking home from the town or the station you will pass a well-lit public space.

This is not a single-purpose drinking venue; rather, it combines food, drink, and retail with an emphasis on quality artisan products. This model naturally encourages moderation and community connection, rather than excess. The [REDACTED] across the road already operates successfully without causing significant disturbance, and I see no reason this application for a new venue would do otherwise. In fact, by attracting a different, food-oriented clientele, it is likely to enhance the neighbourhood.

The previous business [REDACTED] has seating outside, so I would not see this affecting the safety of the area.

I feel that granting this licence would make a positive contribution to West Hill, creating a high-quality, local business that residents can be proud of and that would help our community to thrive.

Thank you,

[REDACTED]

[REDACTED]

Appendix D

