

Appendix C

REP A

From: REDACTED

Sent: 06 May 2025 17:56

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

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

EF CON ENDS 29.05.2025 VALID PCD and PPN (A)

To Whom it may concern.

1 MONTEFIORE ROAD, HOVE, BN3 1RD

Please accept this email as an objection to this application.

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

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

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

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

REP B

From: REDACTED

Sent: 06 May 2025 18:34

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

Subject: 1 MONTEFIORE ROAD, HOVE, BN3 1RD wine

EF CON ENDS 29.05.2025 VALID PPN (B)

Dear Brighton and Hove council.

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

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

Same road already 2 shop selling alcohol

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

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

Kind regards

REDACTED

REP C

From: REDACTED

Sent: 06 May 2025 21:57

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

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

EF CON ENDS 29.05.2025 VALID PPN (C)

Dear Sir/Madam

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

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

Kind regards

REDACTED

REP D

From: REDACTED

Sent: 06 May 2025 22:09

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

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

EF CON ENDS 29.05.2025 VALID PPN (D)

Dear Sir/Madam

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

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

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

Regards

REDACTED

REP E

From: REDACTED

Sent: 07 May 2025 16:48

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

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

EF CON ENDS 29.05.2025 VALID PPN and PCD (E)

Dear Brighton and Hove Licensing.

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

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

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

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

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

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

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

I implore you to consider this carefully.
REDACTED

REP F

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

EF CON ENDS 29.05.2025 VALID PCD & PPN (F)

To Whom it May Concern,

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

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

. Increased Anti-Social Behaviour:

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

. Public Safety Issues:

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

. Impact on Families and vulnerable Groups:

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

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

Thank you for your attention to this matter.
Your Sincerely

REACTED

REP G

From: Redacted
Sent: 10 May 2025 13:49

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

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

EF CON ENDS 29.05.2025 VALID PCD & PS (G)

To my local ward councillors,

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

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

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

Please deny this new shop its alcohol license.

Best wishes

Redacted

REP H

EF CON ENDS 29.05.2025 VALID PCD & PPN (H)

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

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

Dear Emily

Licensing Act 2003
Cookes News, 1 Montefiore Road, Hove

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

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

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

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

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

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

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

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

Yours sincerely,

Emma Grant,
Licensing Officer

REP I

From: REDACTED

Sent: 09 May 2025 20:30

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

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

EF CON ENDS 29.05.2025 VALID PCD (I)

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

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

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

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

I hope these concerns are taken into consideration.

Many thanks

REDACTED

REP J

From: REDACTED

Sent: 15 May 2025 16:24

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

Subject: Alchol license for new corner shop

EF CON ENDS 29.05.2025 VALID PCD (J)

'Dear Brighton and Hove City Council,

My name is REDACTED

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

Best wishes,

REDACTED

REP K

From: REDACTED

Sent: 15 May 2025 22:52

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

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

EF CON ENDS 29.05.2025 VALID PPN (K)

Dear Sir/Madam

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

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

Kind Regards

REDACTED

REP L

From: REDACTED

Sent: 18 May 2025 19:55

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

Subject: COOKES NEWS 1 Montefiore Road BN31RD

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

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

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

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

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

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

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

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

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

REDACTED

REP M

From: REDACTED

Sent: 18 May 2025 12:01

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

Subject: Cookes News

EF CON ENDS 29.05.2025 VALID PCD (M)

Dear madam, sir

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

Thank you.

REDACTED

REP N

From: REDACTED

Sent: 21 May 2025 16:55

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

Subject: Corner shop on montefoire road

EF CON ENDS 29.05.2025 VALID PCD & PPN (N)

Dear Brighton and Hove City Council,

My name REDACTED

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

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

Many thanks,
REDACTED

REP O

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

EF CON ENDS 29.05.2025 VALID PCD & PPN (O)

Dear Brighton and Hove City Council,

REDACTED

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

Best wishes
REDACTED

REP P

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

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

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

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

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

Many thanks
REDACTED

REP Q

From: Cllr Jacqueline O'Quinn REDACTED

Sent: 28 May 2025 13:48

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

Cc: Cllr Birgit Miller REDACTED

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

28th May 2025

Dear officer,

EF CON ENDS 29.05.2025 VALID PPN and PCD (Q)

2025/03384/LAPREN

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

The grounds for my objection are:

The prevention of Public Nuisance

The prevention of crime and disorder

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

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

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

Kind regards

Councillor Jackie O'Quinn

Councillor Birgit Miller

Councillor Trevor Muten

REP R

From: REDACTED

Sent: 27 May 2025 16:46

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

Subject: Montefiore road

EF CON ENDS 29.05.2025 VALID PCD (R)

Dear Brighton and Hove City Council,

My name is REDACTED

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

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

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

Best wishes,
REDACTED

REP S

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

EF CON ENDS 29.05.2025 VALID PCD and PPN (S)

Hope everyone's well.

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

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

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

REDACTED

REP T

From: REDACTED

Sent: 27 May 2025 20:43

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

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

EF CON ENDS 29.05.2025 VALID PCD (T)

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

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

Thank you for your time and attention to this matter.

Kind regards,
REDACTED

REP U

From: REDACTED

Sent: 28 May 2025 08:28

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

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

EF CON ENDS 29.05.2025 VALID PCD and PPN (U)

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

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

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

REDACTED

S1

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

EF CON ENDS 29.05.2025 VALID PCD (S1)

Dear Sir / Madam

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

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

REDACTED

