

Licensing Panel (Licensing Act 2003 Functions)

Date: **6 February 2026**
Time: **1.00pm**
Venue **Microsoft Teams**
Members: **Councillors:** Cattell, 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.

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

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

3 ST PETERS NORTH LICENSING PANEL (LICENSING ACT 2003 FUNCTIONS)

7 - 56

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

Tel: 0127329

Date of Publication - Thursday, 29 January 2026

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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 Premises Licence under the Licensing Act 2003
Premises:	St Peters North, York Place, Brighton BN1 4GU
Applicant:	Brighton & Hove City Council
Date of Meeting:	6 February 2026
Report of:	Corporate Director for City Operations
Contact Officer: Name:	Emily Fountain
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 St Peters North.

2. RECOMMENDATIONS:

- 2.1 That the Panel determine an application for a New Premises Licence under the Licensing Act 2003 for St Peters North.

3. CONTEXT/BACKGROUND INFORMATION & CONSULTATION

- 3.1 The application is for a New Premises Licence under the Licensing Act 2003. The application proposes: ***“Open green space”***.
- 3.2 Part M of the application and applicants proposed conditions are detailed at Appendix A and the plan of the premises is attached at Appendix B. A copy of the existing premises licence which currently incorporates the area applied for within this application can be found at Appendix C.

3.3 Summary table of proposed activities:

	Proposed
Plays Films Boxing or Wrestling Live Music Recorded Music Performance of Dance Anything of a similar description to that falling within (e), (f) or (g)	Sunday-Wednesday: 10:00-22:30 – Indoors & Outdoors Thursday-Saturday: 10:00-23:00 – Indoors & Outdoors
Supply of Alcohol	Sunday-Wednesday: 10:00-22:00 Thursday-Saturday: 10:00-22:30 On & Off the Premises
Hours premises are open to public	Sunday-Wednesday: 10:00-22:30 Thursday-Saturday: 10:00-23:00
Seasonal Variations for recorded music, late night refreshment and supply of alcohol	From the last weekend of April (whatever date this falls on) until the first weekend in June (whatever date this falls on) for the Brighton Festival and Fringe:- Non-bank holiday Sundays to Wednesdays 11:00 - 23:00 Thursdays to Saturdays and bank holiday Sundays 11:00 - 00:00

3.4 The premises falls within the Special Stress Area (see paragraphs 3.3 – 3.3.5).

Representations received

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

3.6 4 representations were received. They were received from local residents.

3.7 Representations received had concerns relating to Prevention of Public Nuisance.

3.8 Conditions were agreed between Environmental Protection and the Applicant.

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

4. COMMENTARY ON THE LICENSING POLICY

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

1 Introduction

1.1 This Statement of Licensing Policy has been prepared in accordance with the provisions of the Licensing Act 2003 (the Act) and having regard to Guidance issued by the Home Office under Section 182 of the act.

This policy takes effect from the 5 January 2026. 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.

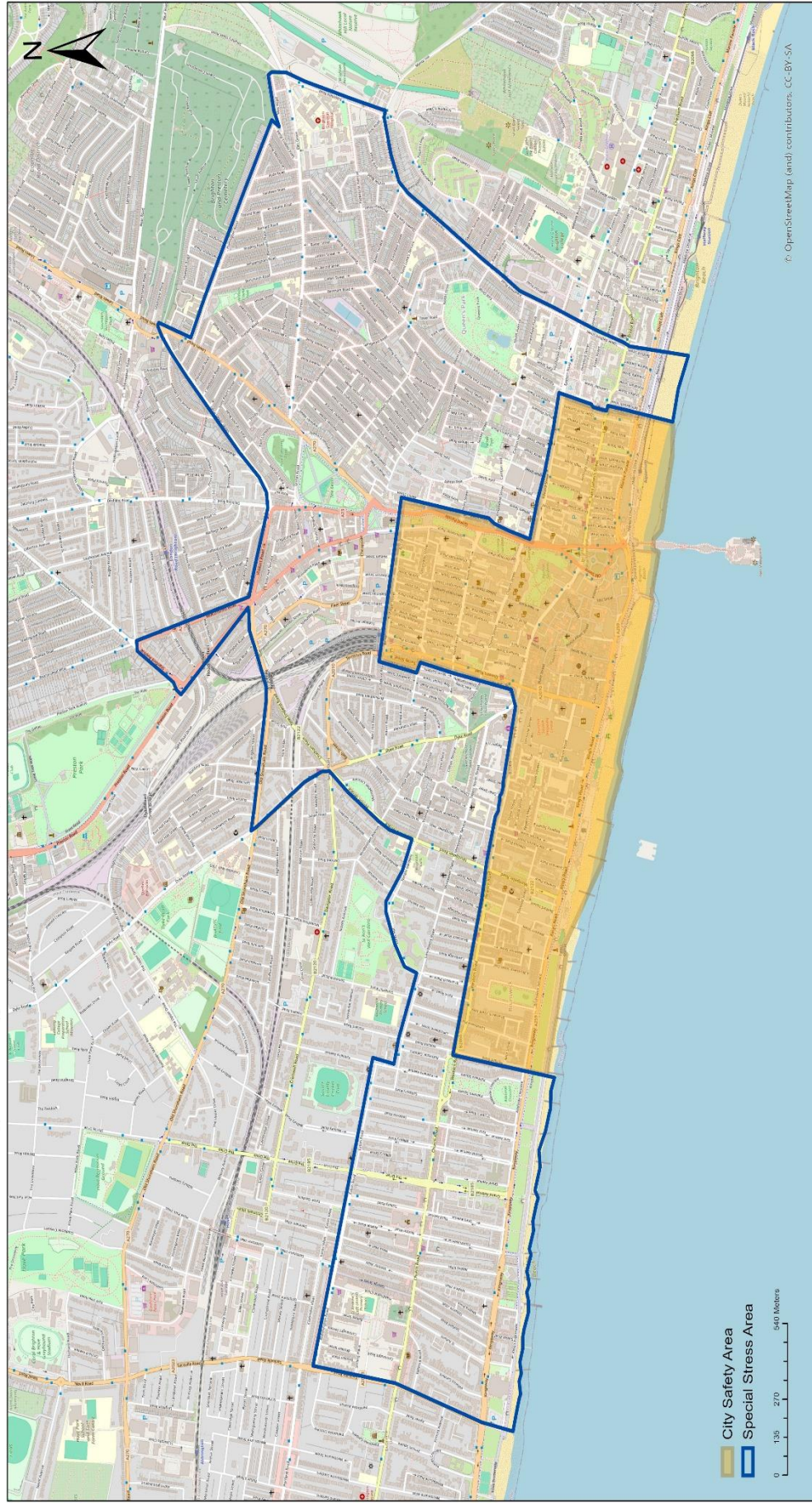
3. Special Policies and Initiatives

3.3 Special Stress Area

Since March 2008, the licensing authority has kept the Special Stress Area (SSA) under review which included in Nov 2018, expanding the SSA into Central Hove and in Nov 2020 it was expanded further into Preston Road and Beaconsfield Road.

- 3.3.1 The map below details the area of the city centre which borders the City Safety Area 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 blue.

City Safety Area and Special Stress Area, July 2025



Brighton and Hove City Council, Public Health Intelligence Team
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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.

- 3.3.2 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.
- 3.3.3 For all new and varied applications for premises and club premises certificates within the SSA 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.
- 3.3.4 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.

- 3.3.5 The Licensing Authority will keep the City Safety Area 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.

3.4 The Matrix Approach

The Licensing Authority will support:

- 3.4.1 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 and Crime Reduction Strategy [Community safety and crime reduction strategy 2023 to 2026](#) 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.
- 3.4.2 A 'Matrix' approach to licensing decisions has been adopted and is set out below. It provides a firm 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 investors and businesses making applications. It underpins the City Safety Policy (see above at 3.1).

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

	City Safety Area	Special Stress Area	Other Areas
Food & dining venues	1 am	1 am	1 am
Fast food premises	No	Midnight Deliveries until 2am	Midnight Deliveries until 2am
Cafe	10pm	10pm	10pm
Performance venues	Midnight	Midnight	Midnight
Grassroots Music venues	Midnight	1am	1am
Nightclubs	No	No	No
Public houses and bars	No	Midnight	Midnight
Non-alcohol led venues	Midnight	Midnight	Midnight
Off licences	No	No	Yes (Up to 11pm – (see note f below)
Shared workplaces, co-working offices	Midnight	Midnight	Midnight
Members' clubs	11pm	Midnight	Midnight

3.4.3 Explanatory notes on matrix

Definitions: each venue will be considered individually, and the below definitions may need to be applied flexibly depending on the business model of the specific venue

Food and dining venues	<ul style="list-style-type: none">• Provide substantial table meals to customers dining at the premises• Food is prepared on site• Alcohol is sold to customers ancillary to a substantial table meal for consumption at the premises (or in an associated outdoor dining area) only• If takeaway service is provided, must be ancillary to provision of substantial table meals
Fast food premises	<ul style="list-style-type: none">• Provide late night refreshment of fast food intended for immediate consumption on the premises or takeaway• Food is served in disposable packaging
Cafes	<ul style="list-style-type: none">• Sell alcohol to customers for consumption on the premises in addition to other food and drink products• Food and drink is served to customers seated at a table including to any outdoor designated area• Food is prepared on site and the premises will have a fully operational kitchen• A full menu of the hot and cold food items available will be clearly on display within the premises.• Generally operate in the daytime and early evening only.
Performance venues	<ul style="list-style-type: none">• Provide performances of live music, theatre, dance and other creative arts to entertain an audience• Includes live music venues, concert venues, cabarets and theatres• Does not include karaoke or Grassroots Music Venues
Grassroots Music Venues	<ul style="list-style-type: none">• Grassroots Music Venues are small, typically local venues that provide a platform for emerging and independent musicians to perform. They are often pubs, clubs, or other small spaces where artists can hone their craft, gain experience, and connect with a local audience. These venues play a crucial role in nurturing talent and supporting the development of the music scene.• A member of Music Venues Alliance Brighton or Music Venues Trust or similar
Nightclubs	<ul style="list-style-type: none">• Provide regulated entertainment and the sale of alcohol• Main licensable activity is recorded and live music with provision of dance floors, sound systems and light displays• Generally, operate at night and into early hours of the morning
Public houses and bars	<ul style="list-style-type: none">• Sell alcohol to customers for consumption on the premises

	<ul style="list-style-type: none"> • Sale of alcohol takes place at the bar • Includes tap rooms and craft beer pubs • May also carry out other licensable activities • Does not include cafes
Non-alcohol led venues	<ul style="list-style-type: none"> • Cultural venues such as art galleries, museums, theatres • Experiential entertainment venues such as escape rooms and social gaming venues • Alcohol is sold to customers for consumption on the premises • Supply of alcohol is ancillary to entertainment offering • Does not include shared workplaces and co-working offices
Off licences	<ul style="list-style-type: none"> • Supermarkets and convenience stores which supply alcohol for consumption off the premises in addition to other retail products • Includes alcohol delivery services fulfilling remote orders for sale of alcohol • Restrictions on ABV% e.g. the Sensible on Strength 6% condition
Shared workplaces, co-working offices	<ul style="list-style-type: none"> • Office premises in which individual workstations and meeting rooms are rented to solo workers and small businesses
Members' clubs	<ul style="list-style-type: none"> • Premises authorised to carry out licensable activities under a club premises certificate

3.4.4 **Each application will be considered on its own merits.** However, the Licensing Authority will apply the Matrix Approach in all cases unless there are exceptional circumstances which justify a different approach.

- a). **Applications within the CSA** will be subject to a special policy requiring robust measures to be included in the operating schedule to promote safety. Applications within the SSA will be subject to the special stress policy set out in 3.3.
- b). **Exceptional circumstances.** The Licensing Authority will determine exceptional circumstances on a case-by-case basis. An example of exceptional circumstances could be where the applicant has provided sufficient assurances to the responsible authorities that they do not make relevant representations against the application. Another example is where the application is for a variation to an existing premises licence and the applicant satisfies the criteria for a "good operator".
- c). **Activities which the Licensing Authority values and wishes to encourage:** LGBTQ+ and TNBI venues; outdoor regulated entertainment; cafes; members' clubs; traditional pubs (outside the CSA); non-alcohol led licensable activities, especially within the city centre. The Licensing Authority will aim to permit these types of venues in appropriate locations, but will consider each case – including any relevant representations – on its own merits.
- d). **Location.** Consideration will be given to the character of the area of the venue in every case. In residential areas, the Licensing Authority will pay particular

attention to the potential of a venue to cause public nuisance, especially noise disturbance, littering and anti-social behaviour. In these areas, an early closing time may be appropriate.

- e). **Food and dining venues.** The Licensing Authority will require conditions to ensure that these venues are food-led, such as: alcohol to be sold only to customers taking a substantial table meal; no takeaway service of food for immediate consumption (an ancillary meal delivery service is acceptable). Where the venue has an agreement to use an adjacent outdoor area, the Licensing Authority will require evidence that a pavement licence has been granted for use of the highway (for highway land) or landowner's consent (for land other than a highway).
- f). **Off licences.** Particular consideration will be given to applications for off-licences in areas which already have one or more off-licences in close proximity, due to concerns about street drinking, underage sales and anti-social behaviour. Where relevant representations are made raising these issues, the application is likely to be refused or – if it is appropriate to grant the application – granted subject to a terminal hour in line with neighbouring off licences.
- g). **Outdoor events.** Outdoor events will generally be supported where they have been arranged through the Council's event planning process.

3.5 Good Operator Policy

3.5.1 Good operators of licensed premises are valuable partners in assisting the Licensing Authority to promote the licensing objectives in Brighton and Hove and contributing to our city's unique and vibrant culture. The Licensing Authority has therefore decided to introduce a new policy measure – the Good Operator Policy – to reward and incentivise the responsible management of licensed premises. Under the Good Operator Policy, there will be a presumption in favour of granting applications to vary premises licences which are submitted by good operators as defined by this policy. This includes variations to trading hours beyond the hours indicated by the Matrix Approach. In general, the Licensing Authority will consider granting such applications to be appropriate for promoting the licensing objectives – unless there is clear and compelling evidence they would be undermined by granting the application.

3.5.2 A "good operator" is an applicant for an application to vary a premises licence who satisfies all of the following criteria:

- at the time of making the variation application, and at the time the application is determined, they are the holder of the premises licence subject to the application
- in the 3 to 5 year period prior to submitting the application, the applicant has not been subject to any formal intervention by the responsible authorities in connection with that [or any other] premises in Brighton and Hove.
- Formal intervention includes the following; a formal written warning; an application for review or summary review; a closure notice or closure order; a prosecution for an offence under the Licensing Act 2003; a penalty for employing illegal workers; or an abatement notice.

3.6 Live Music, Dancing and Theatre

- 3.6.1 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. The impact of licensing on regulated entertainment, particularly live music and dancing, will be monitored.
- 3.6.2 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.

7.1.1 Preparing for Martyn's Law Requirements

Licence holders should familiarise themselves with the requirements of Martyn's Law (the Terrorism (Protection of Premises) Act 2025), which will require certain premises and events to consider how they would respond to a terrorist attack. While the Act will not come into force for at least 24 months (from April 2025), early preparation will help ensure compliance and enhance the safety and security of staff and visitors. The Government will publish guidance during the implementation period to assist in understanding the specific requirements. For further information please go to: [Martyn's Law Factsheet – Home Office in the media](#)

8. 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:

- 8.1.1 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 (e.g. in order to smoke).
- 8.1.2 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.

- 8.1.3 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.
- 8.1.4 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.
- 8.1.5 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.
- 8.1.6 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 8.2 below).

8.2 Smoking Advice

8.2.1 Premises licence holders will be expected to:

- Develop a management plan on how to manage smoking on their 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 Health 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 it may be 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.

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

10. Integration of Strategies

10.1 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 Sussex Police, Community Safety Partnership Board, sustainability commission representatives and following the guidance in community safety and crime and disorder strategy
- Liaising and consulting with Public and Drug and Alcohol Programme Board
- Liaising and consulting with the East Sussex Fire & Rescue Service
- Liaising and consulting with the Safety Advisory Group (Emergency Planning)
- 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

- 10.1.1 In line with statutory requirements and the council's Public Sector Equality Duty, the Licensing Authority shall have due regard to the need to eliminate unlawful discrimination, and to promote equality of opportunity and positive relations between all people. This includes people who share protected characteristics, including but not limited to LGBTQIA+ people, disabled people, people from diverse ethnic and cultural backgrounds and people of all faiths and none.
- 10.1.2 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.
- 10.1.3 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.
- 10.1.4 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.
- 10.1.5 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.

10.3 Enforcement

- 10.3.1 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.
- 10.3.2 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 considered to complement the policy, including:
- Community Safety & Crime Reduction Strategy

- Drugs and alcohol strategies – local alcohol harm reduction strategy
- Objectives of the Security Industry Authority
- The Anti Social Behaviour Act 2003/ASBPC Act 2014
- The Health Act 2006
- The Violent Crime Reduction Act 2006
- Policing and Crime Act 2009

APPENDIX A – Licensing Best Practice Measures

Best Practice Measures to be included for consideration, in the CSA and the SSA

Matters that would normally be expected in operating schedules:

- A general knowledge and understanding of the Licensing Act 2003 (The Act).
- The adoption of a policy (e.g. Challenge 25) with acceptable proof of ID.
- A smoking policy which includes an assessment of noise and litter created by premises users
- The use of reusable plastic and 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
- Keep and maintain 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. With access available to individuals working on the premises.
- A documented equalities and inclusion policy framework that demonstrates a commitment to creating a fair, diverse, and inclusive environment.
- Policies for dispersal of customers which may include signage regarding taxi services', telephone numbers and advice to respect neighbours and minimise noise, this also includes for customers using external areas.
- Licence holders should have clear documented policies and procedures in place which identify all public safety risks associated with their premises for both customers and staff and measures implemented to prevent, manage and respond to those risks.

Items to which positive consideration would be given:

- membership of Brighton Crime Reduction Partnership
- use of 'NightSafe' 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
- Staff should be aware of their responsibilities regarding smoke-free legislation and for monitoring compliance

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, lagers 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
- Appropriate signage and training for the deterrence of proxy sales

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

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.

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 and Applicant proposed conditions
2. Appendix B – Plan of Premises
3. Appendix C – Existing Premises Licence which currently incorporates the area applied for within this application
4. Appendix D – Representations
5. Appendix E - Environmental Protection agreed conditions
6. Appendix F – Map of area

Documents in Members' Rooms

Brighton & Hove City Council, Licensing Act 2003: Statement of Licensing Policy 2026
[Statement of Licensing Policy 2026](#)

Home Office, Revised Guidance issued under section 182 of the Licensing Act 2003, November 2025 [Revised guidance issued under section 182 of Licensing Act 2003 - GOV.UK](#)

Public Health Framework for Assessing Alcohol Licensing – July 2025
[Public Health Framework for Assessing Alcohol Licensing | Tableau Public.](#)

Background Documents

Brighton & Hove City Council, Licensing Act 2003: Statement of Licensing Policy 2026
[Statement of Licensing Policy 2026](#)

Appendix A

M

Describe the steps you intend to take to promote the four licensing objectives:

a) General – all four licensing objectives (b, c, d and e) (please read guidance note 10)

The staging of entertainment on council land will be controlled and administered by the Council's Events Office. The Events Office is aware of its duty of care to public, contractors and employees when hiring out council land and events will be required to submit an Event Management Plan which will be shared with the emergency services and include a risk assessment. After consultation with residents in the local area, we have drafted new conditions for the premise licence as well as using existing conditions from previous licences and adding provisions of challenge 25 instead of aged 18 as well as increasing the lead time for the submission of a noise management plan and the condition of resident letters. Please, see Annexe A for full licencing conditions.

b) The prevention of crime and disorder

The Police are involved in the consultation and planning of all events in line with Council's Outdoor Events Policy. The Council will liaise closely with event organisers to ensure that all measures to reduce crime and disorder are taken in accordance with the Purple Guide and event specific risk assessments. For events where alcohol will be served a full alcohol management plan must be submitted and no patrons will be admitted to the site if in possession of alcohol, drugs and weapons. The event area will be fenced with security located at all in and out points throughout the site. Please, see Annexe A for full licencing conditions.

c) Public safety

The Events Office will liaise closely with the Environmental Protection and Licensing Section, and other Emergency Services to ensure that all statutory obligations are being met.

For events where alcohol will be served a full alcohol management plan must be submitted and no patrons will be admitted to the site if in possession of alcohol, drugs and weapons. Challenge 25 will be in operation. The event area will be fenced with security located at all in and out points throughout the site. Please, see Annexe A for full licencing conditions.

d) The prevention of public nuisance

Public access to events will be controlled and supervised always by Security and stewards/event staff. Any outside space noise pollution must be recognised as a potential problem and noise levels will be monitored and adjusted if necessary. Where events include the use of amplified sound and/or plant or machinery, a noise management plan will be submitted to the Environmental Protection and Licensing team at least 28 days in advance of the event and a letter drop to residents must occur. As part of the seasonal variation, all music to entertain to stop at 23:00 and any music after this time will be background music as defined by any reasonable person. Event Organisers to remove all litter after events, with a security deposit held by the Council to ensure that this happens. Please, see Annexe A for full licencing conditions.

e) The protection of children from harm

Public access to events will be controlled and supervised always by Security and stewards/event staff. Any outside space noise pollution must be recognised as a potential problem and noise levels will be monitored and adjusted if necessary. Where events include the use of amplified sound and/or plant or machinery, a noise management plan will be submitted to the Environmental Protection and Licensing team at least 28 days in advance of the event. Event Organisers to remove all litter after events, with a security deposit held by the Council to ensure that this happens. Please, see Annexe A for full licencing conditions.

General

1. Licensable activities are only permitted on the Council owned land within the red line.
2. The staging of entertainment on Council land is controlled and administered by the Council's Events Office. The Events Office is aware of its duty of care to public, contractors and employees when hiring out Council land. All significant events to produce an Event Management Plan with supporting documents in accordance with the "Purple Guide", the Health and Safety at Work Act 1974 and other relevant legislation. A risk assessment is undertaken for each event, with a full multi-agency approach taken in the planning of any major events.
3. The licence holder will abide by the Event Safety Guide HSG195 (commonly known as the Purple Guide), and all events will be run in line with the Council's Events Policy.
4. The Licence holder will meet with the emergency services (Police, Fire and Ambulance) and other relevant partners every month at the Safety Advisory Group, to discuss safety issues and agree which of the major outdoor events require a full multi-agency approach. These full multi-agency meetings are to be minuted and circulated to all attendees.
5. Any event in any location for over 3,000 people or consists of a period over 14 days, must be notified to the Police for prior consultation at least six months in advance, or (in the case of spontaneous or short notice events) immediately after notice of an event is given to the licensee and/or the Council.
6. The police are involved in the consultation and planning of all Events in line with the Council's Outdoor Events Policy. The Council will liaise closely with Events organisers to ensure that all measures to reduce crime and disorder are taken in accordance with the Purple Guide and event specific risk assessments.
7. All supplies of alcohol (on the premises) to be from a tent or other delineated area. Where alcohol is to be supplied to the public or given to invited guests, as an integrated element of an event, delineated areas with physical boundaries will be constructed. All such alcohol to be consumed within the delineated area where it is served.
8. Minimum of half hour drinking up time to be allowed where alcohol is supplied, even if event closes early unless in an emergency situation.
9. The Council intends to use the Premise License only on occasions when events have been granted permission by the Council, which would not be every day. The licensing objectives would be promoted by a strict planning process in which all relevant departments and blue light services are consulted prior to any event taking place.
10. At enclosed events, or within tents, other such temporary structures, or any other building or delineated areas:
 - 11 The contents of any events proposed for the venue to be agreed and monitored by the Council's Events Office.
12. Application to include off sales for alcohol. Any off-sales of alcohol will be strictly limited to non-alcohol led markets and where no more than 10% of the stalls present are selling alcohol for off-sales. All off-sale products must be sold in closed containers with no pre-chilled products.
13. The sale of alcohol is only applicable to events for a maximum of 45 days in a calendar year.

Prevention of Crime and Disorder:

14. The Premise Licence Holder in consultation with Sussex Police will risk assess the need for door supervisors for the event organisers. The event organiser will employ door supervision in such numbers and at such times as deemed necessary by a site-specific risk assessment as agreed by the Premise Licence Holder
15. Only plastic bottles, tin cans, cardboard cartons or paper cups to be supplied by vendors on site for the supply of alcoholic and non-alcoholic drinks unless otherwise agreed with the licensee. No drinks at events to be sold in glass bottles or vessels except where a meal is being sold or given as part of a hospitality package, and a written risk assessment has been undertaken taking into account the infrastructure of the bar area, type of event, category of audience.
16. No patrons to be admitted if in possession of alcohol, unless by prior agreement.
17. The Premises Licence Holder will have an agreed search and seizure policy for alcohol, drugs and weapons.

Public Safety:

18. The Events Office will continue to liaise closely with the Environmental Protection and Licensing Section, and other Emergency Services to ensure that all statutory obligations are being met.

Prevention of Public Nuisance:

19. Public access to events will be controlled and supervised by stewards/event staff at all times. With any outside space noise pollution must be recognised as a potential problem. Noise levels will be monitored and adjusted if necessary.
20. Where events include the use of amplified sound and / or plant or machinery a noise management plan will be submitted to the Environmental Protection and Licensing

Team at least 28 days in advance of the event or (in the case of spontaneous or short notice events) shortly after notice of an event is given to the Premises Licence Holder.

21. Where events include the use of amplified sound and/ or plant or machinery a letter drop to residents will be necessary, the letter will outline the timings of the event, noise propagation tests and a contact number for the event team which must be staffed during the operational event hours. The perimeter of the resident letter drop is to be confirmed with the Premise Licence Holder and the Environmental Protection team
22. As part of the seasonal variation, all music to entertain to stop at 23:00. Any music after this time will be background music as defined by any reasonable person
23. Event organisers to remove all litter after events, with a security deposit held by the Council to ensure that this happens.

Protection of Children from Harm:

24. No person under the age of 18 years to be admitted to bar areas where meals are not being served. Where meals are not being served, a condition of entry to a bar area will be proof of age, when there is reasonable evidence that a person may look to be under 25 years of age. All areas where alcohol will be sold will display 'Challenge 25' signs informing members of the public that they will be challenged for ID when purchasing alcoholic drinks. All bars will keep a refusals log at the point of sale to record any incidents of people be refused the purchase of alcohol.
25. No unaccompanied under 16s to be allowed on site after 10 pm in such areas

26. A full multi-agency approach, including the Police and the Health Service will be adopted for the planning and operation of all events. Advice will be sought from the Council's Child Protection Department where appropriate. Reference will be made to relevant statutory provisions in relation to Child Safety, eg. Children's Act. As with any large event, the event organisers are expected to have their own child protection policy which forms part of their event management plan.
27. All Events 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.
28. Signage advertising the "Challenge 25" policy will be displayed in prominent locations in the event/ bar space.
29. All bars will keep a refusals log at point of sale to record any incidents of people being refused the purchase of alcohol.

Appendix B





Schedule 12

Part A

Regulation 33, 34

Premises Licence Brighton and Hove City Council

Premises Licence Number

1445/3/2023/00224/LAPREV

Part 1 – Premises Details

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

Valley Gardens (which includes St Peter's Square to include the surrounds of St Peter's Church and the area to the North of the Church hereafter referred to as St Peter's North)
Gloucester Place
Brighton

Licensable activities authorised by the licence

Performance of Dance
Exhibition of a Film
Anything of a similar description to live music, recorded music and performance of dance
Performance of Live Music
Performance of Recorded Music
Performance of a Play
Sale by Retail of Alcohol

Times the licence authorises the carrying out of licensable activities

Performance of Dance

Every Day: 09:00 – 23:00 Indoors & Outdoors (Both)

Exhibition of a Film

Every Day: 09:00 – 23:00 Both

Anything of a similar description to live music, recorded music and performance of dance

Every Day: 09:00 – 23:00 Both

Performance of Live Music

Every Day: 09:00 – 23:00 Both

**Performance of Recorded Music**

Every Day: 09:00 - 23:00 Both

Performance of a Play

Every Day: 09:00 - 23:00 Both

Sale by Retail of Alcohol

Every Day: 09:00 - 23:00

PLUS in respect of the above activities: From the last weekend of April (whatever date this falls on) until the first weekend in June (whatever date this falls on) for the Brighton Festival: -
Sundays to Wednesdays 11:00 - 00:30 and Thursdays to Saturdays 11:00 - 02:00 hrs.

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

Alcohol is supplied for consumption both on and off the Premises.

Part 2**Name, (registered) address, telephone number and email (where relevant) of holder of premises licence**

Brighton & Hove City Council
Brighton Centre
Kings Road
Brighton
BN1 2GR

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

Ian Duncan Baird
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;
 - (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;
 - (b) these measures are displayed in a menu, price list or other printed material which is available to customers on the premises; and
 - (c) where a customer does not in relation to a sale of alcohol specify the quantity of alcohol to be sold, the customer is made aware that these measures are available.

Minimum Drinks Pricing

1. A relevant person shall ensure that no alcohol is sold or supplied for consumption on or off the premises for a price which is less than the permitted price.
2. For the purposes of the condition set out in paragraph 1 —
 - (a) “duty” is to be construed in accordance with the Alcoholic Liquor Duties Act 1979;
 - (b) “permitted price” is the price found by applying the formula—
$$P=D+(D \times V)$$
where—
 - (i) P is the permitted price,
 - (ii) D is the amount of duty chargeable in relation to the alcohol as if the duty were charged on the date of the sale or supply of the alcohol, and



- (iii) V is the rate of value added tax chargeable in relation to the alcohol as if the value added tax were charged on the date of the sale or supply of the alcohol;
 - (c) “relevant person” means, in relation to premises in respect of which there is in force a premises licence—
 - (i) the holder of the premises licence,
 - (ii) the designated premises supervisor (if any) in respect of such a licence, or
 - (iii) the personal licence holder who makes or authorises a supply of alcohol under such a licence;
 - (d) “relevant person” means, in relation to premises in respect of which there is in force a club premises certificate, any member or officer of the club present on the premises in a capacity which enables the member or officer to prevent the supply in question; and
 - (e) “value added tax” means value added tax charged in accordance with the Value Added Tax Act 1994.
3. Where the permitted price given by Paragraph (b) of paragraph 2 would (apart from this paragraph) not be a whole number of pennies, the price given by that sub-paragraph shall be taken to be the price actually given by that sub-paragraph rounded up to the nearest penny.
4. (1) Sub-paragraph (2) applies where the permitted price given by Paragraph (b) of paragraph 2 on a day (“the first day”) would be different from the permitted price on the next day (“the second day”) as a result of a change to the rate of duty or value added tax.
- (2) The permitted price which would apply on the first day applies to sales or supplies of alcohol which take place before the expiry of the period of 14 days beginning on the second day.

S 20; mandatory condition: exhibition of films

- 1. Where a premises licence authorises the exhibition of films, the licence must include a condition requiring the admission of children to the exhibition of any film to be restricted in accordance with this section.
- 2. Where the film classification body is specified in the licence, unless subsection (3)(b) applies, admission of children must be restricted in accordance with any recommendation by that body.
- 3. Where –
 - (a) The film classification body is not specified in the licence, or



- (b) The relevant licensing authority has notified the holder of the licence that this subsection applies to the film in question, admission of children must be restricted in accordance with any recommendation made by that licensing authority.

4. In this section –

“children” means any person aged under 18; and

“film classification body” means the person or persons designated as the authority under Section 4 of the Video Recordings Act 1984(c39) (authority to determine suitability of video works for classification).

S 21; mandatory condition: door supervision

1. Where a premises licence includes a condition that at specified times one or more individuals must be at the premises to carry out a security activity, each such individual must:
 - a) Be authorised to carry out that activity by a licence granted under the Private Security Industry Act 2001: or
 - b) Be entitled to carry out that activity by virtue of section 4 of the Act.
2. But nothing in subsection (1) requires such a condition to be imposed:
 - a) In respect of premises within paragraph 8 (3)(a) of Schedule 2 to the Private Security Industry act 2001 (c12) (premises with premises licences authorising plays or films): or
 - b) In respect of premises in relation to:
 - I. Any occasion mentioned in paragraph 8(3)(b) or (c) of that Schedule (premises being used exclusively by club with club premises certificate, under a temporary event notice authorising plays or films or under a gaming licence) or
 - II. any occasion within paragraph 8(3)(d) of that Schedule (occasions prescribed by regulations under that Act).
3. For the purposes of this section:
 - a) “Security activity” means an activity to which paragraph 2(1)(a) of that Schedule applies, and which is licensable conduct for purposes of that Act, (see Section 3(2) of that Act) and
 - b) Paragraph 8(5) of that Schedule (interpretation of references to an occasion) applies as it applies in relation to paragraph 8 of that Schedule.

Annex 2 – Conditions consistent with the Operating Schedule



General:

1. The building known as St Peter's Church is not included within this premises licence. Licensable activities are only permitted on the Council owned land within the red line.
2. The staging of entertainment on Council land is controlled and administered by the Council's Events Office. The Events Office is aware of its duty of care to public, contractors and employees when hiring out Council land. All significant events produce documents in accordance with the "Purple Guide" and the Health and Safety at Work Act 1974. A risk assessment is undertaken for each event, with a full multi-agency approach taken in the planning of any major events. Every event is governed by the Council's Outdoor Events Policy and Events Strategy (to be published approximately at the end of 2020), a copy of which is available on request.
3. The licence holder will abide by the Event Safety Guide HSG195 (commonly known as the Purple Guide), and all events will be run in line with the Council's Events Policy.
4. The Licence holder will meet with the emergency services (Police, Fire and Ambulance) every three months to provide information on forthcoming events and proposed events, to discuss safety issues and agree which of the major outdoor events require a full multi-agency approach. These full multi-agency meetings are to be minuted and circulated to all attendees.
5. Any event in any location for over 5,000 people, must be notified to the Police for prior consultation at least six months in advance, or (in the case of spontaneous or short notice events) immediately after notice of an event is given to the licensee and/or the Council.
6. All supplies of alcohol (on the premises) to be from a tent or other delineated area. Where alcohol is to be supplied to the public or given to invited guests, as an integrated element of an event, delineated areas with physical boundaries will be constructed. All such alcohol to be consumed within the delineated area where it is served.
7. All bars will keep a refusals log at point of sale to record any incidents of people being refused the purchase of alcohol.
8. Minimum of half hour drinking up time to be allowed where alcohol is supplied, even if event closes early unless emergency situation.



9. Any off sales of alcohol will be strictly limited to non-alcohol led markets and must be sold in closed containers. No other alcohol would be allowed off site, unless under these conditions.
10. Only plastic bottles, tin cans, cardboard cartons or paper cups to be supplied by vendors on site for the supply of alcoholic and non-alcoholic drinks unless otherwise agreed with the licensee. No drinks at events to be sold in glass bottles or vessels except where a meal is being sold or given as part of a hospitality package, and a written risk assessment has been undertaken taking into account the infrastructure of the bar area, type of event, category of audience.
11. No person under the age of 18 years to be admitted to bar areas where meals are not being served. Where meals are not being served, a condition of entry to a bar area will be proof of age, when there is reasonable evidence that a person may look to under 25 years of age. All areas where alcohol will be sold will display 'Challenge 25' signs informing members of the public that they will be challenged for ID when purchasing alcoholic drinks. All bars will keep a refusals log at the point of sale to record any incidents of people be refused the purchase of alcohol.
12. The Council intends to use the Premise License only on occasions when events have been granted permission by the Council, which would not be every day. The licensing objectives would be promoted by a strict planning process in which all relevant departments and blue light services are consulted prior to any event taking place.
13. Where appropriate, SIA door supervisors will be provided at the standard ratio as specified in the Licensing Strategy Document, unless agreed otherwise with Sussex Police. The numbers and qualification of staff (with the exception of door supervisors who must be SIA registered) controlling bar areas to be based on a site-specific risk assessment for the deployment of staff, taking into account the infrastructure of the bar area, time of day, type of event, and category of audience and/or guest.
14. At enclosed events, or within tents, other such temporary structures, or any other building or delineated areas:
15. No patrons to be admitted if in possession of alcohol, unless by prior agreement.
16. The licensee will have an agreed search and seizure policy for alcohol, drugs and weapons.
17. No unaccompanied under 16s to be allowed on site after 10 pm in such areas.



18. An agreement re acceptable proof of age identification will be in place.
19. The licensee will be a member of and participate in the BCRP exclusion notice scheme.
20. The contents of any events proposed for the venue to be agreed and monitored by the Council's Events Office.
21. A full multi-agency approach, including the Police and the Health Service will be adopted for the planning and operation of all events. Advice will be sought from the Child Protection Unit where appropriate. Reference will be made to relevant statutory provisions in relation to child safety, eg. Children's Act.

For the Prevention of Crime and Disorder:

22. The police are involved in the consultation and planning of all events in line with the Council's Outdoor Events Policy. The Council will liaise closely with events organisers to ensure that all measures to reduce crime and disorder are taken in accordance with the Purple Guide and event specific risk assessments.

For Public Safety:

23. The Events Office will continue to liaise closely with the Environmental Health and Licensing Section, and other Emergency Services to ensure that all statutory obligations are being met.

For the Prevention of Public Nuisance:

24. Public access to events will be controlled and supervised by stewards/event staff at all times. With any outside space noise pollution must be recognised as a potential problem. Noise levels will be monitored and adjusted if necessary.
25. Where events include the use of amplified sound and / or plant or machinery a noise management plan will be submitted to the Environmental Health and Licensing Team 28 days in advance of the event or (in the case of spontaneous or short notice events) shortly after notice of an event is given to the licensee.
26. Events organisers to remove all litter after events, with a security deposit held by the Council to ensure that this happens.

For the Protection of Children from Harm:



27. The contents of any events proposed for the venue to be agreed and monitored by the Council's Events Office.
28. A full multi-agency approach, including the Police and the Health Service will be adopted for the planning and operation of all events. Advice will be sought from the Council's Child Protection Department where appropriate. Reference will be made to relevant statutory provisions in relation to child safety, eg. Children's Act. As with any large event, the event organisers are expected to have their own child protection policy which forms part of their event management plan.

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

]

Annex 4 – Plans



REP A

EF CON ENDS 10.01.2026 VALID PPN

From: [REDACTED]
Sent: 08 January 2026 15:59
To: EHL Licensing <EHL.licensing@brighton-hove.gov.uk>
Cc: [REDACTED]
Subject: Re: planning application: St Peters North, York Place, Brighton BN1 4GU.

Dear Sirs

Re: planning application: St Peters North, York Place, Brighton BN1 4GU.

As a resident living permanently at [REDACTED], I am writing to oppose the granting of the license proposed from the last weekend of April 2026 to first weekend of June 2026.

I believe the scope, content, duration and location of such entertainment facilities represents a clear Breach of my rights regarding statutory noise nuisance, and human rights to the freedom and enjoyment of property.

I have correspondence from past years, from 2010 onwards, regarding the nuisance of previous such installations and the inability of the licensees or council to adequately control such noise.

The proximity of the site to my property, [REDACTED] means that I can hear everything from the open-air site from loud music to PA announcements, drumming and crowd noise: making sleeping, reading, listening to the radio or music system, writing (work) impossible on frequent unpredictable occasions. That Boxing, Wrestling and live music, fuelled by alcohol, are to be licensed is a guarantee that a statutory noise nuisance will again be engendered.

I live in the vibrant heart of Brighton & Hove and so expect a level of noise, disturbance and revelry that comes with the territory. The fantastic annual Pride event has similar effects to my flat, but for one weekend only. The Marathon, Half-Marathon, the Great Escape and assorted loudly happy, short duration events are also expected and not unwelcome. However, this license would make my home unliveable and unworkable from, for a whole month.

Your own protection officer, [REDACTED] noted in 2016 *"The law of statutory nuisance, which I work under does not use any specific decibel to define when a nuisance is being caused. There are technical reasons behind this but sufficed to say statutory nuisance is actually judged subjectively, based on its character, duration and frequency, as well as how it would affect the average individual in their home."*

Previous experience, and correspondence shows, that the operators are not always able to control the acts, the crowds and therefore the noise. Council officials are only available at certain times so exert minimal control and can only act after the nuisance has occurred.

I registered complaints of noise, after which I was forced to leave my home and stay with friends as the noise made life in my flat untenable. I believe these are your ref: [REDACTED]
[REDACTED] I have no copies and most interaction was via text messages. I am attempting to have old texts retrieved from an old phone.

I have past correspondence referring to severe and unresolved noise issues from similar installations from 2010 onwards. At each event severe nuisance caused by noise, the consistent over-running of time and volume restrictions, with little done to avoid a repeat. I am not suggesting that noise or the lack of efficient control is deliberate, or due to incompetence, it is simply that events of this nature and duration do not belong in a residential area.

It appears the very minimum legal requirement on consultation has, as usual been applied despite the fact I was assured, innumerable times, that should any new event such as this be proposed, I would be contacted as part of the consultation process. As ever, this has not happened, confirming my assertion that the running and policing of the event will again, similarly prove inadequate.

I should also like to enquire if a similar site licence to that granted in 2025, for an arena farther south, towards Old Steine, will be repeated in 2026? In my email to Brighton & Hove council of 15th May 2015, I noted that *"Residents of the London Road area often have the feeling we are treated as if we are 2nd class residents"* Are residents down the road being spared noise at our expense?

My objection is not a case of NIMBYism, simply no resident should have their home life destroyed for a whole month for company profits, arts, sports or any other reasoning. When your home is invaded by such severe noise, forcing you to leave your home, the nuisance it is akin to the feeling after a burglary. Uninvited, unwanted and unwelcome intrusion of your own safe space, in contravention of human rights to enjoyment and security of property, ruins your peace of mind.

I have attached a picture and map to demonstrate the proximity of my home to the proposed event.

Please can you acknowledge receipt of this email and advise of next steps.

Yours faithfully

[REDACTED]

REP A - Appendix A - Photos REDACTED

REP B

EF CON ENDS 10.01.2026 VALID PPN

From: [REDACTED]
Sent: 09 January 2026 15:28
To: EHL Licensing <EHL.licensing@brighton-hove.gov.uk>
Subject: Objection to 1445/3/2025/09113/LAPREN St Peters North

To whom it may concern

I am writing to you to object the the licence for St Peters North for the duration of the festival. I am a resident at [REDACTED]

From experience of previous festival events in this space myself and my family have suffered from severe sleep deprivation almost every night. My bedrooms and living room are literally only [REDACTED] from the site and there is no escape from the noise of the crowd and even worse the bass of amplified music coming through windows and walls. There is no escape as all of our rooms [REDACTED] [REDACTED]. This is not a short event it is 6 weeks of continuous noise. I can't afford to move out of my house. We already have a pub [REDACTED] [REDACTED] and the addition of constant late night amplified music would make our living conditions intolerable. My [REDACTED] has to be fit in the morning for [REDACTED] college and I need sleep I work as a teacher [REDACTED].

The late hours of this application are entirely unacceptable and from prior experience it is like having a nightclub within [REDACTED] of my bedrooms - a nightclub with no walls! Also in prior years the licensing hours have been blatantly ignored by the event managers and they have refused to stop the noise.

[REDACTED]

REP C

EF CON ENDS 10.01.2026 VALID PPN

From: [REDACTED]
Date: Fri, 9 Jan 2026, 18:40
Subject: Application for noisy entertainments next to St Peter's Church
To: <EHLlicensing@brighton-hove.gov.uk>
Cc: <Susan.Shanks@brighton-hove.gov.uk>, <Ellen.Mcleay@brighton-hove.gov.uk>

Dear City Council,

A neighbour has drawn my attention to the attached application, from the City Council to itself, to facilitate noisy and disruptive activities late at night for six weeks every year [REDACTED], where there is no barrier to prevent the sound from rising to my bedroom just as I am trying to get to sleep. Please find attached a photo of the notice of application, which I was shown only today.

What shocks me most of all is that this seems to be a permanent application, according to which it would seemingly not be possible to object to repetitions of this disturbance in a residential area in future years.

These events have taken place on the open ground just north of St Peter's Church for about six weeks (from late April to early June) nearly every year for at least ten years now. That is very wearying. I am [REDACTED] and I live [REDACTED] in the [REDACTED], where the bang-bang-bang of the drum and bass lines rising up to my bedroom for hours on end is very unpleasant and can make it difficult to sleep. If it is at all like in previous years, this will *not* be "recorded music for background use only," as stated in the application, but loudly amplified rock music, going on in the open air (or at best, inside tents) for hour upon later and later hour.

On previous occasions, when neighbours have been informed that this would take place (which was far from every year), we were assured that all would be quiet by 11 p.m., as implied in this application. But in spite of those promises it has frequently continued until after midnight, sometimes after 1 a.m., and there seems to be no policing of it at all.

I have lived in France, where I know this would be *strictly illegal* - under criminal, not civil law. Any noise that disturbs neighbours after 10 p.m. there can be reported directly to the police for action, and in my experience French people take that very seriously. I am deeply shocked that over here, especially in Brighton which takes pride in being a considerate town, the Council itself should be proposing it, and apparently for an indefinite number of years into the future.

I beg the Council therefore to reject its own application.

Yours sincerely,

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

REP D

EF CON ENDS 10.01.2026 VALID PPN

From: [REDACTED]
Sent: 10 January 2026 20:19
To: 'EHLlicensing@brighton-hove.gov.uk' <EHLlicensing@brighton-hove.gov.uk>; [REDACTED]
[REDACTED]
Cc: 'Susan.Shanks@brighton-hove.gov.uk' <Susan.Shanks@brighton-hove.gov.uk>;
'Ellen.Mcleay@brighton-hove.gov.uk' <Ellen.Mcleay@brighton-hove.gov.uk>; [REDACTED]
[REDACTED]
Subject: OBJECTION for Grant of premises License or club premises St Peters North, York Place, Brighton BN1 4GU

OBJECTION to the proposal from residents at [REDACTED]

Dear [REDACTED]

This objection is in relating to Notice dated: 11th Day of December 2025

Me and my family were shocked to come across notice dated 11th Day of December 2025, for Brighton and Hove City Council with intention to apply for **Brighton and Hove city council for Grant of premises license or club premises certified to use or permit the use of premises known as St Peters North, York Place, Brighton BN1 4GU for the following licensable activities: films, Plays, Live Music, recorded music, boxing and wrestling, performances of dance and supply of alcohol.**

Reason for objection:

- **The above proposal is for License or club premises St Peters North, York Place, Brighton BN1 4GU (I believe that this is Brighton Fringe festival) which is situated [REDACTED] our home [REDACTED]**

Last time this happened our widows were shaking and making a buzzing noise. The organisers were slow to respond and when they did they would turn noise down for an hour then turn it back up again.

- **This proposal is for persistent loud noise, loudspeakers and live bands continuously playing for over one month [REDACTED]**

1. Considering that the proposal is for over one month of significant noise which will result in disruption of our daily working lives and disrupt critical exams period for [REDACTED] This is "statutory nuisance" and as such it should be rejected. We object to the repeat of 2023 and previous Brighton Fringe activities at this location.

2. In Brighton, the playing of loudspeakers is subject to noise nuisance laws.

3. [REDACTED], in your email dated 03 July 2023 at 15:29 you stated following: "I can confirm that there will not be any other activations on this site without considerable consultation with those who have been primarily effected this year so I very much look forward to speaking to you soon to ensure your experience is at the centre of that report."

4. There has been no consultation with us (we have been primarily effected in all previous years)

5. Although in your email you stated that you were looking forward to speaking with me soon to ensure our experience is at the centre of your report. You did not contact me or my family to hear

about our experience.. Instead we are ignored and to add insult to an injury another application is in place by BRIGHTON AND HOVE Hove City Council, which you are responsible for.

6. in 2023 I asked you three questions, of which two are still to be answered:

- What is Brighton and Hove Council doing to prevent this happening in the future?
- Will effected residents receive compensation from Brighton and Hove council?

7. [REDACTED] provided you with numerous decibel measurements from previous noise nuisance dating May 2023, this has been ignored to this day by Brighton and Hove City Council

8. We have bedrooms [REDACTED] this is where we sleep and our [REDACTED] sleeps, there is nothing blocking the noise in these [REDACTED] bedrooms, even installing acoustic rockwall failed to prevent the noise transfer.

9. In May of 2023 when this last happened our [REDACTED] [REDACTED], after month of noise exhaustion and lack of sleep [REDACTED] [REDACTED] During 2024 and 2025 whilst there was no premises License or club premises St Peter's North, York Place, Brighton BN1 4GU, [REDACTED] [REDACTED] this is the difference a lack of noise pollution makes.

10. [REDACTED]

11. We are still [REDACTED] by the last few Brighton Fringe events and inability of organisers as well as Brighton Environmental Health department to control the noise nuisance.

12. Noise and Lack of sleep have been widely documented and are internationally recognized as forms of psychological torture, cruel, inhuman, and degrading treatment.

13. In 2023 the noise levels were consistently high, we have decibel recordings showing this. In 2023 there was nobody from Brighton and Hove Council monitoring the noise after 6pm, there was nobody available to police the event and ensure noise levels were adequate

14. It is pointless measuring the noise levels at ground level as there are fences, trees, bushes and vehicles reducing the noise, the noise travels directly to our [REDACTED] bedrooms and does not benefit from any sound modulation. Base level

15. When there are live bands playing it is impossible to 'turn down' the drums, which especially impacts our bedrooms, [REDACTED]

15. If this proposal goes ahead we will have no option but to seek expert legal counsel to avert another disaster that could be completely avoided and to safeguard [REDACTED]

Therefore we strongly object to this proposal.

Below is my complaint to BRIGHTON AND HOVE Environmental Health, dated 30/06/2023

Case # 444914 Environmental Health - enquiries and complaints.

"I will start with the statement from Brighton and Hove Council website: Loudspeakers in the street

It's an offence to use loudspeakers for any purpose in the street at night between 9pm and 8am.

Loudspeakers can be used:

if the council gives consent

So, I would like to ask you, why did B&H council give consent to use Loudspeakers for over 30 days without consulting residents?

I challenge anyone to go for over a month without good sleep.

Noise coming from the Caravan-SERAI during Brighton Fringe festival. between 1st May and 4 June 2023.

[REDACTED] in tears some nights, The noise coming from the late entertainment left our windows shaking and all of us in distress. This has had an effect on our jobs, school and mental and physical exhaustion.

We talked to organizers who said they were monitoring noise (which did not accomplish any results) and who installed temporary rock wool insulation on top two floor windows). This blocked all light and alleviated noise a little but not enough.

Talking to my neighbours, it became clear that we all have had the same distressing experience. I understand that few people have complained but none of us have had any reassurance that this will not be allowed to happen again.

I am shocked and appealed that Brighton and Hove Council did not consult residence which will be directly affected by the proposed Late night open air entertainment licence before issuing consent.

To prevent this happening again, I would like to know following:

- who is responsible for issuing Brighton Festival licence outside St Peter's church?
- What is Brighton and Hove council doing to prevent this happening again in the future?
- will residence receive any compensation by Brighton and Hove Council?

I look forward to hear from you with answers to the above three questions. [REDACTED] form has been filled with Db readings, residents from [REDACTED] have complained to you, but to no avail, we all still wait to hear back from you - Brighton and Hove Council.

[REDACTED] response

From: [REDACTED]

Sent: 03 July 2023 15:29

To: [REDACTED]

Subject: Case # 444914 Environmental Health - enquiries and complaints

Dear [REDACTED],

Thank you for your email. I really appreciate you getting in touch as we rely on feedback to improve things in the future. I can only apologise for the disruption this has caused for you.

There have been activations on this location before but I concede there were fundamental issues with the programming and intentions of this project given the location. In conversation with the operators I had been assured that suitable agreement on noise had been found with local residents and it is clear, from your statement that this was not the case. We made multiple visits to the site throughout the month where we received regular confirmation that they were in full communication with you and your neighbours and that you were satisfied with the measures taken to mitigate the impact of their activity.

In response to your specific questions in your email. This activation was carried out under a standing licence granted to Brighton and Hove City Council which Brighton Fringe was given permission by my department to operate under. This was granted on the basis that they function within a very restricted noise management plan. It is clear that this was not adhered to on this occasion. I can confirm that there will not be any other activations on this site without considerable consultation with those who have been primarily effected this year so I very much look forward to speaking to you soon to ensure your experience is at the centre of that report.

Many thanks,

[REDACTED]

██████████ | Outdoor Events Development Manager
Culture, Tourism & Sport | Brighton & Hove City Council

Should this proposal be approved by Brighton and Hove City Council, we will be seeking legal action!

Many thanks,

████████████████████

██████████

Appendix E

Environmental Protection Conditions Agreed with Applicant

1. After 23-00hrs music should be inaudible at the nearest noise sensitive receptor.
2. The event organiser shall have full control over the sound amplification equipment and the volume shall be adjusted according to the requirements of the Responsible Authority for Environmental Health (Environmental Protection).
3. The Event organiser shall effect full control over traders or other organisations on sitewhere there is amplified music being played. At the request of the Responsible Authority for Environmental Health (Environmental Protection) the event organiser shall arrange for the volume to be reduced or the playing cease if necessary.

Appendix F

