

Licensing Panel (Licensing Act 2003 Functions)

Date: 24 July 2026

Time: 10.00am

Venue Virtual

Members: **Councillors:** Cattell, Hewitt 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 CIN CIN ITALIAN BAR AND KITCHEN- LICENSING PANEL (LICENSING ACT 2003 FUNCTIONS)

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Appendices to follow

Contact Officer: Nadia Ioannou

Ward Affected: *Brunswick & Adelaide*

**4 CIN CIN ITALIAN BAR AND KITCHEN- LICENSING PANEL
(LICENSING ACT 2003 FUNCTIONS)(EXEMPT CATEGORY 1)**

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Date of Publication - Thursday, 16 July 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)

Agenda Item
Brighton & Hove City Council

Subject:	Review of a Premises Licence under the Licensing Act 2003
Premises:	Cin Cin Italian Bar and Kitchen, 60 Western Road Hove BN3 1JD
Premises Licence Holder:	Cin Cin UK Limited
Date of Meeting:	27th May 2026
Report of:	Corporate Director for City Operations
Contact Officer:	Name: Sarah Cornell
	Email: Sarah.Cornell@brighton-hove.gov.uk
Ward(s) affected:	Brunswick & Adelaide

1. PURPOSE OF REPORT AND POLICY CONTEXT

- 1.1 To review a Premises Licence for Cin Cin Italian Bar and Kitchen under the Licensing Act 2003.

2. RECOMMENDATIONS:

- 2.1 That the Panel review the licence granted to the premises known as Cin Cin Italian Bar and Kitchen under the Licensing Act 2003.

3. CONTEXT/ BACKGROUND INFORMATION & CONSULTATION

- 3.1 Existing licence attached at Appendix A.
- 3.2 Brighton & Hove City Council is both the relevant licensing authority and a responsible authority in respect of any premises and may in its capacity apply under Section 51 of the Licensing Act 2003 for a review of any premises licence in respect of the premises.
- 3.3 An application was received by the Licensing Authority on 1st April 2026 from Rita Congiu, to review the licence granted to the premises known as Cin Cin Italian Bar and Kitchen, 60 Western Road Hove BN3 1JD
- 3.4 The grounds for the review relates to the following Licensing objectives:
- The Protection of Children from Harm
 - The Prevention of Public Nuisance

Full details of the grounds for the review are in Appendix B

- 3.5 At this hearing the licensing authority must:

- Consider the application made in accordance with Section 51
- Consider any relevant representations
- Take such steps (if any) as are considered appropriate for the promotion of the Licensing objectives. These steps are
 - to modify the conditions of the licence
 - to exclude a licensable activity
 - to remove the designated premises supervisor from the licence
 - to suspend the licence for a period not exceeding 3 months, or
 - to revoke the licence.

And for this purpose, the conditions of a premises licence are modified if any of them are altered, omitted or any new condition is added. It may provide that the modification or exclusion have effect for a specified period not exceeding 3 months. The determination, if not completed at the hearing, shall be within 5 working days of the hearing. Such determinations do not have effect until after the appeal period or, if an appeal is lodged, until after the appeal is disposed of.

Representations received

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

5 representations have been received from local residents and the Environmental Protection Team on the grounds of the Protection of Children from Harm and the Prevention of Public Nuisance supporting the review application submitted by a local resident.

- 3.7 Full details of the representations are attached at Appendix C. A map detailing the location of the premises is attached at Appendix D.

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 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) Prevention of crime and disorder;
- (b) Public safety;
- (c) Prevention of public nuisance;
- (d) Protection of children from harm.

1.3 Scope

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.

3.4 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	• 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	• Provide late night refreshment of fast food intended for immediate consumption on the premises or takeaway • Food is served in disposable packaging
Cafes	• 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	• 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	• 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	• 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	• Sell alcohol to customers for consumption on the premises • 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	• 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	• 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	• Office premises in which individual workstations and meeting rooms are rented to solo workers and small businesses
Members' clubs	• Premises authorised to carry out licensable activities under a club premises certificate

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.

9. 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, e.g. 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).

- 9.1.1 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 the Home Office, police, trading standards officers and their partners (eg passport, photo driving licence or pass card). The advent of digital identification will bring new technologies and challenges which responsible authorities and licensees will need to be mindful of and have a personal responsibility to remain informed and trained on.
- 9.1.2 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 9.1.4 below.
- 9.1.3 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
 - f). Use of a PSPO in the City Centre
- 9.1.4 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.

- 9.1.5 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,
- 9.1.6 Where children are expected to attend a public entertainment, appropriate adult supervision will be required to control the access and egress of children and to protect them from harm. This will normally be an adult member of staff for every 100 children. Where the entertainment is music and dancing, 2 persons, licensed by the Security Industry Authority (door supervisors) should be employed for every 100 children but will be subject to advice within the Event Safety Guide. Nothing in this policy shall seek to override child supervision requirements contained in other legislation or regulations. For exclusively under 18 events reference should be made to police guidelines (available from the Police Licensing Unit, Brighton tel. 101). The licensing authority recognises the Director of Children's Services as being competent to advise on matters relating to the protection of children from harm. Applicants shall copy their applications to the Director of Children's Services in its capacity as the responsible authority. Copies should be sent care of the Police. The "What to do" booklet is a national one and can be accessed at: www.brightonandhovepsc.org.uk/wp-content/uploads/What-to-do-if-a-child-is-being-abused.pdf 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.
- 9.1.7 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.
- 9.1.8 Trading standards have a programme of business support including training for local businesses to avoid underage sales. Trading standards offer business support including for local businesses to avoid underage sales. The training also covers identifying fake ID's, Challenge 25, intoxication, proxy purchasing and implementing due diligence measures.
- 9.1.9 Trading Standards also supplies business support materials guidance and advice on the enforcement penalties on all age restricted products for example vapes, tobacco, fireworks etc.

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

11. Reviews

- 11.1 Reviews represent a key protection for the community. Where the licensing authority considers action necessary under its statutory powers it will take necessary steps to support the licensing objectives. Action following review will be informed by licensing enforcement policy – Appendix B.
- 11.2 Where style of operation of a premises leads to applications concerning likelihood of racist, religiously motivated, homophobic or transphobic crimes or incidents, the review process should also support the community safety policy. Action should be proportionate and licences would normally be suspended or revoked in these circumstances to deter further incidents.

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: 18/05/2026

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: 18/05/2026

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 A of Premises Licence
2. Appendix B – Review Application
2. Appendix C – Representations
3. Appendix D – 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, February 2026 [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



Schedule 12 Part A

Regulation 33, 34

Premises Licence Brighton and Hove City Council

Premises Licence Number

1445/3/2020/04169/LAPRMV

Part 1 – Premises Details

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

Cin Cin Italian Bar & Kitchen
60 Western Road
Hove
East Sussex
BN3 1JD

Telephone number 01273 773922

Where the licence is time limited the dates: *Up until and including 30th September 2020, off sales of alcohol is permitted when it is ordered for home delivery and forms part of a food order. Off sales permitted between 12.00-22.00 hrs. After this date the licence reverts back to on sales only.*

Licensable activities authorised by the licence

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

Times the licence authorises the carrying out of licensable activities

Performance of Live Music, Performance of Recorded Music, Performance of Dance,
Anything of a similar description to live music, recorded music and performance of dance

Appendix A



Monday, Tuesday, Wednesday and Sunday 19:00 – 01:00

Sale by Retail of Alcohol

Monday – Saturday	10:00 – 00:00
Sunday	12:00 – 23:30
Christmas Day	12:00 – 23:30
Good Friday	12:00 – 23:30
New Year's Eve	10:00 – 00:00
New Year's Day	00:00 – 00:00

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

Alcohol is supplied for consumption on the Premises.

Part 2

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

Cin Cin UK Limited
Preston Park House
South Road
Brighton
BN1 6SB

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

Registered Business Number 08411698

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

David Toscano
REDACTED

Appendix A



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**

Appendix A



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—

Appendix A



- (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—

Appendix A



- (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.

1. Permitted Hours

Alcohol may be sold or supplied:

- 1) On weekdays, other than Christmas day, Good Friday or New Year’s Eve from 10am to midnight.

Appendix A



- 2) On Sundays, other than Christmas Day or New Year's Eve, and on Good Friday: noon to 11:30pm
- 3) On Christmas Day: noon to 11:30pm
- 4) On New Year's Eve, except on a Sunday, 10 am to midnight
- 5) On New Year's eve on a Sunday, noon to 11:30pm
- 6) On New Year's Eve from the end of permitted hours on New Year's Eve to start of permitted hours on the following day.

Restrictions

The above restrictions do not prohibit during the first thirty minutes after the above hours the consumption of alcohol on the premises by persons taking meals there when the alcohol was supplied for consumption as ancillary to the meals;

Source Section 95 Licensing Act 1964

2. Recorded Music

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

Source Section 182 Licensing Act 1964

3. Late Night Refreshment

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

Embedded Conditions:

- 1) Intoxicating liquor shall not be supplied or sold or supplied on the premises otherwise than to persons taking table meals there and for the consumption by such a person as an ancillary to his meal.
- 2) Suitable beverages other than intoxicating liquor (including drinking water) shall be equally available for consumption with or otherwise as an ancillary to meals served in then premises.

Appendix A



Public Entertainment

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

- 1) Times Sunday to Wednesday 19:00 – 01:00
The number of persons permitted on the licensed premises at any one time shall not exceed:- 40

Annex 2 – Conditions consistent with the Operating Schedule

General:

- A. Up until and including 30th September 2020, off sales of alcohol is permitted when it is ordered for home delivery and forms part of a food order. Off sales will be permitted between 12.00–22.00 hrs. After this date the licence reverts back to on sales only. Challenge 25 Policy will be in place for customers both in person and when receiving a delivery.
- B. The layout of the licensed premises now includes 16 covers in outdoor seating (outdoor courtyard area shown on second plan in Annex 4). This only provides for outdoor seating lost within the restaurant due to COVID restrictions.

For the Prevention of Crime and Disorder: None

For Public Safety: None

For the Prevention of Public Nuisance: None

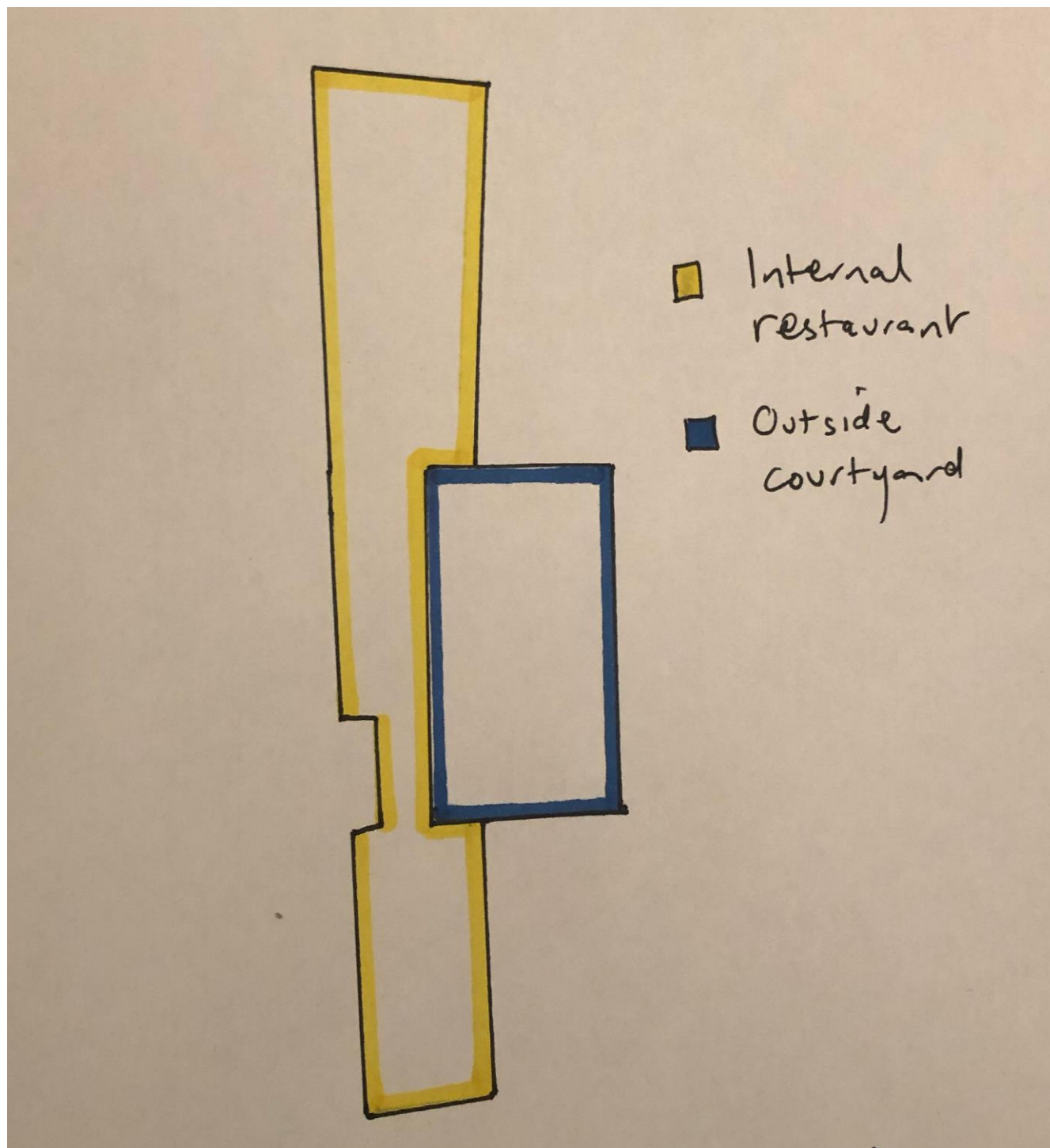
Appendix A



For the Protection of Children from Harm: None

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

Annex 4 – Plans



Application for the review of a premises licence or club premises certificate under the Licensing Act 2003

PLEASE READ THE FOLLOWING INSTRUCTIONS FIRST

Before completing this form please read the guidance notes at the end of the form. If you are completing this form by hand please write legibly in block capitals. In all cases ensure that your answers are inside the boxes and written in black ink. Use additional sheets if appropriate.

You may wish to keep a copy of the completed form for your records.

I **Rita Congiu**

(Insert name of applicant)

apply for the review of a premises licence under section 51 / apply for the review of a club premises certificate under section 87 of the Licensing Act 2003 for the premises described in Part 1 below (delete as applicable)

Part 1 – Premises or club premises details

Postal address of premises or, if none, ordnance survey map reference or description	
Cin Cin, 60 Western Road	
Post town Hove	Post code (if known) BN3 1JD

Name of premises licence holder or club holding club premises certificate (if known)
David Toscano

Number of premises licence or club premises certificate (if known)

Part 2 - Applicant details

I am

Please tick yes

- 1) an interested party (please complete (A) or (B) below)
- a) a person living in the area of the premises ☒
 - b) a body representing persons living in the area of the premises ☐
 - c) a person involved in business in the area of the premises ☐
 - d) a body representing persons involved in business in the area of the premises ☐
- 2) a responsible authority (please complete (C) below) ☐

(C) DETAILS OF RESPONSIBLE AUTHORITY APPLICANT

Name and address
Telephone number (if any)
E-mail address (optional)

This application to review relates to the following licensing objective(s)

Please tick one or more boxes

- | | |
|---|-------------------------------------|
| 1) the prevention of crime and disorder | ☐ |
| 2) public safety | ☐ |
| 3) the prevention of public nuisance | ☒ |
| 4) the protection of children from harm | ☐ |

Please state the ground(s) for review (please read guidance note 1)

I am requesting a review of the premises licence on the grounds of the prevention of public nuisance. Since April 2025, there has been a persistent and intrusive noise emanating from the commercial extractor fan/flue serving the restaurant next door to my flat (I moved in at the end of January). The noise occurs regularly over extended hours and is clearly audible within neighbouring residential properties, even with windows closed. This noise has already been found to meet the threshold of a statutory nuisance, and an abatement notice has been served; however, the issue remains ongoing and has not been effectively resolved.

Please provide as much information as possible to support the application
(please read guidance note 2)

The noise operates from Tuesday to Saturday, typically between 9:30/10:00 a.m. and 10:30 p.m., with occasions where it has continued past 11:00 p.m. or started before 9:00 a.m. More recently, it has been on on Sundays as well, between 11am to 6pm. The sound is a constant, low-pitched but sharp mechanical humming/ringing that carries clearly into neighbouring residential properties, even with windows closed. The noise is audible throughout the flat, including the bedroom and living room, and is louder than normal traffic levels and typical domestic appliances. I have now been living with this noise for 11 months, and it is having a severe and ongoing impact on my daily life. The ventilation system operates for approximately 12–14 hours a day, five days a week, including Saturdays (and on rare occasions Sundays i.e. Mother's Day). The noise is so intrusive that I cannot use the bedroom during the day, I have to wait until the fan is off to go to sleep, and cannot sleep as long as I want on Saturdays as the vent wakes me up in the morning. This now has a significant impact on my mental health and I am starting to suffer from headaches more often than before. It often gives me anxiety and affects my mood on a daily basis. Even when the fan is off early in the morning, the uncertainty about when it will be turned on causes ongoing stress and remains a constant concern. The noise is also clearly audible in the living room and kitchen, to the extent that I have to play music simply to cope with it. I cannot open the windows during the day, as the noise would be too loud, and my bedroom door is always shut to try and block the noise. For the past eleven months, I have been paying rent for a property that I cannot fully use. I am frequently forced to leave the flat and stay with my partner in order to escape what feels like a constant, tinnitus-like noise. I also work from home and the noise makes it extremely hard to focus on my tasks. Once work is over, I am not able to fully relax as the noise is extremely intrusive.

I initially reported the issue to my letting agency on 7 June and was informed that it was related to the restaurant's fan and there was nothing they could do. I then contacted the restaurant directly on 6 August. The owner has stated that the installer has confirmed the fan is operating as designed and without fault. Although the speed has reportedly been reduced and usage restricted where possible, there has been no noticeable reduction in the noise levels within my property. The restaurant has indicated that further reduction may not be possible due to fire safety requirements. Despite these discussions, the noise disturbance continues on a regular and prolonged basis, even when the kitchen is already closed and no customer is in the restaurant. I am able to provide supporting evidence, including a noise diary, dated email correspondence with the restaurant and video recordings with timestamps demonstrating the noise. In December 2025, I contacted the Council Environmental Health team and on January 19th they served an abatement notice for statutory nuisance under the Environmental Protection Act 1990. David Toscano has appealed the abatement notice. Since then, they are turning on the fan more frequently and for longer hours. Given the frequency, duration, and measured level of the noise, I believe the operation of the extractor system is causing a public nuisance to nearby residential occupiers and therefore request that the licensing authority review the premises licence accordingly.

The flat above and the flat below mine **REDACTED** are experiencing the same issue and are willing to appear as witnesses. I am also aware of a business downstairs (Hidden Hearings) that is highly affected by this issue and they are willing to appear as witnesses, as well as at least 4 other households on Holland Mews. While the owner of Cin Cin has been aware of the issue since last year, and I even sent him a video showing how loud the noise is, he has taken very little action to address the issue or at least minimise it.

Please tick yes

Have you made an application for review relating to this premises before ☐

If yes please state the date of that application

Day Month Year

--	--	--	--	--	--	--	--

If you have made representations before relating to this premises please state what they were and when you made them

Please tick yes

- I have sent copies of this form and enclosures to the other persons ☒ and the premises licence holder or club holding the club premises certificate, as appropriate
- I understand that if I do not comply with the above requirements ☒ my application will be rejected

IT IS AN OFFENCE, LIABLE ON CONVICTION TO A FINE UP TO LEVEL 5 ON THE STANDARD SCALE, UNDER SECTION 158 OF THE LICENSING ACT 2003 TO MAKE A FALSE STATEMENT IN OR IN CONNECTION WITH THIS APPLICATION

Part 3 – Signatures (please read guidance note 3)

Signature of applicant or applicant's solicitor or other duly authorised agent (See guidance note 4). **If signing on behalf of the applicant please state in what capacity.**

Signature

REDACTED

Date

.....01/04/2026.....

Capacity

.....

Contact name (where not previously given) and postal address for correspondence associated with this application (please read guidance note 5)	
Post town	Post Code
Telephone number (if any)	
If you would prefer us to correspond with you using an e-mail address your e-mail address (optional)	

Notes for Guidance

1. The ground(s) for review must be based on one of the licensing objectives.
2. Please list any additional information or details for example dates of problems which are included in the grounds for review if available.
3. The application form must be signed.
4. An applicant's agent (for example solicitor) may sign the form on their behalf provided that they have actual authority to do so.
5. This is the address which we shall use to correspond with you about this application.

From: Rita Congiu **REDACTED**
Sent: 14 May 2026 11:09
To: Sarah Cornell **REDACTED**
Cc: EHL Licensing <EHL.Licensing@brighton-hove.gov.uk>
Subject: Re: Licence review request - Cin Cin restaurant

Hi Sara,

Apologies for my delayed response.

In terms of the outcomes I would like the Licensing Committee to consider, my preferred options would be:

- the suspension of the licence for a period of time; OR
- the modification of existing licence conditions; OR
- the addition of new licence conditions.

My main concern is that the restaurant should not operate the fan until it has been properly fixed. This issue has now been affecting both myself and other neighbouring residents/business for over a year. That has been a significant amount of time in which the problem could and should have been resolved.

Best wishes,
Rita Congiu

On Wed, 6 May 2026 at 16:19, Sarah Cornell **REDACTED** wrote:

Dear Rita,

To assist the Licensing Authority in understanding the nature and scope of your concerns, it would be helpful if you could clarify what outcome you would like the Licensing Committee to consider as a result of your review.

These are the options available to the Committee to consider (one or more of the following):

- the modification of existing licence conditions;
- the addition of new licence conditions;
- the removal or restriction of specific licensable activities;
- a reduction in licensed hours;
- the suspension of the licence for a period of time (not to exceed 3 months);
- the revocation of the licence.
- do nothing

You may explain your preferred outcome in your own words. Any response you provide will be circulated as part of the review process and considered in accordance with the licensing objectives.

Kind regards
Sarah

From: Rita Congiu **REDACTED**
Sent: 01 April 2026 12:39
To: EHL Licensing <EHL.Licensing@brighton-hove.gov.uk>;
Sarah Cornell **REDACTED**
Subject: Licence review request - Cin Cin restaurant

Dear Licensing team,

I am writing to formally request a licence review request under the Licensing Act 2003. Cin Cin restaurant has been notified via email. Please find the request form attached.
I remain available to answer any questions or to provide further details.

Kind regards,
Rita Congiu

Appendix C

SUP 1 – SC valid on the grounds of PPN and PCH.

From: REDACTED

Sent: 03 April 2026 21:51

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

Subject: Supporting representation to review of CinCin's License

Dear Brighton and Hove Licensing Team,

I am writing to make a representation to the review of CinCin's license, as per the notice in the window of the restaurant. I live at **REDACTED**, just behind the restaurant, and wanted to express my belief that the license is violated under the existing grounds of 1) the grounds of prevention of public nuisance as well as 2) the protection of children from harm.

Ground 1: The prevention of public nuisance

Overview: The constant noise of the extractor fan at CinCin has been impacting on the health and comfort of several residents, as well as obstructing our right to the enjoyment of our own homes. At the same time, there is no public benefit to the noise of the extractor fan, as there are several quieter alternatives available on the market. With several scientific studies showing the negative impact of constant noise, including low frequency, the benefit to the restaurant seems very outweighed by the impact on the public. The restaurant owner has also not taken any action to address the issues, despite complaints first being raised directly to him in May 2025 and evidence of impacts on health and wellbeing from residents who have written to him directly. This is negligence.

- **Impact on health and comfort:** CinCin is open 5 days a week, with noise starting long-before the restaurant is open. The noise is a constant background hum, audible over the television and house internal appliances. I'm 38 weeks pregnant and the noise has for me personally caused a) severe anxiety and low moods, due to the disturbance I am suffering and my concern for the impact on my unborn child and our ability to ever move out of this property given the effect a statutory complaint will have on it's value. This has been an issue I've explored with my therapist, and I would be happy to support with a statement from them about therapy sessions where I have raised the issue and the upset it has caused me b) persistent migraines. Since moving in , I have had several migraines with visual aura. Again, these

have been documented as they can be a symptom of a potentially serious pregnancy complication so I have had to ring the Maternity Assessment Unit in Brighton several times to check that I'm not having a major health episode.

All of these impacts are underpinned in scientific literature and also in local planning policy / guidance:

- As the [Brighton City Plan](#) itself acknowledges *“Noise and vibration, even from a proposed means of ventilation, can potentially have a serious impact on residential amenity, quality of life and biodiversity”*.
- Several studies show that *“[long term exposure](#) to environmental noise is associated with a wide range of adverse health outcomes, including sleep disturbance and cardiovascular diseases”*.
- The [Environmental Protection Agency](#), and DEFRA, have found that low frequency noises specifically (such as those caused by the extractor fan) can cause stress, *“feelings of irritation and unease, fatigue, headache, nausea and disturbed sleep”* and induce *“disruption and significant social and economic penalties to sufferers”*.
 - **Impact on enjoyment in our own homes:** I'm unable to open windows when the fan is on, due to the loud nature of the noise. We've bought sound-proofed curtains (I can provide the receipt to show proof of this) but even with the windows closed it is very loud. I'm highly concerned about how we will manage the temperature in our house in summer, particularly with a young child who is at risk of overheating as a baby. The street and garden are also unbearable to be in when the noise is very loud (as it most evenings and increasingly in the daytime). I currently only open my windows and doors on Monday's and Sunday's when the restaurant is closed.
 - **The noise is affecting a large group:** I know that many neighbours on my street and a local business have complained to the councils' Environmental Health team about this issue already.
 - **There is no public benefit to the level of noise vs the impact:** Information online suggests that it is very easy and affordable to install a [quiet extractor fan](#).

The CinCin fan is operating at a disproportionate level of noise to that needed to ventilate the restaurant. This is proven by the fact that the previous fan operated for

years with no impact or complaints from residents. At the same time , the CinCin fan operates constantly at high capacity even when the restaurant's kitchen is not in use. Multiple residents have reported that the fan is on all day from 9am to 10.30/11.30pm. I have also taken a video from the street outside (which can be shared on request) which demonstrates the fan on loudly when the restaurant is closed and there is no one in the kitchen and no signs of any food prep taking place.

This level of noise also goes against local [Building regulations](#) which state that fans should not be “*overly noisy*” and should “*not operate near maximum capacity when in normal background ventilation mode*”.

In previous Brighton & Hove planning decisions, the council has required that noise associated with plant and machinery be controlled such that the Rating Level measured or calculated at 1-metre from the façade of the nearest future noise sensitive premises, shall not exceed a level 5dB below the existing LA90 background noise level. A simple reading would easily demonstrate that the CiCin fan far exceeds this level.

· **The owner has acted with negligence:** Complaints were raised to the owner as early as May 2025, with local residents raising impacts on health and wellbeing (including on two small children). Despite this, there appears to have been little to no action taken to address the noise of the fan through structural interventions or professional assessments. There has also been no action taken to minimize the impacts through either reduced operating hours or lower levels of fan use. As above, the fan often operates all day, at maximum volume, from around 9am to the morning to 10.30/11.30pm at night. It seems unlikely that food prep is taking place solidly for 13 hours given the size of the venue.

The restaurant itself is not open until 5pm and food is also unlikely to be being cooked at 10.30/11.30pm at night. In fact there is actually a [review](#) available online where the owner directly states that customers have to leave by 11 so no cooking is taking place then. As such, it seems unusual that despite the frequent complaints from local residents, the fan is being run all day and night.

Ground 2) Protection of children from harm. According to the [guidance](#), all premises license holders must ensure they are fulfilling their responsibility to safeguard children in and around their premises.

Overview: As mentioned above, I'm currently 8 months pregnant with my first child and have raised my concerns directly to the owner about the impact the constant noise will have on him. The babies nursery is one of the most affected in the house. Again this impact is substantiated by a wealth of scientific evidence, which show the impact of background noise and low frequency noise on children's health. I'm sure

our child is not the only one in a residence around the restaurant, and won't be over the long term. For example:

- This [article](#) explains, from multiple studies, how background noise can impact toddler's abilities to learn words.
- This [paper](#) links background noise to stress, sleep disturbance, elevated cortisol, headaches and fatigue and notes that young children are particularly vulnerable.
- This [system review](#) of 26 studies found that long-term chronic background noise (such as from ventilation) is associated with lower academic performance, particularly reading skills, poor memory performance and increased cognitive fatigue.
- This [article](#) explains that exposing children to low-frequency noise, even at moderate levels (35–65 dB), noise increased annoyance and reduced task performance in complex tasks.
- This [study](#) found that children exposed to chronic noise have slower development and working memory. Even a +5 decibel increase led to 11 slower working memory development and 23 percent slower complex working memory development.

Please do let me know if I can provide any further information.

Best wishes,

REDACTED

SUP 2 – SC valid on the grounds of PPN

From: **REDACTED**

Sent: 09 April 2026 13:01

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

Subject: Representation regarding license review of Cin Cin 60 Western Road BN3 1JD

This email originates from outside of Brighton & Hove City Council. Please think carefully before opening attachments or clicking on links.

Dear Brighton and Hove Licensing Team,

I am writing to make a representation to the review of Cin Cin's license which I believe has undermined the objective of prevention of public nuisance.

The noise disturbance from Cin Cin's extractor fan has impacted the health and comfort of at least 15 neighbours in **REDACTED**, where I live, and obstructed our right to the enjoyment of our homes for almost 12 months. There is no public benefit to Cin Cin's installation of a new extractor fan (approximately 12 months ago) as the previous extractor fan was in operation for several years without issue. Indeed, we live close to a number of business (public house, supermarket etc.) and these businesses do not cause a public nuisance.

Scientific studies evidence the negative impact of constant noise disturbance, in particular low frequency noise, so any benefit to the restaurant doesn't outweigh the health impact on the public. The extractor fan noise has impacted over 15 residents up to 15 hours each day for at least 5 days per week for nearly 12 months. The constant noise is audible 70 metres away from the restaurant. Despite ongoing complaints from numerous residents, Cin Cin have taken no action to remedy the impact on neighbours. This is negligence, especially as the owner and license holder acknowledges the increased noise from the new extractor fan and is fully aware (via Environmental Health and direct correspondence with neighbours) on the level of disturbance caused by their decision to install a louder extractor fan.

The impact on our health and enjoyment of our own home corresponds with scientific literature and local planning policy / guidance. These acknowledge "noise and vibration, even from a proposed means of ventilation, can potentially have a serious impact on residential amenity, quality of life and biodiversity". Studies show that "long term exposure to environmental noise is associated with a wide range of adverse health outcomes, including sleep disturbance and cardiovascular diseases". The Environmental Protection Agency and DEFRA have found that low frequency noise can cause "feelings of irritation and unease, fatigue, headache, nausea and disturbed sleep" and induce "disruption and significant social and economic penalties to sufferers".

The documented noise disturbance affects a large group of neighbours and a local business. It doesn't appear necessary as a quiet extractor fan had previously been in operation for several years. The negligence extends to the fan being operational when the restaurant is closed to customers and potentially contravenes local Building Regulations which state that fans should not be "overly noisy" and should "not operate near maximum capacity when in normal background ventilation mode". Brighton & Hove planning decisions have required that noise associated with plant and machinery be

controlled. Cin Cin's fan significantly exceeds the planning condition of 5dB below the existing LA90 background noise level when measured 1 metre from the façade of the nearest noise sensitive premises.

The owner has acted with negligence regarding dozens of local resident complaints dating back to May 2025. This includes the impact on health and wellbeing of young children, the elderly, people with hearing aids etc. The owner has taken no material action to address these concerns or minimise impact. Cin Cin's extractor fan continues to operate up to 15 hours each day for at least 5 days per week and is audible by neighbours up to 70 metres away from the restaurant.

Thank you for considering my representation and I look forward to hearing back from you.

Warm regards,

REDACTED

SUP 3- SC valid on the grounds of PPN.

From: REDACTED

Sent: 16 April 2026 14:44

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

Subject: Prevention of Public Nuisance 2026/01118/LAREV Cin Cin 60 Western Road Hove

I am writing on behalf of Hidden Hearing in connection with the Review of the Premises Licence for Cin Cin Restaurant, 60 Western Road, Hove, under the licensing objective of Prevention of Public Nuisance.

In June 2025, we began to notice a recurring drone or vibration-type noise which appeared to be affecting our premises. Given the nature of our work as an audiology provider, we operate soundproof testing rooms where a very quiet and stable acoustic environment is essential.

At an early stage, we sought to raise the issue informally with the restaurant, with the aim of understanding whether there might be an explanation and whether any adjustments could be made. We initially attempted to discuss the matter with David, one of the owners. While these conversations did not lead to a shared understanding at that time, we later spoke with Jamie, the Head Chef and part-owner, who was open and receptive to our concerns.

Jamie very kindly visited our branch to experience the noise directly and was surprised by how noticeable it was within our testing rooms. Since then, he has been our main point of contact, and we have appreciated his willingness to engage with the issue as it has progressed.

Over a number of months, we were advised that various options were being explored, including potential temporary measures and changes to equipment use, and that solutions were being considered. Unfortunately, despite these discussions, the noise has continued and no lasting resolution has been achieved.

Our Estates Manager has provided a detailed letter in support of our position (attached). In summary, the presence of extraneous noise presents ongoing challenges for Hidden Hearing. During hearing assessments, patients have queried the unexpected background noise and expressed concern as to whether it is something they should be perceiving, which can understandably undermine confidence in the testing process. Additionally, staff working in these conditions for extended periods have reported discomfort, including headaches.

More recently, through discussions with other nearby occupiers, we became aware that a Review of the Premises Licence had been submitted. In that context, we felt it appropriate to add our perspective and explain how the issue continues to affect our service.

Hidden Hearing fully recognises the importance of nearby businesses operating successfully, and our intention has always been to resolve this matter constructively. It is our understanding that the source of the noise may be capable of being addressed without disproportionate cost, provided appropriate steps are taken to investigate and mitigate it.

We respectfully ask that the Licensing Authority take our experience into consideration as part of the review process and consider whether any measures or

conditions might assist in ensuring that the licensing objective of preventing public nuisance is upheld.

Kind Regards,

REDACTED

SUP 4- SC valid on the grounds of PPN.

Representation on behalf of the Environmental Protection Team under Prevention of Public Nuisance in support of the Review of the Premises Licence of Cin Cin, 60 Western Road, Hove BN3 1JD.

On the 7th of May 2025 a complaint was received concerning extraction system noise from Cin Cin, 60 Western Road, Hove. Over the course of the investigation, four more complaints local to the surrounding area came in concerning the same issue of extraction system noise. The information that was obtained from the complainants was consistent in that the extraction system only became a problem for them in April of 2025 when it was stated by the complainants that Cin Cin had a new extraction system installed.

On the 27th of May 2025 one of the complainants withdrew their complaint, as they had decided it was best for them to move house rather than continue with the investigation.

Diaries were returned and visits were made to complainants to witness the noise (5/6/25, 16/6/25, 20/6/25, 26/6/25, 20/8/25). Despite visits, no statutory nuisance could be determined from any of the complainants' residences. Visits were made in pairs.

On the 13th of June 2025, readings were taken from one of the complainant's addresses to try and determine what the complainant might actually be hearing. The readings did not give us any further information. Please be aware that we do not make a judgement on statutory nuisance based upon readings. Noise does not have to be measured in decibels to be a statutory nuisance. (Sound level meters—if used—are not determinative evidence.)

On the 17th of August 2025, information on how to obtain Mediation was sent to the complainants.

On the 9th of September 2025, after reviewing the case with the Team Leader, Timothy Start, it was decided that the case should be closed due to lack of evidence. The case was closed and closure letters sent to the complainants.

On the 10th of November a new complainant contacted EP and the case was reopened. Visits were made but due to extremely high winds and rain we were unable to determine a statutory nuisance.

A seventh complainant came forward in December 2025 and was immediately contacted on the 8th. A diary was returned. A visit was made on the 11th of December 2025 but the extraction system was not on. On the 17th of December another visit was made around 12:37 with accompanying officers. Walking through the corridors of the building, we could hear a low droning/humming noise in the corridor as we approached the complainant's door.

When we stepped inside the complainant's residence the noise was tonal, constant, and filled the room. We determined that the noise from the extraction system was invasive and detrimental to health and the enjoyment of their residence.

On the 19th of December 2025 we wrote to Mr Toscano concerning our findings. It was decided to give a seven-day period to allow Mr Toscano time to procure information that may help to mitigate the situation. As it was the holiday period, the seven-day delay in serving an Abatement Notice would begin on January 5th 2026.

On the 15th of January I made a visit back to the complainant with another officer. There was no change and the noise was still statutory. It was decided that an Abatement Notice would be served. Notice was served on the 19th of January, 2026.

REDACTED

Technical Officer, Environmental Protection

SUP 5 – SC valid on the grounds of PPN.

From: REDACTED

Sent: 28 April 2026 17:50

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

Subject: Cin Cin License review

Dear Licensing Team,

I am writing to make a formal representation related to the review of the premises licence for Cin Cin, on the grounds of prevention of public nuisance.

We have lived in **REDACTED** for over 25 years. Despite the central location, it is a peaceful and tranquil residential setting thanks to being a no through road. We have been a contented neighbour to the various businesses that operate nearby. I raise this matter because the situation now feels different and because it does not need to be this way.

Approximately one year ago, Cin Cin installed a new extractor fan. From that point, the character of the noise emanating from the restaurant changed significantly. The previous fan operated without causing excessive disturbance to residents; the replacement does not. When in operation, the noise is continuous, loud, and — crucially — audible far beyond the immediate vicinity of the restaurant. We live part way along the road, but the noise can be heard at the far end of the mews.

This is not a reasonable situation in an otherwise peaceful residential area. Our enjoyment of the garden is disturbed. The impact on sleep is particularly significant. The fan operates until after 11pm, which means it is often running precisely during the period when trying to fall asleep. The noise can be heard even with windows closed. In the summer, we would like to have windows open at night however this means the noise is much worse. We really do appreciate Sundays and Mondays when the restaurant is closed!

I want to be clear that I am not opposed to Cin Cin as a business — it has been part of this neighbourhood for a decade and I have no wish to see it disadvantaged. However, the previous extractor fan operated for years without causing this level of disruption. The problem is not so much the existence of the fan, but the decision to replace it with equipment that is clearly unsuitable for use in a residential area. That is a choice that can be undone, and I would urge the Licensing Authority to require Cin Cin to take the necessary steps to return noise levels to something comparable to what residents experienced prior to this installation. There is no way that any new planning or licensing application would permit what we are now forced to endure.

I respectfully ask that the committee give weight to the cumulative impact on residents — many of whom, like myself, have lived here for a long time — and act to protect the amenity of this community.

Yours faithfully,

REDACTED

Appendix D



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