

Appendix D

S1

SC CON ENDS 25.07.2025 VALID

Witness Statement in Support of Late Night Refreshment Licence Application

Premises: Station Grill, 62 Queens Road, Brighton, BN1 3XD

Submitted to: Brighton & Hove City Council Licensing Authority, Sussex Police Licensing, and the Court

From: REDACTED

Address REDACTED

Date: 01/07/2025

I am a regular customer of Station Grill, located at 62 Queens Road, Brighton, and I am writing this statement in full support of their application for a Late Night Refreshment Licence (without alcohol).

1. **Responsible Management and Support for Licensing Objectives**
As a frequent visitor, I have witnessed first-hand how well-managed Station Grill is. The manager and staff are professional, polite, and clearly dedicated to ensuring a safe, clean, and welcoming environment. The manager, who I understand is also an SIA door supervisor, always maintains a calm and controlled atmosphere, supporting the four licensing objectives through practical steps such as cleanliness, polite service, clear customer communication, and quick response to any potential issues.
2. **Unique and Valuable Food Offering**
Station Grill offers a unique combination of Egyptian and Turkish cuisine, which is not available elsewhere in Brighton—especially not during late hours. The food is freshly prepared and genuinely stands out for its authenticity, quality, and taste. This variety brings cultural value to the local food scene.
3. **High Demand for Late-Night Food**
As someone who needs food late at night, I find it very difficult to find good-quality, hot food late at night. Station Grill has already become a reliable option for students, NHS staff, night shift workers, and security staff. Extending their hours would be a huge benefit to the local workforce and community.
4. **Busy and Well-Suited Location**
Queens Road is a very busy and well-used route from Brighton Station to the city centre. I often see people passing by late at night, many of whom would benefit from a clean, safe place to get food without needing to rely on venues that serve alcohol.

5. Security and Cleanliness

Despite being in the Cumulative Impact Zone (CIZ), Station Grill has always felt safe and secure. The presence of trained staff, cleanliness, and controlled service make it a responsible business. I believe these security measures justify treating this application as an exception to the CIZ policy.

6. Clarification on Planning

From my understanding, this is a licensing matter only, and no planning permission is needed to serve hot food after midnight for takeaway or delivery. That should not be an obstacle to granting the licence.

7. Matrix Policy Considerations

The Council's matrix already supports restaurants staying open until midnight. Since Station Grill does not serve alcohol and already operates responsibly, it makes sense to allow them to open later under controlled conditions.

8. No Link to Crime or Disorder

From local news and conversations, I understand that most late-night disturbances in the area are related to alcohol consumption, not to food-only venues like Station Grill. I have never seen any disorder or nuisance associated with this business.

9. Experienced and Reliable Management

The manager's background in working in the late-night food sector, particularly on West Street, shows his understanding of how to manage such an operation responsibly. In the time Station Grill has been open, there have been no problems at all, which proves its capability to operate safely during extended hours.

10. No Negative Impact on the Area

Granting this licence would not have any negative impact on the neighbourhood. In fact, having a clean, well-run, alcohol-free venue open late might help reduce noise and disorder by giving people a place to eat and wind down.

11. Exceptional Circumstances Justify This Licence

Given its unique menu, strong community support, high hygiene standards, and responsible operation, I strongly believe this is an exceptional case and should be granted a licence despite the CIZ policy.

12. Hygiene and Quality Compared to Other Late-Night Options

The nearest alternative takeaway has a lower hygiene rating (3 stars) and is nowhere near as clean or high-quality as Station Grill, which has a 5-star food hygiene rating. Also, none of the nearby takeaways serve Egyptian food, which adds even more weight to this application.

13. **Promotion of the Licensing Objectives**

the responsible manager of Station Grill is fully committed to promoting all four licensing objectives:

- A. Prevention of Crime and Disorder: CCTV is installed covering all key areas both inside and outside the premises, and a record of incidents will be kept. He is a licensed SIA door supervisor which give advantages to the premises to manage any crowds and provide security to the area
 - B. Public Safety: The premises comply with all fire and safety regulations, including clear signage and safe access routes.
 - C. Prevention of Public Nuisance: Waste disposal is managed daily, noise is kept to a minimum with controlled entry, and customers are encouraged to leave the premises quietly.
 - D. Protection of Children from Harm: All staff will be trained in:
 - Identifying persons who are vulnerable which could include but not limited to, their age or due to intoxication and or drugs as well as identifying potential perpetrators.
- Conflict management. The operator will have a policy in place assisting staff in how to deal with such situations.
 - All training undertaken by staff members will be fully documented and recorded.
 - All training records will be made available to Sussex Police, officers of the local authority and officers from the Trading Standards team upon request.
 - Further verbal reinforcement/refresher training covering the above will be carried out thereafter at intervals not to exceed 8 weeks, with the date and time of the verbal reinforcement/refresher training documented.

14. • Unique Culinary Offering

Station Grill is the only late-night food venue in Brighton offering a mixed Egyptian and Turkish cuisine, freshly prepared on-site and available for takeaway and delivery. the menu adds cultural and culinary diversity to the city's night-time economy.

15. • Community Demand

There is a high demand for fresh, hot food late at night, particularly from students, NHS staff, night-shift workers, security personnel, and members of the public commuting through the area. This demand is not currently being met by existing food venues in the area.

16. • Location and Footfall

Sussex Police have acknowledged that Queens Road is a busy thoroughfare, with significant foot traffic from Brighton Station to the city centre, particularly during late hours. Station Grill is ideally located to serve this high demand.

17. • Cumulative Impact Zone (CIZ) and Exceptional Security Measures

Although the premises are situated within the CIZ, we believe this application is justified as an exceptional case due to the nature of the business and their proactive approach to safety:

18. A trained SIA-licensed door supervisor is on site during late-night hours.

19. Clear incident logs, refuse control, and staff training policies are in place.

20. There is no alcohol sold or consumed on the premises, which significantly reduces the risk of alcohol-related disorder.

21. • Planning Permission Clarification

This application concerns licensing only and does not require planning permission to serve hot food for takeaway or delivery after midnight as these are standard operations for any restaurants, which has been clarified under the relevant planning and licensing legislation. As the premises is on class E(b), so they are a restaurant and can do delivery, takeaway and collection without the need for planning permission as long as these operations are ancillary and not prominent to the premises

22. • Support from the Licensing Matrix

Brighton & Hove's Licensing Matrix supports restaurants operating until midnight. Given that Station Grill offers food only and no alcohol, they seek to operate beyond this threshold with robust safeguards in place.

23. • Irrelevance of Crime Data

Crime data cited in the area largely relates to alcohol-related incidents, which are not applicable to Station Grill. The premises do not serve alcohol, and the existing operations have not contributed to crime or disorder.

24. • Manager's Experience

He holds an SIA Door Supervisor licence and has more than a year of experience working in the night-time economy, including late-night kebab shop on West Street, Brighton. He managed Station Grill for over a year, with no incidents or complaints logged during that time.

25. • No Negative Cumulative Impact

Their operation is responsibly run, professionally managed, and strictly food-based. As such, there will be no negative cumulative impact on the licensing objectives, especially regarding crime, disorder, or public nuisance.

26. • Exceptional Circumstances Justifying the Application

Given the type of cuisine, **NO ALCOHOL WE BE SOLD**, clean safety record, and very high public demand, this application should be considered as an exceptional case, warranting a departure from the Council's Special Policy.

27. • Food Hygiene and Quality Standards

Nearby alternatives do not maintain the same standard. The closest LNR has a 3-star food hygiene rating, while Station Grill has a 5-star rating, inspected and certified by local Environmental Health. Additionally, no other venue offers Egyptian cuisine, which distinguishes the premises further.

28. Unfair Restrictions and Implied Curfew

It is concerning that the police appear to be discouraging new late-night food venues from opening, while existing premises—some of which have lower hygiene ratings—continue to operate until very late (e.g. 3:00 am). This approach creates an environment where people are forced to buy from older, less clean establishments, as if an informal curfew on people and new businesses is in place. That is not fair to consumers, nor does it align with Brighton's image as a progressive and diverse city.

29. Disparity and Possible Discrimination

It is unfair and possibly discriminatory that a neighbouring takeaway is allowed to trade until 03:00 am, while Station Grill is being prevented from doing the same. If the only difference is that the other shop has been there longer or the owner is older, that should not entitle them to more favourable treatment. Station Grill's manager is younger but just as responsible, experienced, and capable, and he deserves a fair chance to operate on equal terms.

30. Human Rights and Fair Treatment

It is important to note that the Licensing Policy itself acknowledges the relevance of the Human Rights Act 1998, including:

- Article 1 of the First Protocol, which protects the right to peaceful enjoyment of possessions, including the right to operate a lawful business without unfair restrictions.
- In this case, I believe that refusing or discouraging Station Grill's licence application, despite its high standards, responsible management, and very high public demand, could be seen as a breach of these rights, especially

when a neighbouring business, next door at 61 Queens road , Brighton, BN13XD is allowed to operate until 3:00 am under similar circumstances.

31. Every business owner—regardless of age or how long they've been trading—should be treated fairly, with decisions based on evidence and merit, not on arbitrary factors. Station Grill meets every reasonable expectation of a responsible, safe, and valuable late-night food venue, and should therefore be given equal opportunity to trade.
32. As residents living adjacent to the premises, we believe it is our right to have access to a variety of late-night refreshment providers. Denying a late-night refreshment licence to new businesses effectively limits our choices and compel us to purchase from a small number of long-established shops that were granted such licences many years ago.

This practice raises concerns of unfair discrimination, as it allows existing licence holders to continue trading late into the night while new businesses are excluded from the same opportunity. Such a policy disproportionately favours older establishments and individuals who were able to open their businesses in the past, while disadvantaging newer business owners—often younger entrepreneurs—who are now being denied access to the same trading rights.

- For instance, the premises at 61 Queens Road, directly adjacent to Station Grill at 62 Queens Road, is permitted to trade until 3:00 AM. Meanwhile, Station Grill has been refused a comparable licence, placing it at a clear competitive disadvantage.
- We believe this situation undermines the principles of fairness and equal opportunity. Every lawful business should be granted the ability to operate under the same regulatory conditions, without arbitrary restrictions. Equal access to trading rights is not only a matter of economic justice but also a basic human right.

33. We find it increasingly difficult to access hot, healthy, freshly prepared food during late-night hours—particularly Egyptian and Turkish cuisine. There is a clear demand in the area for clean, friendly, welcoming premises offering this type of food, and such an establishment would be a valuable addition to the local community.

34. In light of the above points,

I respectfully request that the Licensing Authority, Sussex Police, and the Court consider this application on its merits and grant the Late Night Refreshment Licence for Station Grill. they are committed to providing a safe, clean, culturally enriching, and much-needed food service to the Brighton community during late-night hours.

Conclusion:

Station Grill is a valuable part of the Brighton community. It is safe, unique, well-managed, and offers something that is currently missing in the city's late-night economy. I respectfully urge the Licensing Authority, Police Licensing, and the Court to approve their Late Night Refreshment Licence application.

Sent to: EHL.licensing@brighton-hove.gov.uk Signed: REDACTED
ate : 01/07/2025

Signature: REDACTED D

S2

SC CON ENDS 25.07.2025 VALID

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Premises: Station Grill, 62 Queens Road, Brighton, BN1 3XD

Submitted to: Brighton & Hove City Council Licensing Authority, Sussex Police Licensing, and the Court

From: REDACTED

Address: REDACTED

Date: 02/07/2025

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option for students, NHS staff, night shift workers, and security staff. Extending their hours would be a huge benefit to the local workforce and community.

4. Busy and Well-Suited Location

Queens Road is a very busy and well-used route from Brighton Station to the city centre. I often see people passing by late at night, many of whom would benefit from a clean, safe place to get food without needing to rely on venues that serve alcohol.

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Despite being in the Cumulative Impact Zone (CIZ), Station Grill has always felt safe and secure. The presence of trained staff, cleanliness, and controlled service make it a responsible business. I believe these security measures justify treating this application as an exception to the CIZ policy.

6. Clarification on Planning

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32. As residents travelling to and from Brighton station due to my work, we believe it is our right to have access to a variety of late-night refreshment providers. Denying a late-night refreshment licence to new businesses effectively limits our choices and compel us to purchase from a small number of long-established shops that were granted such licences many years ago.

This practice raises concerns of unfair discrimination, as it allows existing licence holders to continue trading late into the night while new businesses are excluded from the same opportunity. Such a policy disproportionately favours older establishments and individuals who were able to open their businesses in the past, while disadvantaging newer business owners—often younger entrepreneurs—who are now being denied access to the same trading rights.

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Conclusion:

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Signed: REDACTED

Signature: REDACTED

Date : 02/07/2025

S3

SC CON ENDS 25.07.2025 VALID

Witness Statement in Support of Late Night Refreshment Licence Application

Premises: Station Grill, 62 Queens Road, Brighton, BN1 3XD

Submitted to: Brighton & Hove City Council Licensing Authority, Sussex Police Licensing, and the Court

From: REDACTED

Address: REDACTED

Date: 30/06/2025

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It is concerning that the police appear to be discouraging new late-night food venues from opening, while existing premises—some of which have lower hygiene ratings—continue to operate until very late (e.g. 3:00 am). This approach creates an environment where people are forced to buy from older, less clean establishments, as if an informal curfew on people and new businesses is in place. That is not fair to consumers, nor does it align with Brighton's image as a progressive and diverse city.

29. Disparity and Possible Discrimination

It is unfair and possibly discriminatory that a neighbouring takeaway is allowed to trade until 03:00 am, while Station Grill is being prevented from doing the same. If the only difference is that the other shop has been there longer or the owner is older, that should not entitle them to more favourable treatment. Station Grill's manager is younger but just as responsible, experienced, and capable, and he deserves a fair chance to operate on equal terms.

30. Human Rights and Fair Treatment

It is important to note that the Licensing Policy itself acknowledges the relevance of the Human Rights Act 1998, including:

- Article 1 of the First Protocol, which protects the right to peaceful enjoyment of possessions, including the right to operate a lawful business without unfair restrictions.
- In this case, I believe that refusing or discouraging Station Grill's licence application, despite its high standards, responsible management, and very high public demand, could be seen as a breach of these rights, especially when a neighbouring business, next door at 61 Queens road , Brighton, BN13XD is allowed to operate until 3:00 am under similar circumstances.

31. Every business owner—regardless of age or how long they've been trading—should be treated fairly, with decisions based on evidence and merit, not on arbitrary factors. Station Grill meets every reasonable expectation of a responsible, safe, and valuable late-night food venue, and should therefore be given equal opportunity to trade.

32. As residents living adjacent to the premises, we believe it is our right to have access to a variety of late-night refreshment providers. Denying a late-night refreshment licence to new businesses effectively limits our choices and compel us to purchase from a small number of long-established shops that were granted such licences many years ago.

This practice raises concerns of unfair discrimination, as it allows existing licence holders to continue trading late into the night while new businesses are excluded from the same opportunity. Such a policy disproportionately favours older establishments and individuals who were able to open their businesses in the past, while disadvantaging newer business owners—often younger entrepreneurs—who are now being denied access to the same trading rights.

- For instance, the premises at 61 Queens Road, directly adjacent to Station Grill at 62 Queens Road, is permitted to trade until 3:00 AM. Meanwhile, Station Grill has been refused a comparable licence, placing it at a clear competitive disadvantage.
- We believe this situation undermines the principles of fairness and equal opportunity. Every lawful business should be granted the ability to operate under the same regulatory conditions, without arbitrary restrictions. Equal access to trading rights is not only a matter of economic justice but also a basic human right.

33. We find it increasingly difficult to access hot, healthy, freshly prepared food during late-night hours—particularly Egyptian and Turkish cuisine. There is a clear demand in the area for clean, friendly, welcoming premises offering this

type of food, and such an establishment would be a valuable addition to the local community.

34. In light of the above points,

I respectfully request that the Licensing Authority, Sussex Police, and the Court consider this application on its merits and grant the Late Night Refreshment Licence for Station Grill. They are committed to providing a safe, clean, culturally enriching, and much-needed food service to the Brighton community during late-night hours.

Conclusion:

Station Grill is a valuable part of the Brighton community. It is safe, unique, well-managed, and offers something that is currently missing in the city's late-night economy. I respectfully urge the Licensing Authority, Police Licensing, and the Court to approve their Late Night Refreshment Licence application.

Signed: REDACTED
30/06/2025

Signature: REDACTED

Date :

S4

SC CON ENDS 25.07.2025 VALID

Witness Statement in Support of Late Night Refreshment Licence Application

Premises: Station Grill, 62 Queens Road, Brighton, BN1 3XD

Submitted to: Brighton & Hove City Council Licensing Authority, Sussex Police Licensing, and the Court

From: REDACTED

Address: REDACTED

Date: 29/06/2025

I am a regular customer of Station Grill, located at 62 Queens Road, Brighton, and I am writing this statement in full support of their application for a Late Night Refreshment Licence (without alcohol).

1. Responsible Management and Support for Licensing Objectives

As a frequent visitor, I have witnessed first-hand how well-managed Station Grill is. The manager and staff are professional, polite, and clearly dedicated to ensuring a safe, clean, and welcoming environment. The manager, who I understand is also an SIA door supervisor, always maintains a calm and controlled atmosphere, supporting the four licensing objectives through

practical steps such as cleanliness, polite service, clear customer communication, and quick response to any potential issues.

2. Unique and Valuable Food Offering

Station Grill offers a unique combination of Egyptian and Turkish cuisine, which is not available elsewhere in Brighton—especially not during late hours. The food is freshly prepared and genuinely stands out for its authenticity, quality, and taste. This variety brings cultural value to the local food scene.

3. High Demand for Late-Night Food

As someone who needs food late at night, I find it very difficult to find good-quality, hot food late at night. Station Grill has already become a reliable option for students, NHS staff, night shift workers, and security staff. Extending their hours would be a huge benefit to the local workforce and community.

4. Busy and Well-Suited Location

Queens Road is a very busy and well-used route from Brighton Station to the city centre. I often see people passing by late at night, many of whom would benefit from a clean, safe place to get food without needing to rely on venues that serve alcohol.

5. Security and Cleanliness

Despite being in the Cumulative Impact Zone (CIZ), Station Grill has always felt safe and secure. The presence of trained staff, cleanliness, and controlled service make it a responsible business. I believe these security measures justify treating this application as an exception to the CIZ policy.

6. Clarification on Planning

From my understanding, this is a licensing matter only, and no planning permission is needed to serve hot food after midnight for takeaway or delivery. That should not be an obstacle to granting the licence.

7. Matrix Policy Considerations

The Council's matrix already supports restaurants staying open until midnight. Since Station Grill does not serve alcohol and already operates responsibly, it makes sense to allow them to open later under controlled conditions.

8. No Link to Crime or Disorder

From local news and conversations, I understand that most late-night disturbances in the area are related to alcohol consumption, not to food-only venues like Station Grill. I have never seen any disorder or nuisance associated with this business.

9. Experienced and Reliable Management

The manager's background in working in the late-night food sector, particularly on West Street, shows his understanding of how to manage such

an operation responsibly. In the time Station Grill has been open, there have been no problems at all, which proves its capability to operate safely during extended hours.

10. No Negative Impact on the Area

Granting this licence would not have any negative impact on the neighbourhood. In fact, having a clean, well-run, alcohol-free venue open late might help reduce noise and disorder by giving people a place to eat and wind down.

11. Exceptional Circumstances Justify This Licence

Given its unique menu, strong community support, high hygiene standards, and responsible operation, I strongly believe this is an exceptional case and should be granted a licence despite the CIZ policy.

12. Hygiene and Quality Compared to Other Late-Night Options

The nearest alternative takeaway has a lower hygiene rating (3 stars) and is nowhere near as clean or high-quality as Station Grill, which has a 5-star food hygiene rating. Also, none of the nearby takeaways serve Egyptian food, which adds even more weight to this application.

13. **Promotion of the Licensing Objectives**

the responsible manager of Station Grill is fully committed to promoting all four licensing objectives:

- A. Prevention of Crime and Disorder: CCTV is installed covering all key areas both inside and outside the premises, and a record of incidents will be kept. He is a licensed SIA door supervisor which give advantages to the premises to manage any crowds and provide security to the area
 - B. Public Safety: The premises comply with all fire and safety regulations, including clear signage and safe access routes.
 - C. Prevention of Public Nuisance: Waste disposal is managed daily, noise is kept to a minimum with controlled entry, and customers are encouraged to leave the premises quietly.
 - D. Protection of Children from Harm: All staff will be trained in:
 - Identifying persons who are vulnerable which could include but not limited to, their age or due to intoxication and or drugs as well as identifying potential perpetrators.
- Conflict management. The operator will have a policy in place assisting staff in how to deal with such situations.
 - All training undertaken by staff members will be fully documented and recorded.

- All training records will be made available to Sussex Police, officers of the local authority and officers from the Trading Standards team upon request.
- Further verbal reinforcement/refresher training covering the above will be carried out thereafter at intervals not to exceed 8 weeks, with the date and time of the verbal reinforcement/refresher training documented.

14. • Unique Culinary Offering

Station Grill is the only late-night food venue in Brighton offering a mixed Egyptian and Turkish cuisine, freshly prepared on-site and available for takeaway and delivery. The menu adds cultural and culinary diversity to the city's night-time economy.

15. • Community Demand

There is a high demand for fresh, hot food late at night, particularly from students, NHS staff, night-shift workers, security personnel, and members of the public commuting through the area. This demand is not currently being met by existing food venues in the area.

16. • Location and Footfall

Sussex Police have acknowledged that Queens Road is a busy thoroughfare, with significant foot traffic from Brighton Station to the city centre, particularly during late hours. Station Grill is ideally located to serve this high demand.

17. • Cumulative Impact Zone (CIZ) and Exceptional Security Measures

Although the premises are situated within the CIZ, we believe this application is justified as an exceptional case due to the nature of the business and their proactive approach to safety:

18. A trained SIA-licensed door supervisor is on site during late-night hours.
19. Clear incident logs, refuse control, and staff training policies are in place.
20. There is no alcohol sold or consumed on the premises, which significantly reduces the risk of alcohol-related disorder.

21. • Planning Permission Clarification

This application concerns licensing only and does not require planning permission to serve hot food for takeaway or delivery after midnight as these are standard operations for any restaurants, which has been clarified under the relevant planning and licensing legislation. As the premises is on class E(b), so they are a restaurant and can-do delivery, takeaway and collection without the need for planning permission as long as these operations are ancillary and not prominent to the premises

22. • Support from the Licensing Matrix

Brighton & Hove's Licensing Matrix supports restaurants operating until midnight. Given that Station Grill offers food only and no alcohol, they seek to operate beyond this threshold with robust safeguards in place.

23. • Irrelevance of Crime Data

Crime data cited in the area largely relates to alcohol-related incidents, which are not applicable to Station Grill. The premises do not serve alcohol, and the existing operations have not contributed to crime or disorder.

24. • Manager's Experience

He holds an SIA Door Supervisor licence and have more than a year of experience working in the night-time economy, including late-night kebab shop on West Street, Brighton. He managed Station Grill for over a year, with no incidents or complaints logged during that time.

25. • No Negative Cumulative Impact

Their operation is responsibly run, professionally managed, and strictly food-based. As such, there will be no negative cumulative impact on the licensing objectives, especially regarding crime, disorder, or public nuisance.

26. • Exceptional Circumstances Justifying the Application

Given the type of cuisine, **NO ALCOHOL WILL BE SOLD**, clean safety record, and very high public demand, this application should be considered as an exceptional case, warranting a departure from the Council's Special Policy.

27. • Food Hygiene and Quality Standards

Nearby alternatives do not maintain the same standard. The closest LNR has a 3-star food hygiene rating, while Station Grill has a 5-star rating, inspected and certified by local Environmental Health. Additionally, no other venue offers Egyptian cuisine, which distinguishes the premises further.

28. Unfair Restrictions and Implied Curfew

It is concerning that the police appear to be discouraging new late-night food venues from opening, while existing premises—some of which have lower hygiene ratings—continue to operate until very late (e.g. 3:00 am). This approach creates an environment where people are forced to buy from older, less clean establishments, as if an informal curfew on people and new businesses is in place. That is not fair to consumers, nor does it align with Brighton's image as a progressive and diverse city.

29. Disparity and Possible Discrimination

It is unfair and possibly discriminatory that a neighbouring takeaway is allowed to trade until 03:00 am, while Station Grill is being prevented from doing the same. If the only difference is that the other shop has been there longer or the owner is older, that should not entitle them to more favourable treatment. Station Grill's manager is younger but just as responsible, experienced, and capable, and he deserves a fair chance to operate on equal terms.

30. Human Rights and Fair Treatment

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- In this case, I believe that refusing or discouraging Station Grill's licence application, despite its high standards, responsible management, and very high public demand, could be seen as a breach of these rights, especially when a neighbouring business, next door at 61 Queens road , Brighton, BN13XD is allowed to operate until 3:00 am under similar circumstances.

31. Every business owner—regardless of age or how long they've been trading—should be treated fairly, with decisions based on evidence and merit, not on arbitrary factors. Station Grill meets every reasonable expectation of a responsible, safe, and valuable late-night food venue, and should therefore be given equal opportunity to trade.

32. As residents travelling to and from Brighton Station, we believe it is our right to have access to a variety of late-night refreshment providers. Denying a late-night refreshment licence to new businesses effectively limits our choices and compel us to purchase from a small number of long-established shops that were granted such licences many years ago.

This practice raises concerns of unfair discrimination, as it allows existing licence holders to continue trading late into the night while new businesses are excluded from the same opportunity. Such a policy disproportionately favours older establishments and individuals who were able to open their businesses in the past, while disadvantaging newer business owners—often younger entrepreneurs—who are now being denied access to the same trading rights.

- For instance, the premises at 61 Queens Road, directly adjacent to Station Grill at 62 Queens Road, is permitted to trade until 3:00 AM. Meanwhile, Station Grill has been refused a comparable licence, placing it at a clear competitive disadvantage.
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under the same regulatory conditions, without arbitrary restrictions. Equal access to trading rights is not only a matter of economic justice but also a basic human right.

33. We find it increasingly difficult to access hot, healthy, freshly prepared food during late-night hours—particularly Egyptian and Turkish cuisine. There is a clear demand in the area for clean, friendly, welcoming premises offering this type of food, and such an establishment would be a valuable addition to the local community.

34. In light of the above points,

I respectfully request that the Licensing Authority, Sussex Police, and the Court consider this application on its merits and grant the Late Night Refreshment Licence for Station Grill. They are committed to providing a safe, clean, culturally enriching, and much-needed food service to the Brighton community during late-night hours.

Conclusion:

Station Grill is a valuable part of the Brighton community. It is safe, unique, well-managed, and offers something that is currently missing in the city's late-night economy. I respectfully urge the Licensing Authority, Police Licensing, and the Court to approve their Late Night Refreshment Licence application.

Signature: REDACTED

Date : 29/06/2025

S5

SC CON ENDS 25.07.2025 VALID

Witness Statement in Support of Late Night Refreshment Licence Application

Premises: Station Grill, 62 Queens Road, Brighton, BN1 3XD

Submitted to: Brighton & Hove City Council Licensing Authority, Sussex Police Licensing, and the Court

Name: REDACTED

Address: REDACTED

I am a regular customer of Station Grill, located at 62 Queens Road, Brighton, and I am writing this statement in full support of their application for a Late Night Refreshment Licence (without alcohol).

1. Responsible Management and Support for Licensing Objectives

As a frequent visitor, I have witnessed first-hand how well-managed Station Grill is. The manager and staff are professional, polite, and clearly dedicated to ensuring a safe, clean, and welcoming environment. The manager, who I

understand is also an SIA door supervisor, always maintains a calm and controlled atmosphere, supporting the four licensing objectives through practical steps such as cleanliness, polite service, clear customer communication, and quick response to any potential issues.

2. Unique and Valuable Food Offering

Station Grill offers a unique combination of Egyptian and Turkish cuisine, which is not available elsewhere in Brighton—especially not during late hours. The food is freshly prepared and genuinely stands out for its authenticity, quality, and taste. This variety brings cultural value to the local food scene.

3. High Demand for Late-Night Food

As someone who needs food late at night, I find it very difficult to find good-quality, hot food late at night. Station Grill has already become a reliable option for students, NHS staff, night shift workers, and security staff. Extending their hours would be a huge benefit to the local workforce and community.

4. Busy and Well-Suited Location

Queens Road is a very busy and well-used route from Brighton Station to the city centre. I often see people passing by late at night, many of whom would benefit from a clean, safe place to get food without needing to rely on venues that serve alcohol.

5. Security and Cleanliness

Despite being in the Cumulative Impact Zone (CIZ), Station Grill has always felt safe and secure. The presence of trained staff, cleanliness, and controlled service make it a responsible business. I believe these security measures justify treating this application as an exception to the CIZ policy.

6. Clarification on Planning

From my understanding, this is a licensing matter only, and no planning permission is needed to serve hot food after midnight for takeaway or delivery. That should not be an obstacle to granting the licence.

7. Matrix Policy Considerations

The Council's matrix already supports restaurants staying open until midnight. Since Station Grill does not serve alcohol and already operates responsibly, it makes sense to allow them to open later under controlled conditions.

8. No Link to Crime or Disorder

From local news and conversations, I understand that most late-night disturbances in the area are related to alcohol consumption, not to food-only venues like Station Grill. I have never seen any disorder or nuisance associated with this business.

9. Experienced and Reliable Management

The manager's background in working in the late-night food sector, particularly on West Street, shows his understanding of how to manage such an operation responsibly. In the time Station Grill has been open, there have been no problems at all, which proves its capability to operate safely during extended hours.

10. No Negative Impact on the Area

Granting this licence would not have any negative impact on the neighbourhood. In fact, having a clean, well-run, alcohol-free venue open late might help reduce noise and disorder by giving people a place to eat and wind down.

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34. In light of the above points,

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Conclusion:

Station Grill is a valuable part of the Brighton community. It is safe, unique, well-managed, and offers something that is currently missing in the city's late-night economy. I respectfully urge the Licensing Authority, Police Licensing, and the Court to approve their Late Night Refreshment Licence application.

Signed:

REDACTED

Date: 01/07/2025

S6

SC CON ENDS 25.07.2025 VALID

Witness Statement in Support of Late Night Refreshment Licence Application

Premises: Station Grill, 62 Queens Road, Brighton, BN1 3XD

Submitted to: Brighton & Hove City Council Licensing Authority, Sussex Police Licensing, and the Court

Name: REDACTED

Address: REDACTED

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- Conflict management. The operator will have a policy in place assisting staff in how to deal with such situations.
 - All training undertaken by staff members will be fully documented and recorded.
 - All training records will be made available to Sussex Police, officers of the local authority and officers from the Trading Standards team upon request.
 - Further verbal reinforcement/refresher training covering the above will be carried out thereafter at intervals not to exceed 8 weeks, with the date and time of the verbal reinforcement/refresher training documented.

14. • Unique Culinary Offering

Station Grill is the only late-night food venue in Brighton offering a mixed Egyptian and Turkish cuisine, freshly prepared on-site and available for takeaway and delivery. The menu adds cultural and culinary diversity to the city's night-time economy.

15. • Community Demand

There is a high demand for fresh, hot food late at night, particularly from students, NHS staff, night-shift workers, security personnel, and members of the public commuting through the area. This demand is not currently being met by existing food venues in the area.

16. • Location and Footfall

Sussex Police have acknowledged that Queens Road is a busy thoroughfare, with significant foot traffic from Brighton Station to the city centre, particularly during late hours. Station Grill is ideally located to serve this high demand.

17. • Cumulative Impact Zone (CIZ) and Exceptional Security Measures

Although the premises are situated within the CIZ, we believe this application is justified as an exceptional case due to the nature of the business and their proactive approach to safety:

18. A trained SIA-licensed door supervisor is on site during late-night hours.
19. Clear incident logs, refuse control, and staff training policies are in place.
20. There is no alcohol sold or consumed on the premises, which significantly reduces the risk of alcohol-related disorder.

21. • Planning Permission Clarification

This application concerns licensing only and does not require planning permission to serve hot food for takeaway or delivery after midnight as these are standard operations for any restaurants, which has been clarified under the relevant planning and licensing legislation. As the premises is on class E(b), so they are a restaurant and can-do delivery, takeaway and collection without the need for planning permission as long as these operations are ancillary and not prominent to the premises

22. • Support from the Licensing Matrix

Brighton & Hove's Licensing Matrix supports restaurants operating until midnight. Given that Station Grill offers food only and no alcohol, they seek to operate beyond this threshold with robust safeguards in place.

23. • Irrelevance of Crime Data

Crime data cited in the area largely relates to alcohol-related incidents, which are not applicable to Station Grill. The premises do not serve alcohol, and the existing operations have not contributed to crime or disorder.

24. • Manager's Experience

He holds an SIA Door Supervisor licence and have more than a year of experience working in the night-time economy, including late-night kebab shop on West Street, Brighton. He managed Station Grill for over a year, with no incidents or complaints logged during that time.

25. • No Negative Cumulative Impact

Their operation is responsibly run, professionally managed, and strictly food-based. As such, there will be no negative cumulative impact on the licensing objectives, especially regarding crime, disorder, or public nuisance.

26. • Exceptional Circumstances Justifying the Application

Given the type of cuisine, **NO ALCOHOL WILL BE SOLD**, clean safety record, and very high public demand, this application should be considered as an exceptional case, warranting a departure from the Council's Special Policy.

27. • Food Hygiene and Quality Standards

Nearby alternatives do not maintain the same standard. The closest LNR has a 3-star food hygiene rating, while Station Grill has a 5-star rating, inspected and certified by local Environmental Health. Additionally, no other venue offers Egyptian cuisine, which distinguishes the premises further.

28. Unfair Restrictions and Implied Curfew

It is concerning that the police appear to be discouraging new late-night food venues from opening, while existing premises—some of which have lower hygiene ratings—continue to operate until very late (e.g. 3:00 am). This approach creates an environment where people are forced to buy from older, less clean establishments, as if an informal curfew on people and new businesses is in place. That is not fair to consumers, nor does it align with Brighton's image as a progressive and diverse city.

29. Disparity and Possible Discrimination

It is unfair and possibly discriminatory that a neighbouring takeaway is allowed to trade until 03:00 am, while Station Grill is being prevented from doing the same. If the only difference is that the other shop has been there longer or the owner is older, that should not entitle them to more favourable treatment. Station Grill's manager is younger but just as responsible, experienced, and capable, and he deserves a fair chance to operate on equal terms.

30. Human Rights and Fair Treatment

It is important to note that the Licensing Policy itself acknowledges the relevance of the Human Rights Act 1998, including:

- Article 1 of the First Protocol, which protects the right to peaceful enjoyment of possessions, including the right to operate a lawful business without unfair restrictions.
- In this case, I believe that refusing or discouraging Station Grill's licence application, despite its high standards, responsible management, and very high public demand, could be seen as a breach of these rights, especially when a neighbouring business, next door at 61 Queens road, Brighton, BN13XD is allowed to operate until 3:00 am under similar circumstances.

31. Every business owner—regardless of age or how long they've been trading—should be treated fairly, with decisions based on evidence and merit, not on arbitrary factors. Station Grill meets every reasonable expectation of a responsible, safe, and valuable late-night food venue, and should therefore be given equal opportunity to trade.

32. As residents living adjacent to the premises, we believe it is our right to have access to a variety of late-night refreshment providers. Denying a late-night refreshment licence to new businesses effectively limits our choices and compel us to purchase from a small number of long-established shops that were granted such licences many years ago.

This practice raises concerns of unfair discrimination, as it allows existing licence holders to continue trading late into the night while new businesses are excluded from the same opportunity. Such a policy disproportionately favours older establishments and individuals who were able to open their businesses in the

past, while disadvantaging newer business owners—often younger entrepreneurs—who are now being denied access to the same trading rights.

- For instance, the premises at 61 Queens Road, directly adjacent to Station Grill at 62 Queens Road, is permitted to trade until 3:00 AM. Meanwhile, Station Grill has been refused a comparable licence, placing it at a clear competitive disadvantage.
- We believe this situation undermines the principles of fairness and equal opportunity. Every lawful business should be granted the ability to operate under the same regulatory conditions, without arbitrary restrictions. Equal access to trading rights is not only a matter of economic justice but also a basic human right.

33. We find it increasingly difficult to access hot, healthy, freshly prepared food during late-night hours—particularly Egyptian and Turkish cuisine. There is a clear demand in the area for clean, friendly, welcoming premises offering this type of food, and such an establishment would be a valuable addition to the local community.

34. In light of the above points,

I respectfully request that the Licensing Authority, Sussex Police, and the Court consider this application on its merits and grant the Late Night Refreshment Licence for Station Grill. They are committed to providing a safe, clean, culturally enriching, and much-needed food service to the Brighton community during late-night hours.

Conclusion:

Station Grill is a valuable part of the Brighton community. It is safe, unique, well-managed, and offers something that is currently missing in the city's late-night economy. I respectfully urge the Licensing Authority, Police Licensing, and the Court to approve their Late Night Refreshment Licence application.

Signed:

REDACTED

Date: 01/07/2025

S7

SC CON ENDS 25.07.2025 VALID

From REDACTED

Sent: 03 July 2025 03:21

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

Cc: REDACTED

Subject: Witness Statement in Support of Late Night Refreshment Licence Application Premises

Witness Statement in Support of Late Night Refreshment Licence Application

Premises: Station Grill, 62 Queens Road, Brighton, BN1 3XD Submitted to: Brighton & Hove City Council Licensing Authority, Sussex Police Licensing, and the Court

Name: REDACTED

Address: REDACTED

I am a regular customer of Station Grill, located at 62 Queens Road, Brighton, and I am writing this statement in full support of their application for a Late Night Refreshment Licence (without alcohol).

1. Responsible Management and Support for Licensing Objectives

As a frequent visitor, I have witnessed first-hand how well-managed Station Grill is. The manager and staff are professional, polite, and clearly dedicated to ensuring a safe, clean, and welcoming environment. The manager, who I understand is also an SIA door supervisor, always maintains a calm and controlled atmosphere, supporting the four licensing objectives through practical steps such as cleanliness, polite service, clear customer communication, and quick response to any potential issues.

2. Unique and Valuable Food Offering

Station Grill offers a unique combination of Egyptian and Turkish cuisine, which is not available elsewhere in Brighton—especially not during late hours. The food is freshly prepared and genuinely stands out for its authenticity, quality, and taste. This variety brings cultural value to the local food scene.

3. High Demand for Late-Night Food

As someone who needs food late at night, I find it very difficult to find good-quality, hot food late at night. Station Grill has already become a reliable option for students, NHS staff, night shift workers, and security staff. Extending their hours would be a huge benefit to the local workforce and community.

4. Busy and Well-Suited Location

Queens Road is a very busy and well-used route from Brighton Station to the city centre. I often see people passing by late at night, many of whom would benefit from a clean, safe place to get food without needing to rely on venues that serve alcohol.

5. Security and Cleanliness

Despite being in the Cumulative Impact Zone (CIZ), Station Grill has always felt safe and secure. The presence of trained staff, cleanliness, and controlled service make it

a responsible business. I believe these security measures justify treating this application as an exception to the CIZ policy.

6. Clarification on Planning

From my understanding, this is a licensing matter only, and no planning permission is needed to serve hot food after midnight for takeaway or delivery. That should not be an obstacle to granting the licence.

7. Matrix Policy Considerations

The Council's matrix already supports restaurants staying open until midnight. Since Station Grill does not serve alcohol and already operates responsibly, it makes sense to allow them to open later under controlled conditions.

8. No Link to Crime or Disorder

From local news and conversations, I understand that most late-night disturbances in the area are related to alcohol consumption, not to food-only venues like Station Grill. I have never seen any disorder or nuisance associated with this business.

9. Experienced and Reliable Management

The manager's background in working in the late-night food sector, particularly on West Street, shows his understanding of how to manage such an operation responsibly. In the time Station Grill has been open, there have been no problems at all, which proves its capability to operate safely during extended hours.

10. No Negative Impact on the Area

Granting this licence would not have any negative impact on the neighbourhood. In fact, having a clean, well-run, alcohol-free venue open late might help reduce noise and disorder by giving people a place to eat and wind down.

11. Exceptional Circumstances Justify This Licence

Given its unique menu, strong community support, high hygiene standards, and responsible operation, I strongly believe this is an exceptional case and should be granted a licence despite the CIZ policy.

12. Hygiene and Quality Compared to Other Late-Night Options

The nearest alternative takeaway has a lower hygiene rating (3 stars) and is nowhere near as clean or high-quality as Station Grill, which has a 5-star food hygiene rating. Also, none of the nearby takeaways serve Egyptian food, which adds even more weight to this application.

13. Promotion of the Licensing Objectives

the responsible manager of Station Grill is fully committed to promoting all four licensing objectives:

A. Prevention of Crime and Disorder: CCTV is installed covering all key areas both inside and outside the premises, and a record of incidents will be kept. He is a licensed SIA door supervisor which give advantages to the premises to manage any crowds and provide security to the area

B. Public Safety: The premises comply with all fire and safety regulations, including clear signage and safe access routes.

C. Prevention of Public Nuisance: Waste disposal is managed daily, noise is kept to a minimum with controlled entry, and customers are encouraged to leave the premises quietly.

D. Protection of Children from Harm: All staff will be trained in:

- Identifying persons who are vulnerable which could include but not limited to, their age or due to intoxication and or drugs as well as identifying potential perpetrators.
- Conflict management. The operator will have a policy in place assisting staff in how to deal with such situations.
- All training undertaken by staff members will be fully documented and recorded.
- All training records will be made available to Sussex Police, officers of the local authority and officers from the Trading Standards team upon request.
- Further verbal reinforcement/refresher training covering the above will be carried out thereafter at intervals not to exceed 8 weeks, with the date and time of the verbal reinforcement/refresher training documented.

14. • Unique Culinary Offering

Station Grill is the only late-night food venue in Brighton offering a mixed Egyptian and Turkish cuisine, freshly prepared on-site and available for takeaway and delivery. the menu adds cultural and culinary diversity to the city's night-time economy.

15. • Community Demand

There is a high demand for fresh, hot food late at night, particularly from students, NHS staff, night-shift workers, security personnel, and members of the public commuting through the area. This demand is not currently being met by existing food venues in the area.

16. • Location and Footfall

Sussex Police have acknowledged that Queens Road is a busy thoroughfare, with significant foot traffic from Brighton Station to the city centre,

particularly during late hours. Station Grill is ideally located to serve this high demand.

17. • Cumulative Impact Zone (CIZ) and Exceptional Security Measures

Although the premises are situated within the CIZ, we believe this application is justified as an exceptional case due to the nature of the business and their proactive approach to safety:

18. A trained SIA-licensed door supervisor is on site during late-night hours.

19. Clear incident logs, refuse control, and staff training policies are in place.

20. There is no alcohol sold or consumed on the premises, which significantly reduces the risk of alcohol-related disorder.

21. • Planning Permission Clarification

This application concerns licensing only and does not require planning permission to serve hot food for takeaway or delivery after midnight as these are standard operations for any restaurants, which has been clarified under the relevant planning and licensing legislation. As the premises is on class E(b), so they are a restaurant and can-do delivery, takeaway and collection without the need for planning permission as long as these operations are ancillary and not prominent to the premises

22. • Support from the Licensing Matrix

Brighton & Hove's Licensing Matrix supports restaurants operating until midnight. Given that Station Grill offers food only and no alcohol, they seek to operate beyond this threshold with robust safeguards in place.

23. • Irrelevance of Crime Data

Crime data cited in the area largely relates to alcohol-related incidents, which are not applicable to Station Grill. The premises do not serve alcohol, and the existing operations have not contributed to crime or disorder.

24. • Manager's Experience

He holds an SIA Door Supervisor licence and have more than a year of experience working in the night-time economy, including late-night kebab shop on West Street, Brighton. He managed Station Grill for over a year, with no incidents or complaints logged during that time.

25. • No Negative Cumulative Impact

Their operation is responsibly run, professionally managed, and strictly food-based. As such, there will be no negative cumulative impact on the licensing objectives, especially regarding crime, disorder, or public nuisance.

26. • Exceptional Circumstances Justifying the Application

Given the type of cuisine, NO ALCOHOL WILL BE SOLD, clean safety record, and very high public demand, this application should be considered as an exceptional case, warranting a departure from the Council's Special Policy.

27. • Food Hygiene and Quality Standards

Nearby alternatives do not maintain the same standard. The closest LNR has a 3-star food hygiene rating, while Station Grill has a 5-star rating, inspected and certified by local Environmental Health. Additionally, no other venue offers Egyptian cuisine, which distinguishes the premises further.

28. Unfair Restrictions and Implied Curfew

It is concerning that the police appear to be discouraging new late-night food venues from opening, while existing premises—some of which have lower hygiene ratings—continue to operate until very late (e.g. 3:00 am). This approach creates an environment where people are forced to buy from older, less clean establishments, as if an informal curfew on people and new businesses is in place. That is not fair to consumers, nor does it align with Brighton's image as a progressive and diverse city.

29. Disparity and Possible Discrimination

It is unfair and possibly discriminatory that a neighbouring takeaway is allowed to trade until 03:00 am, while Station Grill is being prevented from doing the same. If the only difference is that the other shop has been there longer or the owner is older, that should not entitle them to more favourable treatment. Station Grill's manager is younger but just as responsible, experienced, and capable, and he deserves a fair chance to operate on equal terms.

30. Human Rights and Fair Treatment

It is important to note that the Licensing Policy itself acknowledges the relevance of the Human Rights Act 1998, including:

- Article 1 of the First Protocol, which protects the right to peaceful enjoyment of possessions, including the right to operate a lawful business without unfair restrictions.
- In this case, I believe that refusing or discouraging Station Grill's licence application, despite its high standards, responsible management, and very high public demand, could be seen as a breach of these rights, especially when a neighbouring business, next door at 61 Queens road , Brighton, BN13XD is allowed to operate until 3:00 am under similar circumstances.

31. Every business owner—regardless of age or how long they've been trading—should be treated fairly, with decisions based on evidence and merit, not on arbitrary

factors. Station Grill meets every reasonable expectation of a responsible, safe, and valuable late-night food venue, and should therefore be given equal opportunity to trade.

32. As residents living adjacent to the premises, we believe it is our right to have access to a variety of late-night refreshment providers. Denying a late-night refreshment licence to new businesses effectively limits our choices and compel us to purchase from a small number of long-established shops that were granted such licences many years ago.

This practice raises concerns of unfair discrimination, as it allows existing licence holders to continue trading late into the night while new businesses are excluded from the same opportunity. Such a policy disproportionately favours older establishments and individuals who were able to open their businesses in the past, while disadvantaging newer business owners—often younger entrepreneurs—who are now being denied access to the same trading rights.

- For instance, the premises at 61 Queens Road, directly adjacent to Station Grill at 62 Queens Road, is permitted to trade until 3:00 AM. Meanwhile, Station Grill has been refused a comparable licence, placing it at a clear competitive disadvantage.
- We believe this situation undermines the principles of fairness and equal opportunity. Every lawful business should be granted the ability to operate under the same regulatory conditions, without arbitrary restrictions. Equal access to trading rights is not only a matter of economic justice but also a basic human right.

33. We find it increasingly difficult to access hot, healthy, freshly prepared food during late-night hours—particularly Egyptian and Turkish cuisine. There is a clear demand in the area for clean, friendly, welcoming premises offering this type of food, and such an establishment would be a valuable addition to the local community.

34. In light of the above points,

I respectfully request that the Licensing Authority, Sussex Police, and the Court consider this application on its merits and grant the Late Night Refreshment Licence for Station Grill. they are committed to providing a safe, clean, culturally enriching, and much-needed food service to the Brighton community during late-night hours.

Conclusion:

Station Grill is a valuable part of the Brighton community. It is safe, unique, well-managed, and offers something that is currently missing in the city's late-night economy. I respectfully urge the Licensing Authority, Police Licensing, and the Court to approve their Late Night Refreshment Licence application.

Signed: REDACTED

Date: 01/07/2025

S8

SC CON ENDS 25.07.2025 VALID

From: REDACTED

Sent: 02 July 2025 22:52

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

Cc: REDACTED

Subject: Letter of Support – Late Night Refreshment Licence Application Business

Letter of Support – Late Night Refreshment Licence Application

Business: Station Grill, 62 Queens Road, Brighton, BN1 3XD

Submitted To: Brighton & Hove City Council Licensing Authority, Sussex Police Licensing, and the Court

Name: REDACTED

Address:

REDACTED

I am a frequent guest at Station Grill, located at 62 Queens Road, Brighton, and I am submitting this statement to express my full support for their application for a Late Night Refreshment Licence (excluding the sale of alcohol).

Responsible Operation and Commitment to Licensing Goals

From my frequent visits, I can confidently say that Station Grill is run with a high level of professionalism. The staff are always respectful and courteous, and the space is safe, tidy, and welcoming. The manager, who I understand is a licensed SIA door supervisor, maintains an atmosphere of calm and control. I've seen first-hand that the business supports the four licensing objectives through its strong hygiene, staff conduct, good customer service, and proactive issue resolution.

Unique and Authentic Culinary Experience

Station Grill offers a food selection that combines Egyptian and Turkish cuisine—a combination that's not available anywhere else in Brighton, particularly during the late-night hours. Their meals are freshly prepared, consistently delicious, and culturally enriching. This diversity adds value to Brighton's culinary reputation.

Community Demand for Late-Night Food

I often need access to food during late hours, and options are limited. Station Grill is already a go-to venue for students, NHS workers, security teams, and other people working evening shifts. Giving them permission to open later would benefit many Brighton residents.

Central Location and Steady Foot Traffic

Queens Road serves as a key pedestrian route between Brighton Station and the town centre. Late-night footfall is high, and having a clean, alcohol-free food spot like Station Grill open during those hours would serve a public need.

Security and Cleanliness in the CIZ

Even though the business is within the Cumulative Impact Zone (CIZ), I have always felt secure while dining there. The well-trained staff, sanitary conditions, and well-managed service make Station Grill an ideal candidate for a CIZ exception.

Planning Is Not a Factor

To my knowledge, this situation is only about licensing. Planning permission is not needed for serving takeaway or delivery food after midnight. Therefore, planning concerns should not influence the decision.

Compatibility with Matrix Policy

Brighton's Licensing Matrix supports restaurant operations until midnight. Since Station Grill does not serve alcohol and already complies with good practice, granting permission to stay open later within safe parameters would be entirely appropriate.

No Connection to Local Crime

Based on community discussions and local reports, most night-time disturbances stem from alcohol-related venues. I've never seen or heard of any issues linked to Station Grill, which operates as a food-only business.

Manager's Professionalism and Experience

The manager brings late-night sector experience, having previously worked on West Street. In the time Station Grill has been open, there have been no incidents. This proves that the team is capable of managing a safe late-night operation.

No Harm to the Neighbourhood

Granting the application will not harm the area. On the contrary, having a calm, clean food outlet that doesn't sell alcohol could improve the night-time environment by offering people a safe space to eat and relax.

This Case Warrants a CIZ Exception

Due to the business's high hygiene standards, original menu, and responsible leadership, I believe this application is strong enough to be treated as an exceptional case within the CIZ.

Hygiene and Standards Exceed Nearby Takeaways

Other nearby venues don't match the cleanliness or food quality offered by Station Grill. The closest alternative has a 3-star hygiene rating, while Station Grill boasts a 5-star rating and is the only place offering Egyptian food nearby.

Compliance with Licensing Objectives

The manager at Station Grill shows real commitment to fulfilling all four licensing aims:

A. Crime and Disorder Prevention:

There's full CCTV coverage inside and outside. Incident logs are kept. The SIA-accredited manager ensures crowd control and premises security.

B. Public Safety:

The premises meet fire and health safety regulations. Signage is clear, and access routes are safe.

C. Public Nuisance Prevention:

Noise is limited with controlled entry. Daily waste disposal is enforced. Customers are politely encouraged to leave the premises quietly.

D. Protection of Children from Harm:

All employees receive training to:

Identify vulnerable individuals due to drugs, age, or intoxication

Handle such situations using an internal conflict policy

Document training sessions

Share training records with local officials and police upon request

Participate in verbal refresher training every 8 weeks, with all sessions recorded

Late-Night Offering with Cultural Identity

Station Grill is the only late-night takeaway in Brighton offering authentic, freshly prepared Egyptian-Turkish meals, available for both delivery and takeaway. It enhances the night-time economy with something truly unique.

Demand for Fresh Hot Food Late at Night

There is constant need for clean, quality food during late hours—especially among workers, students, and travellers. Existing venues don't fulfil that need effectively, and Station Grill steps up to fill that gap.

Excellent Location, According to Authorities

Sussex Police have acknowledged Queens Road as a high-traffic area. Station Grill is located perfectly to cater to late-night foot traffic safely and responsibly.

CIZ Exception Justified by Security Measures

While the venue is inside the CIZ, its high level of control and no-alcohol policy support an exemption:

Licensed door supervisor on site at night

Use of incident logs and staff training

No alcohol = lower public risk

Planning Permission Already Covered

Since Station Grill is a Class E(b) premises, it may operate as a restaurant, takeaway, and delivery service without planning permission—so long as takeaway isn't the dominant activity. Licensing is the only matter in question.

Matrix Framework and Practical Licensing

The Brighton & Hove matrix allows restaurants to remain open until midnight. Given Station Grill's food-only model, its extended hours request is in line with the spirit of current policy.

Crime Stats Not Applicable to This Venue

Most local crime is associated with alcohol-serving venues. Station Grill has never contributed to public disorder, so using general crime stats against them would be misleading.

Skilled Management with a Clean Record

The manager has been operating this business for over a year without any incident or complaint. His previous night-time food industry experience proves he can handle later hours effectively.

No Additional Cumulative Impact

The restaurant sells food only, has well-trained staff, and follows safety procedures. There is no indication that extended trading would increase crime, noise, or disturbance.

Strong Grounds for Licence Approval

Station Grill sells no alcohol, follows best practices, and serves a growing late-night demand. This is clearly a case where the licence should be granted on exceptional grounds.

Exceeds Hygiene Standards in the Area

Compared to other late-night takeaways nearby, Station Grill has a higher hygiene rating and offers a distinctive menu. Their 5-star score makes them a standout candidate.

Unbalanced Licensing Practices

It's troubling that older venues with lower hygiene continue to operate late, while newer businesses like Station Grill, with better standards, face resistance. This discourages progress and limits consumer choice.

Clear Disparity Between Neighbours

The business directly next door—at 61 Queens Road—has permission to open until 3:00 AM. Station Grill, at number 62, is not granted the same, despite operating more responsibly. If the difference is based on tenure or age, this may be discriminatory.

Licensing and Human Rights

The Licensing Policy acknowledges the Human Rights Act 1998:

Article 1 of the First Protocol protects the right to operate a lawful business. Blocking Station Grill's licence while permitting a similar neighbour to operate late could violate these rights.

Equal Treatment is a Licensing Requirement

All business owners deserve a fair chance, regardless of how long they've been trading. Station Grill has proven its value and compliance, and deserves equal opportunity.

We Need More Late-Night Food Options

Residents near the venue should not be forced to rely only on old establishments. We want choice, and denying new operators that chance limits our freedom as consumers.

A clear example: 61 Queens Road trades until 3:00 AM, while Station Grill is denied the same. This creates unfair market conditions.

Fair Access is a Basic Business Right

Station Grill operates lawfully, safely, and with high standards. They should not be denied the same late-night rights granted to others. Equal access is essential.

Valuable Community Asset

There's growing need for freshly cooked, culturally rich food during the night. Station Grill meets this demand and adds to the diversity of our city.

My Respectful Recommendation

In view of all these points, I ask the Licensing Authority, Sussex Police, and the Court to approve Station Grill's Late Night Refreshment Licence. They are reliable, hygienic, and ready to serve.

Summary Statement

Station Grill is a valuable, safe, and much-needed food venue in Brighton. Their licence application deserves your approval based on merit, responsibility, and community benefit.

Signed: REDACTED

Date: 3/07/2025

S9

SC CON ENDS 25.07.2025 VALID

From: REDACTED
Sent: 03 July 2025 09:07
To: REDACTED
Subject: Support Station Grill

Testimonial in Favour of Late Night Refreshment Licence

Establishment: Station Grill, 62 Queens Road, Brighton, BN1 3XD

Presented to: Brighton & Hove City Council Licensing Authority, Sussex Police Licensing, and the Court

Name REDACTED

Address: REDACTED

As a frequent diner at Station Grill, located at 62 Queens Road, Brighton, I am providing this statement to fully endorse their application for a Late Night Refreshment Licence (not involving alcohol).

Effective Leadership and Support for Licensing Principles

As someone who regularly eats there, I've consistently observed the strong, responsible leadership at Station Grill. The staff are friendly, professional, and attentive, and the place is always tidy and welcoming. The manager, who I'm aware holds an SIA licence, maintains a calm and orderly setting. He supports the four licensing aims by promoting cleanliness, respectful interaction, and swift handling of any incidents.

Rare and Authentic Food Choices

Station Grill serves a special blend of Turkish and Egyptian food, not offered elsewhere in Brighton—especially late at night. Their meals are always made fresh and are known for their taste and authenticity. The menu brings cultural richness to the city's dining scene.

Essential Late-Night Food Access

As someone who's often out late, I struggle to find fresh, high-quality meals at those hours. Station Grill has become a dependable choice for NHS staff, students, security teams, and night workers. Extending their hours would truly serve community needs.

High-Footfall, Central Location

Queens Road connects Brighton Station to the heart of the city and stays busy well into the night. Many passersby need access to a clean, alcohol-free location to get food during these hours.

Safe and Sanitary Premises

Although located in the CIZ, Station Grill maintains a safe and well-run environment. The presence of trained staff and their strong hygiene practices make this a trustworthy business, meriting an exemption to usual CIZ rules.

No Need for Planning Approval

To my knowledge, this matter pertains only to licensing. Selling hot food for takeaway or delivery past midnight doesn't require planning approval, so this shouldn't obstruct the licence being granted.

Consideration Under Matrix Policy

Brighton's matrix policy already supports restaurants staying open until midnight. Since Station Grill sells food without alcohol and operates responsibly, it's reasonable to let them extend their hours under regulated conditions.

No Contribution to Local Crime

From what I've gathered from conversations and media, late-night disruptions are typically linked to alcohol. Station Grill, being a food-only venue, has not been linked to any issues or misconduct.

Skilled and Trustworthy Management

The manager has a background in the late-night food industry, including experience on West Street. Since Station Grill opened, there have been no problems, confirming their capability to run the venue responsibly during extended hours.

No Negative Neighbourhood Effect

Granting the licence would not disrupt the local environment. A clean, controlled venue open late could even help reduce late-night noise and misbehaviour by offering people a safe place to eat and unwind.

Why This Licence Should Be Granted

With a unique menu, solid public support, excellent hygiene, and responsible operation, this venue stands out as an exceptional case that deserves an exemption from standard CIZ rules.

Hygiene and Quality Outperform Competitors

Nearby takeaways often lack the same level of cleanliness, with the closest having a 3-star hygiene rating. Station Grill holds a 5-star rating and is the only one locally offering Egyptian food—strengthening their application.

Promoting the Licensing Objectives

Station Grill's manager is thoroughly committed to upholding all four licensing pillars:

A. Crime and Disorder Prevention:

The venue is monitored by CCTV inside and outside. Incidents are recorded. The SIA-licensed manager ensures safety by managing potential crowds.

B. Public Safety Assurance:

The restaurant follows fire safety rules, offers clear signs, and maintains safe entry/exit paths.

C. Minimising Public Nuisance:

They control waste daily, keep noise low through managed entry, and encourage customers to exit quietly.

D. Protecting Minors from Harm:

All employees are trained to:

- Identify vulnerable people (due to age, intoxication, drugs, etc.)
- Handle situations using the venue's conflict management policy
- Maintain documented training logs
- Share training records with police or council officials upon request
- Receive refresher courses every 8 weeks, all logged with date/time

One-of-a-Kind Cuisine and Community Role

Station Grill is Brighton's only late-night provider of freshly made Egyptian-Turkish cuisine. Their menu adds meaningful culinary value to the city's late economy.

Strong Demand from Locals

Late-night hot meals are in high demand from commuters, students, hospital staff, and security personnel. Most nearby venues don't meet these needs.

Strategically Positioned

Queens Road, as noted by Sussex Police, is a heavily used corridor between the station and the city centre. Station Grill is ideally placed to serve the public during these hours.

Justification for CIZ Exemption

Although the CIZ applies to this area, Station Grill's secure setup and responsible management warrant treating this as a special case:

- SIA-licensed door supervisor present at night
- Incident log, waste procedures, and staff protocols in place
- Alcohol-free operation reduces risk of late-night disorder

Clarifying Planning Permission

The licence application is distinct from planning requirements. Under Class E(b), Station Grill can offer collection, takeaway, and delivery without needing separate planning approval—so long as these remain secondary services.

Matrix Framework Consideration

The Council already allows restaurants to open until midnight. Given that Station Grill doesn't serve alcohol, a modest extension—under safeguards—should be supported.

Crime Stats Are Irrelevant

Local crime reports mainly involve alcohol. Station Grill's food-only model hasn't contributed to disorder and should be excluded from those statistics.

Proven Managerial Experience

With over a year of managing late-night venues—including one on West Street—the current manager has consistently run Station Grill without incident.

No Accumulative Harm

Because it's food-only, with trained staff and safety controls, Station Grill won't add pressure to crime, noise, or public safety.

A Case Deserving Special Approval

With no alcohol served, a clean record, strong community need, and a distinct menu, this is clearly a case that qualifies for an exemption from policy norms.

Food Quality and Hygiene Set the Bar

Nearby takeaways don't meet the same standards. Station Grill has earned a 5-star hygiene rating and offers an unmatched Egyptian menu—further supporting their application.

Unfair Licensing Practices

It's troubling that less sanitary venues stay open late while newer, cleaner ones are blocked. This creates a skewed market, like an informal curfew, and contradicts Brighton's inclusive values.

Discrimination Concerns

It's unjust that the takeaway next door can trade until 3 AM while Station Grill cannot. Age or length of business shouldn't affect fair treatment. The younger manager is just as capable and committed.

Licensing Policy and Human Rights

The policy acknowledges the relevance of the Human Rights Act 1998:

Article 1 of the First Protocol protects the right to operate a lawful business free from unfair limitations. Blocking this licence, despite responsible operation, may breach those rights—especially when next door is allowed to open late.

Treat All Businesses Equally

Owners of all backgrounds and experience levels deserve equal treatment. Station Grill has met every requirement to run safely and fairly, and should be permitted to trade equally.

Local Residents Deserve More Options

Residents want variety in late-night food. Blocking licences for new businesses restricts our choices and gives older venues a monopoly.

This practice favours long-established venues while newer ones—often run by younger individuals—face unnecessary barriers. Station Grill at 62 Queens Road deserves the same rights as the takeaway at 61 Queens Road.

Equal Opportunity and Human Rights

Fair business access is essential. Denying Station Grill equal trading terms violates that principle and may infringe on basic rights to fair enterprise.

Strong Local Appetite for Good Food

Clean, fresh food options like those from Station Grill are in demand—especially when other venues lack healthy offerings. This business fills a major gap.

Request for Approval

Given all this, I ask the Licensing Authority, Sussex Police, and the Court to grant Station Grill's Late Night Refreshment Licence based on the facts, not outdated bias.

Final Summary

Station Grill is a standout in Brighton's food scene. It's safe, diverse, well-managed, and needed. Please approve their application.

Signed: REDACTED

Date: 3/07/2025

S10

SC CON ENDS 25.07.2025 VALID

From: REDACTED
Sent: 03 July 2025 10:08
To: REDACTED
Subject: Support Station Grill

2- Supportive Testimony for Late Night Refreshment Licence Application

Venue: Station Grill, 62 Queens Road, Brighton, BN1 3XD

To Be Submitted To: Brighton & Hove City Council Licensing Authority, Sussex Police Licensing, and the Court

Name: REDACTED
Address: REDACTED

As a loyal patron of Station Grill at 62 Queens Road, Brighton, I am submitting this statement in full support of their request for a Late Night Refreshment Licence (non-alcoholic).

Committed Management and Upholding Licensing Principles

Being a regular customer, I can personally confirm the high standard of management at Station Grill. Staff members are courteous and operate in a clean, secure, and welcoming setting. The manager, who I understand is SIA certified, effectively maintains a composed and well-regulated atmosphere. Their practices promote the four licensing objectives through actions like cleanliness, courteous service, effective communication, and fast problem resolution.

Distinctive and Culturally Rich Menu

Station Grill serves a rare mix of Egyptian and Turkish dishes, unavailable elsewhere in Brighton—especially late at night. The freshly cooked meals are notable for their authenticity and rich taste. This offering adds significant cultural depth to the city's food options.

Consistent Need for Late-Night Meals

Being someone who often seeks late-night food, I've found few dependable choices. Station Grill already supports night-shift workers, NHS employees, students, and security staff. Allowing them to stay open longer would benefit many in the area.

Excellent Location for Footfall

Queens Road, leading from Brighton Station to the town centre, is a busy and active location. Late-night foot traffic is common, and many people could benefit from a clean, alcohol-free food venue along that route.

Security, Safety, and Hygiene

Though located within the Cumulative Impact Zone (CIZ), Station Grill maintains a secure and hygienic environment. The trained team and cleanliness make this a responsible business that merits being treated as an exception to CIZ restrictions.

Licensing Only—No Planning Barriers

To my knowledge, this is purely a licensing issue, and no extra planning approval is necessary to sell hot takeaway food after midnight. This should not hinder the application's success.

Alignment with Matrix Policy

Brighton & Hove's Licensing Matrix permits restaurants to operate until midnight. Since Station Grill doesn't serve alcohol and already functions responsibly, an extended licence under strict control is reasonable.

No Connection to Crime or Disturbance

Conversations and reports show that most disturbances in the area stem from alcohol-related venues. Station Grill, which doesn't sell alcohol, has never been associated with any public nuisance or disorder.

Proven Experience and Responsible Oversight

The manager brings extensive experience from working in the late-night food industry, including West Street. Since opening, Station Grill has operated without incident, demonstrating it can responsibly manage late hours.

Positive Influence on the Area

This licence will not harm the local area. On the contrary, having a secure, well-run, alcohol-free establishment open late can help reduce late-night noise and disorder by offering a place to relax and eat.

Why This Case Deserves Consideration

Due to its distinct food, strong community support, hygiene, and operational responsibility, this case is exceptional and should be approved despite the CIZ designation.

Hygiene and Standards Surpass Competitors

The closest alternative late-night takeaway holds only a 3-star hygiene score, while Station Grill boasts a 5-star rating. No local rivals serve Egyptian cuisine either, making this venue a standout option.

Support for Licensing Objectives

Station Grill's manager is devoted to the four licensing principles:

A. Preventing Crime and Disorder: CCTV is set up covering key areas inside and out. All incidents are logged. As an SIA licence holder, the manager can control crowds and maintain public safety.

B. Ensuring Public Safety: The location follows fire and safety regulations with visible signs and safe access routes.

C. Avoiding Public Nuisance: Daily waste removal, minimal noise, and managed entry reduce disruption. Customers are encouraged to leave quietly.

D. Protecting Children from Harm: Staff receive training to:

Identify vulnerable individuals (due to age, intoxication, or drugs)

Handle conflict using a clear policy

Log and document all training sessions

Present training records to Sussex Police or regulatory bodies when asked

Participate in refresher training at least every 8 weeks with all sessions logged.

Unparalleled Food and Community Relevance

Station Grill is the only late-night provider of combined Egyptian and Turkish meals in Brighton. Their freshly prepared food for delivery and collection enriches Brighton's night economy.

Clear Local Demand

NHS staff, students, security workers, and late-night travellers create consistent demand for quality food. This need is not met by current offerings.

Location Suited for Service

Sussex Police recognise that Queens Road is a major route with heavy footfall from the train station. Station Grill is well-positioned to meet that demand.

CIZ Placement Offset by Safety Efforts

Though in the CIZ, the business is an exception due to proactive safety protocols:

A licensed SIA door supervisor on duty at night

Incident logging, cleanliness, and trained staff

No alcohol service, reducing potential issues

Planning Clarified

As a Class E(b) premises, the venue may offer delivery, takeaway, or collection without additional planning consent—as long as these remain secondary to the restaurant's primary function.

Matrix Policy Alignment

While the Matrix supports restaurants until midnight, Station Grill wants slightly extended hours—justified by its non-alcoholic nature and strong safeguards.

Crime Statistics Not Relevant

Area crime often links to alcohol. Since Station Grill sells only food, it hasn't contributed to any such incidents.

Qualified Management

The manager, an SIA licence holder, has worked in similar late-night roles before, including a kebab shop on West Street. Station Grill has operated over a year without any complaints or issues.

No Added Cumulative Impact

Because the venue sells food only and is responsibly managed, there's no additional burden on public safety, noise, or disorder.

Unique Circumstances Support Licence

No alcohol, high hygiene standards, and unique cultural offerings create a case deserving an exemption from policy limitations.

Excellence in Hygiene and Authenticity

Nearby late-night venues fall short in comparison. Station Grill's 5-star hygiene rating and cultural menu make it a valuable outlier.

Concerns About Unfair Practices

It's troubling that older, less clean venues can stay open while new, cleaner ones like Station Grill face resistance. This suggests an informal curfew that doesn't reflect Brighton's values.

Signs of Unequal Treatment

The business next door at 61 Queens Road trades until 3:00 AM. Denying Station Grill the same chance—possibly due to the owner's youth or shorter tenure—is unfair and potentially discriminatory.

Respect for Human Rights

The Licensing Policy mentions the Human Rights Act 1998:

Article 1 protects the peaceful use of property, including running a business. Refusing this licence could violate those rights when an adjacent business operates longer under similar conditions.

Every Business Deserves a Fair Shot

Owners of all ages and durations should be assessed fairly. Station Grill's safety, professionalism, and service merit an equal chance to trade.

Resident Needs and Equal Access

As locals, we want more late-night food options—not just old establishments. Blocking new licences shrinks our choices and benefits only older businesses.

This bias disadvantages newer, younger owners—preventing them from accessing opportunities open to others in the past. Station Grill at 62 Queens Road deserves the same late-night rights granted to 61 Queens Road.

Economic Justice and Community Value

All legitimate businesses should compete under equal conditions. Station Grill's fairness case also aligns with human rights and community interest.

Community Demand is Unmet

The lack of late-night healthy options, especially Egyptian/Turkish food, is deeply felt. Station Grill would fill this gap.

Final Request

Based on all the above, I kindly ask the Licensing Authority, Sussex Police, and the Court to approve Station Grill's Late Night Refreshment Licence.

Final Words

Station Grill contributes significantly to Brighton's nightlife. It is secure, unique, responsible, and addresses an unmet need. I respectfully urge approval of this licence.

Signed REDACTED

Date: 3/07/2025

S11

SC CON ENDS 25.07.2025 VALID

From: REDACTED
Sent: 03 July 2025 05:29
To: EHL Licensing <EHL.Licensing@brighton-hove.gov.uk>
Cc: REDACTED
Subject: Witness statement

Greetings ,

This is REDACTED ,

Address: REDACTED

Witness Statement in Support of Late Night Refreshment Licence Application

Premises: Station Grill, 62 Queens Road, Brighton, BN1 3XD

Submitted to: Brighton & Hove City Council Licensing Authority, Sussex Police Licensing, and the Court

From:

Address :

Date:

I am a regular customer of Station Grill, located at 62 Queens Road, Brighton, and I am writing this statement in full support of their application for a Late Night Refreshment Licence (without alcohol).

1. **Responsible Management and Support for Licensing Objectives**
As a frequent visitor, I have witnessed first-hand how well-managed Station Grill is. The manager and staff are professional, polite, and clearly dedicated to ensuring a safe, clean, and welcoming environment. The manager, who I understand is also an SIA door supervisor, always maintains a calm and controlled atmosphere, supporting the four licensing objectives through practical steps such as cleanliness, polite service, clear customer communication, and quick response to any potential issues.
2. **Unique and Valuable Food Offering**
Station Grill offers a unique combination of Egyptian and Turkish cuisine, which is not available elsewhere in Brighton—especially not during late hours. The food is freshly prepared and genuinely stands out for its authenticity, quality, and taste. This variety brings cultural value to the local food scene.
3. **High Demand for Late-Night Food**
As someone who needs food late at night, I find it very difficult to find good-quality, hot food late at night. Station Grill has already become a reliable option for students, NHS staff, night shift workers, and security staff. Extending their hours would be a huge benefit to the local workforce and community.

4. **Busy and Well-Suited Location**

Queens Road is a very busy and well-used route from Brighton Station to the city centre. I often see people passing by late at night, many of whom would benefit from a clean, safe place to get food without needing to rely on venues that serve alcohol.
5. **Security and Cleanliness**

Despite being in the Cumulative Impact Zone (CIZ), Station Grill has always felt safe and secure. The presence of trained staff, cleanliness, and controlled service make it a responsible business. I believe these security measures justify treating this application as an exception to the CIZ policy.
6. **Clarification on Planning**

From my understanding, this is a licensing matter only, and no planning permission is needed to serve hot food after midnight for takeaway or delivery. That should not be an obstacle to granting the licence.
7. **Matrix Policy Considerations**

The Council's matrix already supports restaurants staying open until midnight. Since Station Grill does not serve alcohol and already operates responsibly, it makes sense to allow them to open later under controlled conditions.
8. **No Link to Crime or Disorder**

From local news and conversations, I understand that most late-night disturbances in the area are related to alcohol consumption, not to food-only venues like Station Grill. I have never seen any disorder or nuisance associated with this business.
9. **Experienced and Reliable Management**

The manager's background in working in the late-night food sector, particularly on West Street, shows his understanding of how to manage such an operation responsibly. In the time Station Grill has been open, there have been no problems at all, which proves its capability to operate safely during extended hours.
10. **No Negative Impact on the Area**

Granting this licence would not have any negative impact on the neighbourhood. In fact, having a clean, well-run, alcohol-free venue open late might help reduce noise and disorder by giving people a place to eat and wind down.
11. **Exceptional Circumstances Justify This Licence**

Given its unique menu, strong community support, high hygiene standards, and responsible operation, I strongly believe this is an exceptional case and should be granted a licence despite the CIZ policy.

12. Hygiene and Quality Compared to Other Late-Night Options

The nearest alternative takeaway has a lower hygiene rating (3 stars) and is nowhere near as clean or high-quality as Station Grill, which has a 5-star food hygiene rating. Also, none of the nearby takeaways serve Egyptian food, which adds even more weight to this application.

13. Promotion of the Licensing Objectives

the responsible manager of Station Grill is fully committed to promoting all four licensing objectives:

- A. Prevention of Crime and Disorder: CCTV is installed covering all key areas both inside and outside the premises, and a record of incidents will be kept. He is a licensed SIA door supervisor which give advantages to the premises to manage any crowds and provide security to the area
 - B. Public Safety: The premises comply with all fire and safety regulations, including clear signage and safe access routes.
 - C. Prevention of Public Nuisance: Waste disposal is managed daily, noise is kept to a minimum with controlled entry, and customers are encouraged to leave the premises quietly.
 - D. Protection of Children from Harm: All staff will be trained in:
 - Identifying persons who are vulnerable which could include but not limited to, their age or due to intoxication and or drugs as well as identifying potential perpetrators.
- Conflict management. The operator will have a policy in place assisting staff in how to deal with such situations.
- All training undertaken by staff members will be fully documented and recorded.
 - All training records will be made available to Sussex Police, officers of the local authority and officers from the Trading Standards team upon request.
 - Further verbal reinforcement/refresher training covering the above will be carried out thereafter at intervals not to exceed 8 weeks, with the date and time of the verbal reinforcement/refresher training documented.

14. • Unique Culinary Offering

Station Grill is the only late-night food venue in Brighton offering a mixed Egyptian and Turkish cuisine, freshly prepared on-site and available for takeaway and delivery. the menu adds cultural and culinary diversity to the city's night-time economy.

15. • Community Demand

There is a high demand for fresh, hot food late at night, particularly from students, NHS staff, night-shift workers, security personnel, and members of the public commuting through the area. This demand is not currently being met by existing food venues in the area.

16. • Location and Footfall

Sussex Police have acknowledged that Queens Road is a busy thoroughfare, with significant foot traffic from Brighton Station to the city centre, particularly during late hours. Station Grill is ideally located to serve this high demand.

17. • Cumulative Impact Zone (CIZ) and Exceptional Security Measures

Although the premises are situated within the CIZ, we believe this application is justified as an exceptional case due to the nature of the business and their proactive approach to safety:

18. A trained SIA-licensed door supervisor is on site during late-night hours.

19. Clear incident logs, refuse control, and staff training policies are in place.

20. There is no alcohol sold or consumed on the premises, which significantly reduces the risk of alcohol-related disorder.

21. • Planning Permission Clarification

This application concerns licensing only and does not require planning permission to serve hot food for takeaway or delivery after midnight as these are standard operations for any restaurants, which has been clarified under the relevant planning and licensing legislation. As the premises is on class E(b), so they are a restaurant and can-do delivery, takeaway and collection without the need for planning permission as long as these operations are ancillary and not prominent to the premises

22. • Support from the Licensing Matrix

Brighton & Hove's Licensing Matrix supports restaurants operating until midnight. Given that Station Grill offers food only and no alcohol, they seek to operate beyond this threshold with robust safeguards in place.

23. • Irrelevance of Crime Data

Crime data cited in the area largely relates to alcohol-related incidents, which are not applicable to Station Grill. The premises do not serve alcohol, and the existing operations have not contributed to crime or disorder.

24. • Manager's Experience

He holds an SIA Door Supervisor licence and have more than a year of experience working in the night-time economy, including late-night kebab shop on

West Street, Brighton. He managed Station Grill for over a year, with no incidents or complaints logged during that time.

25. • No Negative Cumulative Impact

Their operation is responsibly run, professionally managed, and strictly food-based. As such, there will be no negative cumulative impact on the licensing objectives, especially regarding crime, disorder, or public nuisance.

26. • Exceptional Circumstances Justifying the Application

Given the type of cuisine, **NO ALCOHOL WE BE SOLD**, clean safety record, and very high public demand, this application should be considered as an exceptional case, warranting a departure from the Council's Special Policy.

27. • Food Hygiene and Quality Standards

Nearby alternatives do not maintain the same standard. The closest LNR has a 3-star food hygiene rating, while Station Grill has a 5-star rating, inspected and certified by local Environmental Health. Additionally, no other venue offers Egyptian cuisine, which distinguishes the premises further.

28. Unfair Restrictions and Implied Curfew

It is concerning that the police appear to be discouraging new late-night food venues from opening, while existing premises—some of which have lower hygiene ratings—continue to operate until very late (e.g. 3:00 am). This approach creates an environment where people are forced to buy from older, less clean establishments, as if an informal curfew on people and new businesses is in place. That is not fair to consumers, nor does it align with Brighton's image as a progressive and diverse city.

29. Disparity and Possible Discrimination

It is unfair and possibly discriminatory that a neighbouring takeaway is allowed to trade until 03:00 am, while Station Grill is being prevented from doing the same. If the only difference is that the other shop has been there longer or the owner is older, that should not entitle them to more favourable treatment. Station Grill's manager is younger but just as responsible, experienced, and capable, and he deserves a fair chance to operate on equal terms.

30. Human Rights and Fair Treatment

It is important to note that the Licensing Policy itself acknowledges the relevance of the Human Rights Act 1998, including:

- Article 1 of the First Protocol, which protects the right to peaceful enjoyment of possessions, including the right to operate a lawful business without unfair restrictions.

- In this case, I believe that refusing or discouraging Station Grill's licence application, despite its high standards, responsible management, and very high public demand, could be seen as a breach of these rights, especially when a neighbouring business, next door at 61 Queens road , Brighton, BN13XD is allowed to operate until 3:00 am under similar circumstances.
31. Every business owner—regardless of age or how long they've been trading—should be treated fairly, with decisions based on evidence and merit, not on arbitrary factors. Station Grill meets every reasonable expectation of a responsible, safe, and valuable late-night food venue, and should therefore be given equal opportunity to trade.
32. As residents living adjacent to the premises, we believe it is our right to have access to a variety of late-night refreshment providers. Denying a late-night refreshment licence to new businesses effectively limits our choices and compel us to purchase from a small number of long-established shops that were granted such licences many years ago.

This practice raises concerns of unfair discrimination, as it allows existing licence holders to continue trading late into the night while new businesses are excluded from the same opportunity. Such a policy disproportionately favours older establishments and individuals who were able to open their businesses in the past, while disadvantaging newer business owners—often younger entrepreneurs—who are now being denied access to the same trading rights.

- For instance, the premises at 61 Queens Road, directly adjacent to Station Grill at 62 Queens Road, is permitted to trade until 3:00 AM. Meanwhile, Station Grill has been refused a comparable licence, placing it at a clear competitive disadvantage.
 - We believe this situation undermines the principles of fairness and equal opportunity. Every lawful business should be granted the ability to operate under the same regulatory conditions, without arbitrary restrictions. Equal access to trading rights is not only a matter of economic justice but also a basic human right.
33. We find it increasingly difficult to access hot, healthy, freshly prepared food during late-night hours—particularly Egyptian and Turkish cuisine. There is a clear demand in the area for clean, friendly, welcoming premises offering this type of food, and such an establishment would be a valuable addition to the local community.

34. In light of the above points,

I respectfully request that the Licensing Authority, Sussex Police, and the Court consider this application on its merits and grant the Late Night Refreshment Licence for Station Grill. they are committed to providing a safe, clean, culturally

enriching, and much-needed food service to the Brighton community during late-night hours.

Conclusion:

Station Grill is a valuable part of the Brighton community. It is safe, unique, well-managed, and offers something that is currently missing in the city’s late-night economy. I respectfully urge the Licensing Authority, Police Licensing, and the Court to approve their Late Night Refreshment Licence application.

Signed: Signature: Date :

S12

SC CON ENDS 25.07.2025 VALID

From: REDACTED

Sent: 03 July 2025 16:04

To: EHL Licensing <EHL.Licensing@brighton-hove.gov.uk>;
bahaa.azmy1@yahoo.com

Subject: Support for Station Grill

Witness Statement in Support of Late Night Refreshment Licence Application

Premises: Station Grill, 62 Queens Road, Brighton, BN1 3XD

Submitted to: Brighton & Hove City Council Licensing Authority, Sussex Police Licensing, and the Court

Name: REDACTED

Address: REDACTED

I am a regular customer of Station Grill, located at 62 Queens Road, Brighton, and I am writing this statement in full support of their application for a Late Night Refreshment Licence (without alcohol).

1. Responsible Management and Support for Licensing Objectives

As a frequent visitor, I have witnessed first-hand how well-managed Station Grill is. The manager and staff are professional, polite, and clearly dedicated to ensuring a safe, clean, and welcoming environment. The manager, who I understand is also an SIA door supervisor, always maintains a calm and controlled atmosphere, supporting the four licensing objectives through practical steps such as cleanliness, polite service, clear customer communication, and quick response to any potential issues.

2. Unique and Valuable Food Offering

Station Grill offers a unique combination of Egyptian and Turkish cuisine, which is not available elsewhere in Brighton—especially not during late hours. The food is

freshly prepared and genuinely stands out for its authenticity, quality, and taste. This variety brings cultural value to the local food scene.

3. High Demand for Late-Night Food

As someone who needs food late at night, I find it very difficult to find good-quality, hot food late at night. Station Grill has already become a reliable option for students, NHS staff, night shift workers, and security staff. Extending their hours would be a huge benefit to the local workforce and community.

4. Busy and Well-Suited Location

Queens Road is a very busy and well-used route from Brighton Station to the city centre. I often see people passing by late at night, many of whom would benefit from a clean, safe place to get food without needing to rely on venues that serve alcohol.

5. Security and Cleanliness

Despite being in the Cumulative Impact Zone (CIZ), Station Grill has always felt safe and secure. The presence of trained staff, cleanliness, and controlled service make it a responsible business. I believe these security measures justify treating this application as an exception to the CIZ policy.

6. Clarification on Planning

From my understanding, this is a licensing matter only, and no planning permission is needed to serve hot food after midnight for takeaway or delivery. That should not be an obstacle to granting the licence.

7. Matrix Policy Considerations

The Council's matrix already supports restaurants staying open until midnight. Since Station Grill does not serve alcohol and already operates responsibly, it makes sense to allow them to open later under controlled conditions.

8. No Link to Crime or Disorder

From local news and conversations, I understand that most late-night disturbances in the area are related to alcohol consumption, not to food-only venues like Station Grill. I have never seen any disorder or nuisance associated with this business.

9. Experienced and Reliable Management

The manager's background in working in the late-night food sector, particularly on West Street, shows his understanding of how to manage such an operation responsibly. In the time Station Grill has been open, there have been no problems at all, which proves its capability to operate safely during extended hours.

10. No Negative Impact on the Area

Granting this licence would not have any negative impact on the neighbourhood. In fact, having a clean, well-run, alcohol-free venue open late might help reduce noise and disorder by giving people a place to eat and wind down.

11. Exceptional Circumstances Justify This Licence

Given its unique menu, strong community support, high hygiene standards, and responsible operation, I strongly believe this is an exceptional case and should be granted a licence despite the CIZ policy.

12. Hygiene and Quality Compared to Other Late-Night Options

The nearest alternative takeaway has a lower hygiene rating (3 stars) and is nowhere near as clean or high-quality as Station Grill, which has a 5-star food hygiene rating. Also, none of the nearby takeaways serve Egyptian food, which adds even more weight to this application.

13. Promotion of the Licensing Objectives

the responsible manager of Station Grill is fully committed to promoting all four licensing objectives:

A. Prevention of Crime and Disorder: CCTV is installed covering all key areas both inside and outside the premises, and a record of incidents will be kept. He is a licensed SIA door supervisor which give advantages to the premises to manage any crowds and provide security to the area

B. Public Safety: The premises comply with all fire and safety regulations, including clear signage and safe access routes.

C. Prevention of Public Nuisance: Waste disposal is managed daily, noise is kept to a minimum with controlled entry, and customers are encouraged to leave the premises quietly.

D. Protection of Children from Harm: All staff will be trained in:

- Identifying persons who are vulnerable which could include but not limited to, their age or due to intoxication and or drugs as well as identifying potential perpetrators.
- Conflict management. The operator will have a policy in place assisting staff in how to deal with such situations.
- All training undertaken by staff members will be fully documented and recorded.
- All training records will be made available to Sussex Police, officers of the local authority and officers from the Trading Standards team upon request.
- Further verbal reinforcement/refresher training covering the above will be carried out thereafter at intervals not to exceed 8 weeks, with the date and time of the verbal reinforcement/refresher training documented.

14. • Unique Culinary Offering

Station Grill is the only late-night food venue in Brighton offering a mixed Egyptian and Turkish cuisine, freshly prepared on-site and available for takeaway and delivery. The menu adds cultural and culinary diversity to the city's night-time economy.

15. • Community Demand

There is a high demand for fresh, hot food late at night, particularly from students, NHS staff, night-shift workers, security personnel, and members of the public commuting through the area. This demand is not currently being met by existing food venues in the area.

16. • Location and Footfall

Sussex Police have acknowledged that Queens Road is a busy thoroughfare, with significant foot traffic from Brighton Station to the city centre, particularly during late hours. Station Grill is ideally located to serve this high demand.

17. • Cumulative Impact Zone (CIZ) and Exceptional Security Measures

Although the premises are situated within the CIZ, we believe this application is justified as an exceptional case due to the nature of the business and their proactive approach to safety:

18. A trained SIA-licensed door supervisor is on site during late-night hours.

19. Clear incident logs, refuse control, and staff training policies are in place.

20. There is no alcohol sold or consumed on the premises, which significantly reduces the risk of alcohol-related disorder.

21. • Planning Permission Clarification

This application concerns licensing only and does not require planning permission to serve hot food for takeaway or delivery after midnight as these are standard operations for any restaurants, which has been clarified under the relevant planning and licensing legislation. As the premises is on class E(b), so they are a restaurant and can-do delivery, takeaway and collection without the need for planning permission as long as these operations are ancillary and not prominent to the premises

22. • Support from the Licensing Matrix

Brighton & Hove's Licensing Matrix supports restaurants operating until midnight. Given that Station Grill offers food only and no alcohol, they seek to operate beyond this threshold with robust safeguards in place.

23. • Irrelevance of Crime Data

Crime data cited in the area largely relates to alcohol-related incidents, which are not applicable to Station Grill. The premises do not serve alcohol, and the existing operations have not contributed to crime or disorder.

24. • Manager's Experience

He holds an SIA Door Supervisor licence and have more than a year of experience working in the night-time economy, including late-night kebab shop on West Street, Brighton. He managed Station Grill for over a year, with no incidents or complaints logged during that time.

25. • No Negative Cumulative Impact

Their operation is responsibly run, professionally managed, and strictly food-based. As such, there will be no negative cumulative impact on the licensing objectives, especially regarding crime, disorder, or public nuisance.

26. • Exceptional Circumstances Justifying the Application

Given the type of cuisine, NO ALCOHOL WILL BE SOLD, clean safety record, and very high public demand, this application should be considered as an exceptional case, warranting a departure from the Council's Special Policy.

27. • Food Hygiene and Quality Standards

Nearby alternatives do not maintain the same standard. The closest LNR has a 3-star food hygiene rating, while Station Grill has a 5-star rating, inspected and certified by local Environmental Health. Additionally, no other venue offers Egyptian cuisine, which distinguishes the premises further.

28. Unfair Restrictions and Implied Curfew

It is concerning that the police appear to be discouraging new late-night food venues from opening, while existing premises—some of which have lower hygiene ratings—continue to operate until very late (e.g. 3:00 am). This approach creates an environment where people are forced to buy from older, less clean establishments, as if an informal curfew on people and new businesses is in place. That is not fair to consumers, nor does it align with Brighton's image as a progressive and diverse city.

29. Disparity and Possible Discrimination

It is unfair and possibly discriminatory that a neighbouring takeaway is allowed to trade until 03:00 am, while Station Grill is being prevented from doing the same. If the only difference is that the other shop has been there longer or the owner is older, that should not entitle them to more favourable treatment. Station Grill's manager is younger but just as responsible, experienced, and capable, and he deserves a fair chance to operate on equal terms.

30. Human Rights and Fair Treatment

It is important to note that the Licensing Policy itself acknowledges the relevance of the Human Rights Act 1998, including:

- Article 1 of the First Protocol, which protects the right to peaceful enjoyment of possessions, including the right to operate a lawful business without unfair restrictions.
- In this case, I believe that refusing or discouraging Station Grill's licence application, despite its high standards, responsible management, and very high public demand, could be seen as a breach of these rights, especially when a neighbouring business, next door at 61 Queens road , Brighton, BN13XD is allowed to operate until 3:00 am under similar circumstances.

31. Every business owner—regardless of age or how long they've been trading—should be treated fairly, with decisions based on evidence and merit, not on arbitrary factors. Station Grill meets every reasonable expectation of a responsible, safe, and valuable late-night food venue, and should therefore be given equal opportunity to trade.

32. As residents living adjacent to the premises, we believe it is our right to have access to a variety of late-night refreshment providers. Denying a late-night refreshment licence to new businesses effectively limits our choices and compel us to purchase from a small number of long-established shops that were granted such licences many years ago.

This practice raises concerns of unfair discrimination, as it allows existing licence holders to continue trading late into the night while new businesses are excluded from the same opportunity. Such a policy disproportionately favours older establishments and individuals who were able to open their businesses in the past, while disadvantaging newer business owners—often younger entrepreneurs—who are now being denied access to the same trading rights.

- For instance, the premises at 61 Queens Road, directly adjacent to Station Grill at 62 Queens Road, is permitted to trade until 3:00 AM. Meanwhile, Station Grill has been refused a comparable licence, placing it at a clear competitive disadvantage.
- We believe this situation undermines the principles of fairness and equal opportunity. Every lawful business should be granted the ability to operate under the same regulatory conditions, without arbitrary restrictions. Equal access to trading rights is not only a matter of economic justice but also a basic human right.

33. We find it increasingly difficult to access hot, healthy, freshly prepared food during late-night hours—particularly Egyptian and Turkish cuisine. There is a clear demand in the area for clean, friendly, welcoming premises offering this type of food, and such an establishment would be a valuable addition to the local community.

34. In light of the above points,

I respectfully request that the Licensing Authority, Sussex Police, and the Court consider this application on its merits and grant the Late Night Refreshment Licence for Station Grill. they are committed to providing a safe, clean, culturally enriching, and much-needed food service to the Brighton community during late-night hours.

Conclusion:

Station Grill is a valuable part of the Brighton community. It is safe, unique, well-managed, and offers something that is currently missing in the city's late-night economy. I respectfully urge the Licensing Authority, Police Licensing, and the Court to approve their Late Night Refreshment Licence application.

Signed: REDACTED

Date: 01 / 07 / 2025

S13

From: REDACTED

Sent: 06 July 2025 02:09

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

Subject: Support Statement – Late Night Refreshment Licence Application

SC CON ENDS: 25.07.2025 VALID PCD, PPN, PS, PCH & CIZ (S)

Dear sir / madam,

my Name: REDACTED

Address: REDACTED

Venue: Station Grill, 62 Queens Road, Brighton, BN1 3XD

Submitted To: Brighton & Hove City Council Licensing Authority, Sussex Police Licensing, and the Court

Name: REDACTED

Address: REDACTED

I am a loyal customer of Station Grill, located at 62 Queens Road, Brighton, and I am submitting this written testimony in full support of their application for a Late Night Refreshment Licence (no alcohol to be served).

Management Standards and Support for Licensing Principles

As a regular diner, I've observed how professionally the restaurant is operated. The staff are always friendly and attentive, and the premises are clean and safe. The

manager—who also holds an SIA door supervisor licence—ensures that the venue stays calm and well-regulated. He actively upholds the four licensing objectives through solid hygiene practices, respectful customer interactions, clear communication, and fast response to concerns.

Distinct Menu that Adds to Brighton’s Food Culture

Station Grill offers an uncommon menu featuring Egyptian and Turkish dishes. These aren’t available from other local venues, especially during late-night hours. Their food is fresh and high in quality. This unique cultural blend adds to the city’s culinary variety and appeal.

The Need for Late-Night Food Options

Late-night access to healthy, hot meals is difficult in Brighton. Station Grill already caters to a range of essential workers—NHS staff, students, night-shift employees, and security teams. Extending their opening hours would meet ongoing demand in the community.

Busy Location Ideal for Serving Late-Night Public

Queens Road is one of the most used routes connecting Brighton Station to the city centre. I regularly see many people walking past late at night. A food-only, clean, and alcohol-free place like Station Grill would serve this foot traffic well.

Clean, Safe Environment within the CIZ

Although situated in the Cumulative Impact Zone (CIZ), Station Grill consistently feels safe. Staff are trained, service is controlled, and cleanliness is a priority. These factors support making an exception to the CIZ limitations in this case.

Planning Permission Is Not Relevant Here

As I understand it, this application relates only to licensing. The business does not require additional planning permission to provide takeaway or delivery of hot food after midnight. Therefore, planning concerns should not influence the outcome.

Fit Within the Licensing Matrix

The Council’s licensing matrix supports food establishments staying open until midnight. Since Station Grill does not serve alcohol and already operates responsibly, it is reasonable to allow them to extend their hours under well-monitored conditions.

No Link to Local Crime or Disturbances

Reports and conversations show that most late-night incidents stem from alcohol-related activity. As a strictly food-based business, Station Grill has never been associated with disorderly behaviour. I’ve never witnessed or heard of any problems there.

Leadership with Proven Track Record

The manager has prior experience running late-night food operations, particularly in Brighton's busy West Street area. Since Station Grill opened, there have been no complaints or incidents, demonstrating that the venue is run with professionalism and safety in mind.

No Harm to the Community or Neighbourhood

This licence will not lead to any disruption. In fact, having a well-maintained, late-opening venue that does not serve alcohol might reduce late-night disorder by providing a peaceful environment for people looking to eat.

Clear Justification for Making an Exception

Considering the high hygiene rating, original food offerings, strong community backing, high community support, and responsible conduct, this licence application should be treated as an exceptional case under the CIZ rules.

Better Hygiene and Quality Than Other Takeaways

Nearby late-night takeaways often do not meet the same cleanliness and quality standards. The closest has a 3-star hygiene score, whereas Station Grill has a 5-star rating. Also, no other late-night outlet nearby serves Egyptian food.

Full Alignment with Licensing Objectives

The Station Grill team, especially the manager, has shown dedication to upholding the four licensing goals:

A. Crime and Disorder Prevention:

All areas inside and outside the premises are covered by CCTV. Incident logs are maintained. The manager's SIA qualification gives him the skills to manage safety and potential crowds effectively.

B. Public Safety:

Fire and safety rules are followed fully. The restaurant has clear signage and safe access in and out.

C. Nuisance Prevention:

Noise is kept to a minimum through controlled customer entry. Waste is managed daily, and customers are politely encouraged to leave without disturbance.

D. Child Protection:

Staff are trained to:

- Identify vulnerable individuals due to age, alcohol, or substance use
- Handle such situations using structured conflict management procedures
- Keep records of all training

- Provide training documentation to authorities on request
- Undergo refresher training sessions every eight weeks, with each session recorded

The Only Venue Offering This Unique Cuisine Late at Night

Station Grill is the sole provider of a combined Egyptian and Turkish menu available for late-night takeaway and delivery in Brighton. This gives them a distinct place in the city's night-time food economy.

Existing Demand from the Local Public

The demand for hot food late at night is real, especially from shift workers, students, and others in need of a quick, clean meal. Station Grill is already playing an important role in meeting that demand.

Location Confirmed as Busy by Police

Queens Road is known for its high volume of pedestrians at night. Sussex Police have acknowledged this fact. Station Grill is ideally positioned to meet that demand safely and efficiently.

High Standards Make This a Justified CIZ Exception

Even within the CIZ, Station Grill is a safe and well-regulated operation. Key safety practices include:

- An on-site SIA-certified door supervisor
- Clearly maintained incident logs
- Structured staff training and waste management
- A complete absence of alcohol sales

Planning Requirements Already Satisfied

As a Class E(b) business, Station Grill has the right to provide takeaway and delivery services without new planning consent—provided these activities remain secondary. This application is a licensing matter only.

Within the Scope of the Matrix Policy

Restaurants are permitted to trade until midnight under the matrix. Given that Station Grill does not sell alcohol and operates under control, their application for slightly extended hours is well within reason.

Crime Statistics Do Not Apply to This Venue

Most late-night crime in this area is linked to drinking. Since Station Grill is food-only and has no history of issues, it should not be associated with unrelated crime statistics.

Manager Is Qualified and Responsible

The current manager has more than a year's experience managing a night-time food business, including on West Street. In that time, he has operated Station Grill without any incident—a clear sign of his professional conduct.

No Cumulative Impact on the Area

Station Grill is responsibly run, offers food only, and has well-trained staff. The business will not contribute negatively to public safety, noise levels, or local nuisance.

A Special Case That Merits Approval

With no alcohol sales, a high hygiene score, cultural contribution, and clear public demand, this application should be seen as exceptional and deserving of an approved licence.

Top Hygiene and Distinct Menu Choices

Other late-night food options cannot compare in terms of cleanliness or authenticity. Station Grill's 5-star hygiene rating and unique Middle Eastern menu set them apart in the area.

Unfair Licensing Restrictions Must Be Reviewed

Older venues with lesser hygiene ratings are being allowed to trade until late, while newer, cleaner venues like Station Grill are being limited. This creates an unfair advantage and restricts competition and consumer choice.

Unequal Licensing Between Neighbouring Businesses

It's troubling that the takeaway next door at 61 Queens Road can trade until 3:00 AM, while Station Grill at 62 is denied that opportunity. If this difference is based only on how long the business has been open or the age of the owner, that is discriminatory.

Human Rights Must Be Respected

The Licensing Policy recognises the Human Rights Act 1998:

Article 1 of the First Protocol protects a person's right to run a lawful business. Refusing Station Grill the same rights enjoyed by neighbouring venues may constitute a breach of this protection.

Equal Opportunities for All Businesses

All business owners—regardless of experience or age—should be treated with the same level of fairness. Station Grill is safe, compliant, and competent, and should receive an equal chance to trade.

Brighton Residents Deserve More Options

As a local resident, I believe we should have access to new, clean, and high-quality food venues. Blocking new businesses in favour of older ones limits our choices and sets a worrying precedent.

The difference in hours between 61 and 62 Queens Road highlights the problem clearly. One can stay open until 3:00 AM, while the other is restricted. That creates an unfair business environment.

Trading Rights Must Be Equal

Businesses should be judged based on their safety and quality—not on how long they've existed. Station Grill meets all criteria and should be allowed to compete equally.

Station Grill Serves a Clear Community Role

Late-night access to nutritious and culturally significant food is increasingly rare. Station Grill fills this gap in a professional, safe, and responsible manner.

Closing Appeal

In light of all the above points, I respectfully request that Brighton & Hove City Council Licensing Authority, Sussex Police, and the Court grant Station Grill the Late Night Refreshment Licence. The business is a valuable, clean, and community-serving venue.

Final Summary

Station Grill is a reliable, distinctive, and well-run part of Brighton's food scene. Their licence application deserves to be approved based on public need, responsible operation, and fairness.

Signed:

Date: 06/07/2025

S14

From: REDACTED

Sent: 11 July 2025 02:01

To: REDACTED

Subject: Support for station Grill

SC CON ENDS: 25.07.2025 VALID PCD, PPN, PS, PCH & CIZ (S)

My name is : REDACTED

Address: REDACTED

Dear sir / madam,

Sorry for bothering you, But I sent this supporting statement before using my friend's (REDACTED) (I CC him in this email)email address, because I did not have access to the internet and to my email at that time.

But when I visited Station Grill again, I was told to send it again to be validated.

so, please accept my apologies, and accept this statement through my email address to be validated.

My name is REDACTED

Address: REDACTED

Witness Statement in Support of Late Night Refreshment Licence Application

Premises: Station Grill, 62 Queens Road, Brighton, BN1 3XD

Submitted to: Brighton & Hove City Council Licensing Authority, Sussex Police Licensing, and the Court

Name: REDACTED

Address:REDACTED

I am a regular customer of Station Grill, located at 62 Queens Road, Brighton, and I am writing this statement in full support of their application for a Late Night Refreshment Licence (without alcohol).

1. Responsible Management and Support for Licensing Objectives

As a frequent visitor, I have witnessed first-hand how well-managed Station Grill is. The manager and staff are professional, polite, and clearly dedicated to ensuring a safe, clean, and welcoming environment. The manager, who I understand is also an SIA door supervisor, always maintains a calm and controlled atmosphere, supporting the four licensing objectives through practical steps such as cleanliness, polite service, clear customer communication, and quick response to any potential issues.

2. Unique and Valuable Food Offering

Station Grill offers a unique combination of Egyptian and Turkish cuisine, which is not available elsewhere in Brighton—especially not during late hours. The food is freshly prepared and genuinely stands out for its authenticity, quality, and taste. This variety brings cultural value to the local food scene.

3. High Demand for Late-Night Food

As someone who needs food late at night, I find it very difficult to find good-quality, hot food late at night. Station Grill has already become a reliable option for students, NHS staff, night shift workers, and security staff. Extending their hours would be a huge benefit to the local workforce and community.

4. Busy and Well-Suited Location

Queens Road is a very busy and well-used route from Brighton Station to the city centre. I often see people passing by late at night, many of whom would benefit from a clean, safe place to get food without needing to rely on venues that serve alcohol.

5. Security and Cleanliness

Despite being in the Cumulative Impact Zone (CIZ), Station Grill has always felt safe and secure. The presence of trained staff, cleanliness, and controlled service make it a responsible business. I believe these security measures justify treating this application as an exception to the CIZ policy.

6. Clarification on Planning

From my understanding, this is a licensing matter only, and no planning permission is needed to serve hot food after midnight for takeaway or delivery. That should not be an obstacle to granting the licence.

7. Matrix Policy Considerations

The Council's matrix already supports restaurants staying open until midnight. Since Station Grill does not serve alcohol and already operates responsibly, it makes sense to allow them to open later under controlled conditions.

8. No Link to Crime or Disorder

From local news and conversations, I understand that most late-night disturbances in the area are related to alcohol consumption, not to food-only venues like Station Grill. I have never seen any disorder or nuisance associated with this business.

9. Experienced and Reliable Management

The manager's background in working in the late-night food sector, particularly on West Street, shows his understanding of how to manage such an operation responsibly. In the time Station Grill has been open, there have been no problems at all, which proves its capability to operate safely during extended hours.

10. No Negative Impact on the Area

Granting this licence would not have any negative impact on the neighbourhood. In fact, having a clean, well-run, alcohol-free venue open late might help reduce noise and disorder by giving people a place to eat and wind down.

11. Exceptional Circumstances Justify This Licence

Given its unique menu, strong community support, high hygiene standards, and responsible operation, I strongly believe this is an exceptional case and should be granted a licence despite the CIZ policy.

12. Hygiene and Quality Compared to Other Late-Night Options

The nearest alternative takeaway has a lower hygiene rating (3 stars) and is nowhere near as clean or high-quality as Station Grill, which has a 5-star food hygiene rating. Also, none of the nearby takeaways serve Egyptian food, which adds even more weight to this application.

13. Promotion of the Licensing Objectives

the responsible manager of Station Grill is fully committed to promoting all four licensing objectives:

A. Prevention of Crime and Disorder: CCTV is installed covering all key areas both inside and outside the premises, and a record of incidents will be kept. He is a licensed SIA door supervisor which give advantages to the premises to manage any crowds and provide security to the area

B. Public Safety: The premises comply with all fire and safety regulations, including clear signage and safe access routes.

C. Prevention of Public Nuisance: Waste disposal is managed daily, noise is kept to a minimum with controlled entry, and customers are encouraged to leave the premises quietly.

D. Protection of Children from Harm: All staff will be trained in:

- Identifying persons who are vulnerable which could include but not limited to, their age or due to intoxication and or drugs as well as identifying potential perpetrators.
- Conflict management. The operator will have a policy in place assisting staff in how to deal with such situations.
- All training undertaken by staff members will be fully documented and recorded.
- All training records will be made available to Sussex Police, officers of the local authority and officers from the Trading Standards team upon request.
- Further verbal reinforcement/refresher training covering the above will be carried out thereafter at intervals not to exceed 8 weeks, with the date and time of the verbal reinforcement/refresher training documented.

14. • Unique Culinary Offering

Station Grill is the only late-night food venue in Brighton offering a mixed Egyptian and Turkish cuisine, freshly prepared on-site and available for takeaway and delivery. the menu adds cultural and culinary diversity to the city's night-time economy.

15. • Community Demand

There is a high demand for fresh, hot food late at night, particularly from students, NHS staff, night-shift workers, security personnel, and members of the public

commuting through the area. This demand is not currently being met by existing food venues in the area.

16. • Location and Footfall

Sussex Police have acknowledged that Queens Road is a busy thoroughfare, with significant foot traffic from Brighton Station to the city centre, particularly during late hours. Station Grill is ideally located to serve this high demand.

17. • Cumulative Impact Zone (CIZ) and Exceptional Security Measures

Although the premises are situated within the CIZ, we believe this application is justified as an exceptional case due to the nature of the business and their proactive approach to safety:

18. A trained SIA-licensed door supervisor is on site during late-night hours.

19. Clear incident logs, refuse control, and staff training policies are in place.

20. There is no alcohol sold or consumed on the premises, which significantly reduces the risk of alcohol-related disorder.

21. • Planning Permission Clarification

This application concerns licensing only and does not require planning permission to serve hot food for takeaway or delivery after midnight as these are standard operations for any restaurants, which has been clarified under the relevant planning and licensing legislation. As the premises is on class E(b), so they are a restaurant and can-do delivery, takeaway and collection without the need for planning permission as long as these operations are ancillary and not prominent to the premises

22. • Support from the Licensing Matrix

Brighton & Hove's Licensing Matrix supports restaurants operating until midnight. Given that Station Grill offers food only and no alcohol, they seek to operate beyond this threshold with robust safeguards in place.

23. • Irrelevance of Crime Data

Crime data cited in the area largely relates to alcohol-related incidents, which are not applicable to Station Grill. The premises do not serve alcohol, and the existing operations have not contributed to crime or disorder.

24. • Manager's Experience

He holds an SIA Door Supervisor licence and have more than a year of experience working in the night-time economy, including late-night kebab shop on West Street, Brighton. He managed Station Grill for over a year, with no incidents or complaints logged during that time.

25. • No Negative Cumulative Impact

Their operation is responsibly run, professionally managed, and strictly food-based. As such, there will be no negative cumulative impact on the licensing objectives, especially regarding crime, disorder, or public nuisance.

26. • Exceptional Circumstances Justifying the Application

Given the type of cuisine, NO ALCOHOL WILL BE SOLD, clean safety record, and very high public demand, this application should be considered as an exceptional case, warranting a departure from the Council's Special Policy.

27. • Food Hygiene and Quality Standards

Nearby alternatives do not maintain the same standard. The closest LNR has a 3-star food hygiene rating, while Station Grill has a 5-star rating, inspected and certified by local Environmental Health. Additionally, no other venue offers Egyptian cuisine, which distinguishes the premises further.

28. Unfair Restrictions and Implied Curfew

It is concerning that the police appear to be discouraging new late-night food venues from opening, while existing premises—some of which have lower hygiene ratings—continue to operate until very late (e.g. 3:00 am). This approach creates an environment where people are forced to buy from older, less clean establishments, as if an informal curfew on people and new businesses is in place. That is not fair to consumers, nor does it align with Brighton's image as a progressive and diverse city.

29. Disparity and Possible Discrimination

It is unfair and possibly discriminatory that a neighbouring takeaway is allowed to trade until 03:00 am, while Station Grill is being prevented from doing the same. If the only difference is that the other shop has been there longer or the owner is older, that should not entitle them to more favourable treatment. Station Grill's manager is younger but just as responsible, experienced, and capable, and he deserves a fair chance to operate on equal terms.

30. Human Rights and Fair Treatment

It is important to note that the Licensing Policy itself acknowledges the relevance of the Human Rights Act 1998, including:

- Article 1 of the First Protocol, which protects the right to peaceful enjoyment of possessions, including the right to operate a lawful business without unfair restrictions.
- In this case, I believe that refusing or discouraging Station Grill's licence application, despite its high standards, responsible management, and very high public demand, could be seen as a breach of these rights, especially when a

neighbouring business, next door at 61 Queens road , Brighton, BN13XD is allowed to operate until 3:00 am under similar circumstances.

31. Every business owner—regardless of age or how long they've been trading—should be treated fairly, with decisions based on evidence and merit, not on arbitrary factors. Station Grill meets every reasonable expectation of a responsible, safe, and valuable late-night food venue, and should therefore be given equal opportunity to trade.

32. As residents living adjacent to the premises, we believe it is our right to have access to a variety of late-night refreshment providers. Denying a late-night refreshment licence to new businesses effectively limits our choices and compel us to purchase from a small number of long-established shops that were granted such licences many years ago.

This practice raises concerns of unfair discrimination, as it allows existing licence holders to continue trading late into the night while new businesses are excluded from the same opportunity. Such a policy disproportionately favours older establishments and individuals who were able to open their businesses in the past, while disadvantaging newer business owners—often younger entrepreneurs—who are now being denied access to the same trading rights.

- For instance, the premises at 61 Queens Road, directly adjacent to Station Grill at 62 Queens Road, is permitted to trade until 3:00 AM. Meanwhile, Station Grill has been refused a comparable licence, placing it at a clear competitive disadvantage.
- We believe this situation undermines the principles of fairness and equal opportunity. Every lawful business should be granted the ability to operate under the same regulatory conditions, without arbitrary restrictions. Equal access to trading rights is not only a matter of economic justice but also a basic human right.

33. We find it increasingly difficult to access hot, healthy, freshly prepared food during late-night hours—particularly Egyptian and Turkish cuisine. There is a clear demand in the area for clean, friendly, welcoming premises offering this type of food, and such an establishment would be a valuable addition to the local community.

34. In light of the above points, I respectfully request that the Licensing Authority, Sussex Police, and the Court consider this application on its merits and grant the Late Night Refreshment Licence for Station Grill. they are committed to providing a safe, clean, culturally enriching, and much-needed food service to the Brighton community during late-night hours.

Conclusion:

Station Grill is a valuable part of the Brighton community. It is safe, unique, well-managed, and offers something that is currently missing in the city's late-night economy. I respectfully urge the Licensing Authority, Police Licensing, and the Court to approve their Late Night Refreshment Licence application.

Signed: REDACTED

Date: 01 / 07 / 2025

S15

From: REDACTED

Sent: 04 July 2025 15:17

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

Subject: Night Refreshment Licence

SC CON ENDS: 25.07.2025 VALID PCD, PPN, PS, PCH & CIZ (S)

Supportive Testimony for Late Night Refreshment Licence Application

Venue: Station Grill, 62 Queens Road, Brighton, BN1 3XD

To Be Submitted To: Brighton & Hove City Council Licensing Authority, Sussex Police Licensing, and the Court

Name:1- Name: REDACTED

Address: REDACTED

As a loyal patron of Station Grill at 62 Queens Road, Brighton, I am submitting this statement in full support of their request for a Late Night Refreshment Licence (non-alcoholic).

Committed Management and Upholding Licensing Principles

Being a regular customer, I can personally confirm the high standard of management at Station Grill. Staff members are courteous and operate in a clean, secure, and welcoming setting. The manager, who I understand is SIA certified, effectively maintains a composed and well-regulated atmosphere. Their practices promote the four licensing objectives through actions like cleanliness, courteous service, effective communication, and fast problem resolution.

Distinctive and Culturally Rich Menu

Station Grill serves a rare mix of Egyptian and Turkish dishes, unavailable elsewhere in Brighton—especially late at night. The freshly cooked meals are notable for their authenticity and rich taste. This offering adds significant cultural depth to the city's food options.

Consistent Need for Late-Night Meals

Being someone who often seeks late-night food, I've found few dependable choices. Station Grill already supports night-shift workers, NHS employees, students, and security staff. Allowing them to stay open longer would benefit many in the area.

Excellent Location for Footfall

Queens Road, leading from Brighton Station to the town centre, is a busy and active location. Late-night foot traffic is common, and many people could benefit from a clean, alcohol-free food venue along that route.

Security, Safety, and Hygiene

Though located within the Cumulative Impact Zone (CIZ), Station Grill maintains a secure and hygienic environment. The trained team and cleanliness make this a responsible business that merits being treated as an exception to CIZ restrictions.

Licensing Only—No Planning Barriers

To my knowledge, this is purely a licensing issue, and no extra planning approval is necessary to sell hot takeaway food after midnight. This should not hinder the application's success.

Alignment with Matrix Policy

Brighton & Hove's Licensing Matrix permits restaurants to operate until midnight. Since Station Grill doesn't serve alcohol and already functions responsibly, an extended licence under strict control is reasonable.

No Connection to Crime or Disturbance

Conversations and reports show that most disturbances in the area stem from alcohol-related venues. Station Grill, which doesn't sell alcohol, has never been associated with any public nuisance or disorder.

Proven Experience and Responsible Oversight

The manager brings extensive experience from working in the late-night food industry, including West Street. Since opening, Station Grill has operated without incident, demonstrating it can responsibly manage late hours.

Positive Influence on the Area

This licence will not harm the local area. On the contrary, having a secure, well-run, alcohol-free establishment open late can help reduce late-night noise and disorder by offering a place to relax and eat.

Why This Case Deserves Consideration

Due to its distinct food, strong community support, hygiene, and operational responsibility, this case is exceptional and should be approved despite the CIZ designation.

Hygiene and Standards Surpass Competitors

The closest alternative late-night takeaway holds only a 3-star hygiene score, while Station Grill boasts a 5-star rating. No local rivals serve Egyptian cuisine either, making this venue a standout option.

Support for Licensing Objectives

Station Grill's manager is devoted to the four licensing principles:

A. Preventing Crime and Disorder: CCTV is set up covering key areas inside and out. All incidents are logged. As an SIA licence holder, the manager can control crowds and maintain public safety.

B. Ensuring Public Safety: The location follows fire and safety regulations with visible signs and safe access routes.

C. Avoiding Public Nuisance: Daily waste removal, minimal noise, and managed entry reduce disruption. Customers are encouraged to leave quietly.

D. Protecting Children from Harm: Staff receive training to:

Identify vulnerable individuals (due to age, intoxication, or drugs)

Handle conflict using a clear policy

Log and document all training sessions

Present training records to Sussex Police or regulatory bodies when asked

Participate in refresher training at least every 8 weeks with all sessions logged.

Unparalleled Food and Community Relevance

Station Grill is the only late-night provider of combined Egyptian and Turkish meals in Brighton. Their freshly prepared food for delivery and collection enriches Brighton's night economy.

Clear Local Demand

NHS staff, students, security workers, and late-night travellers create consistent demand for quality food. This need is not met by current offerings.

Location Suited for Service

Sussex Police recognise that Queens Road is a major route with heavy footfall from the train station. Station Grill is well-positioned to meet that demand.

CIZ Placement Offset by Safety Efforts

Though in the CIZ, the business is an exception due to proactive safety protocols:

A licensed SIA door supervisor on duty at night

Incident logging, cleanliness, and trained staff

No alcohol service, reducing potential issues

Planning Clarified

As a Class E(b) premises, the venue may offer delivery, takeaway, or collection without additional planning consent—as long as these remain secondary to the restaurant's primary function.

Matrix Policy Alignment

While the Matrix supports restaurants until midnight, Station Grill wants slightly extended hours—justified by its non-alcoholic nature and strong safeguards.

Crime Statistics Not Relevant

Area crime often links to alcohol. Since Station Grill sells only food, it hasn't contributed to any such incidents.

Qualified Management

The manager, an SIA licence holder, has worked in similar late-night roles before, including a kebab shop on West Street. Station Grill has operated over a year without any complaints or issues.

No Added Cumulative Impact

Because the venue sells food only and is responsibly managed, there's no additional burden on public safety, noise, or disorder.

Unique Circumstances Support Licence

No alcohol, high hygiene standards, and unique cultural offerings create a case deserving an exemption from policy limitations.

Excellence in Hygiene and Authenticity

Nearby late-night venues fall short in comparison. Station Grill's 5-star hygiene rating and cultural menu make it a valuable outlier.

Concerns About Unfair Practices

It's troubling that older, less clean venues can stay open while new, cleaner ones like Station Grill face resistance. This suggests an informal curfew that doesn't reflect Brighton's values.

Signs of Unequal Treatment

The business next door at 61 Queens Road trades until 3:00 AM. Denying Station Grill the same chance—possibly due to the owner’s youth or shorter tenure—is unfair and potentially discriminatory.

Respect for Human Rights

The Licensing Policy mentions the Human Rights Act 1998:

Article 1 protects the peaceful use of property, including running a business.

Refusing this licence could violate those rights when an adjacent business operates longer under similar conditions.

Every Business Deserves a Fair Shot

Owners of all ages and durations should be assessed fairly. Station Grill’s safety, professionalism, and service merit an equal chance to trade.

Resident Needs and Equal Access

As locals, we want more late-night food options—not just old establishments. Blocking new licences shrinks our choices and benefits only older businesses.

This bias disadvantages newer, younger owners—preventing them from accessing opportunities open to others in the past. Station Grill at 62 Queens Road deserves the same late-night rights granted to 61 Queens Road.

Economic Justice and Community Value

All legitimate businesses should compete under equal conditions. Station Grill’s fairness case also aligns with human rights and community interest.

Community Demand is Unmet

The lack of late-night healthy options, especially Egyptian/Turkish food, is deeply felt. Station Grill would fill this gap.

Final Request

Based on all the above, I kindly ask the Licensing Authority, Sussex Police, and the Court to approve Station Grill's Late Night Refreshment Licence.

Final Words

Station Grill contributes significantly to Brighton's nightlife. It is secure, unique, responsible, and addresses an unmet need. I respectfully urge approval of this licence.

Signed:

Date: /07/2025

S16

From: REDACTED

Sent: 06 July 2025 01:17

To: EHL Licensing <EHL.Licensing@brighton-hove.gov.uk>;
bahaa.azmy1@yahoo.com

Subject: Declaration in Support of Late Night Refreshment Licence Request

SC CON ENDS: 25.07.2025 VALID PCD, PPN, PS, PCH & CIZ (S)

My Name: REDACTED

Address:- REDACTED

Declaration in Support of Late Night Refreshment Licence Request

Business Name: Station Grill, 62 Queens Road, Brighton, BN1 3XD

Addressed to: Brighton & Hove City Council Licensing Authority, Sussex Police Licensing, and the Court

I am a loyal visitor to Station Grill, located at 62 Queens Road, Brighton, and I'm writing this declaration to fully support their application for a Late Night Refreshment Licence (excluding alcohol).

Responsible Management and Alignment with Licensing Objectives

Being a consistent customer, I have personally observed how professionally Station Grill is operated. The staff are courteous, efficient, and always maintain a safe and

sanitary environment. The manager, who I've learned holds an SIA door supervisor licence, creates a calm, secure setting and effectively upholds the four licensing objectives with practices such as cleanliness, friendly service, transparent communication, and quick issue resolution.

Uncommon and Valuable Culinary Offering

Station Grill offers a rare and appealing mix of Egyptian and Turkish cuisine—something not found anywhere else in Brighton, particularly at late hours. The food is prepared fresh and is known for its authenticity and delicious flavour. This unique menu contributes positively to the cultural diversity of the city's dining options.

Clear Need for After-Hours Dining

As someone who regularly seeks food late at night, I often face challenges finding quality options. Station Grill already serves as a dependable source of fresh meals for students, NHS personnel, night-shift staff, and security professionals. Granting them extended hours would provide meaningful benefit to many community members.

Central and Highly Trafficked Location

Queens Road serves as a busy connector between Brighton Station and the town centre. I frequently see people passing by in the late hours who would benefit from having access to a clean, alcohol-free location like Station Grill for food.

Cleanliness and Safety, Even Within the CIZ

Despite being in a designated Cumulative Impact Zone (CIZ), Station Grill consistently provides a secure and well-regulated setting. With trained staff and high hygiene standards, the business represents a responsible exception that should be allowed under CIZ rules.

Planning Not a Barrier

It's my understanding that this situation strictly concerns licensing and does not require additional planning permission for late-night takeaway or delivery of hot food. This should not be a reason to deny the licence.

Licensing Matrix Considerations

The Council's matrix already permits restaurants to remain open until midnight. Since Station Grill does not serve alcohol and operates responsibly, extending its hours within regulatory control makes perfect sense.

No Association with Crime or Disorder

Local reports and general discussions suggest that most late-night disturbances in the area stem from alcohol-serving venues. Station Grill, which is alcohol-free, has never been linked to any such issues.

Proven and Competent Management

The manager brings experience from working in the late-night food sector, particularly along West Street. Since the restaurant opened, no incidents have occurred, confirming the team's ability to manage extended operations responsibly.

No Adverse Impact on Local Area

Extending Station Grill's operating hours would not negatively affect the neighbourhood. In fact, having a clean, well-managed, alcohol-free establishment open later could help prevent disturbances by offering a peaceful dining space.

Exceptional Case Justifying an Exemption

With its original food offering, community support, superior hygiene, and strong management, Station Grill stands out as a special case deserving consideration even within the CIZ framework.

Hygiene and Food Quality Surpass Nearby Options

Local alternatives do not maintain the same hygiene or quality. The closest late-night venue holds only a 3-star rating, whereas Station Grill has a 5-star hygiene score and is the only takeaway nearby to offer Egyptian dishes, reinforcing their case.

Commitment to the Four Licensing Objectives

The manager of Station Grill takes his role seriously and actively promotes all four licensing aims:

A. Crime and Disorder Prevention:

There's CCTV covering both internal and external areas. A log of any incidents is kept. The manager is an SIA licence holder who is capable of managing safety and crowds effectively.

B. Ensuring Public Safety:

All fire and health standards are followed. The venue has clear signs and safe routes for entry and exit.

C. Avoiding Public Nuisance:

Noise is controlled by managing entry, daily waste removal is enforced, and customers are encouraged to leave respectfully.

D. Protection of Children from Harm:

Staff receive training to:

Recognise vulnerability due to intoxication, age, or drug use

Apply policies for managing such situations

Keep full training records

Share documentation with Sussex Police and local officials when needed

Receive verbal refresher training at intervals of no more than 8 weeks

Unique Menu and Cultural Contribution

Station Grill is the only takeaway in Brighton offering freshly prepared Egyptian-Turkish food for takeaway or delivery during late hours. This brings value to Brighton's nighttime food scene.

High Community Demand

Late-night food is in high demand—especially from students, NHS employees, shift workers, and commuters. Existing venues do not meet this demand adequately, and Station Grill fills that gap.

Prime Location with Strong Footfall

Sussex Police have acknowledged the volume of foot traffic along Queens Road, particularly between Brighton Station and the city centre. Station Grill is ideally located to serve this demand.

CIZ Application Justified Due to Enhanced Measures

Although within the CIZ, Station Grill deserves an exception due to its safety-first model:

SIA-trained door supervisor available during late hours

Use of incident logs and effective waste management

No sale of alcohol, reducing potential risk

Planning Clarification

As a Class E(b) establishment, Station Grill is permitted to conduct takeaway and delivery without needing new planning permission, provided these services are secondary and not dominant.

Alignment with Local Licensing Matrix

Restaurants are allowed to open until midnight under the Matrix policy. Since Station Grill is alcohol-free, it's logical to permit them to stay open beyond midnight with safeguards in place.

Crime Data Misapplied

The area's crime issues are mostly connected to alcohol consumption. Station Grill does not sell alcohol and hasn't contributed to these problems, so it should not be penalised for unrelated crime statistics.

Experienced and Incident-Free Management

The current manager has managed late-night venues, including one on West Street, for over a year. Station Grill has not seen a single complaint, which confirms it is a reliable operation.

No Harmful Cumulative Impact

The business is focused purely on food, is well-managed, and maintains strict control—so it will not add to local disorder or nuisance.

This is an Exceptional Circumstance

Given their no-alcohol policy, spotless record, and unique offering, Station Grill qualifies as an exceptional case that warrants deviation from the standard licensing restrictions.

Outstanding Hygiene and Distinct Menu

Nearby food outlets fail to meet Station Grill's hygiene standards. Their 5-star Environmental Health score and Egyptian cuisine make them stand out.

Unjust Licensing Disparities

It's concerning that older venues with poorer hygiene continue to operate late while a newer, cleaner business like Station Grill is denied the same opportunity. This creates an unfair competitive environment.

Evidence of Unfair Treatment

It appears the neighbouring takeaway at 61 Queens Road has a licence until 3:00 AM, yet Station Grill is blocked from similar hours. This may be due to the age or experience of the owner, which should not be a factor in licensing decisions.

Human Rights and Policy Context

The Council's Licensing Policy references the Human Rights Act 1998:

Article 1 of the First Protocol protects individuals' rights to operate businesses without undue restriction. Denying Station Grill's licence despite meeting all standards may breach this right—especially when a neighbouring business operates later under similar conditions.

Equal Treatment for All Operators

Every operator, regardless of age or time in business, should receive equal treatment. Station Grill has fulfilled all expectations of safety and professionalism and should not be treated differently.

Community Deserves More Choice

As a local resident, I want more than just the old takeaway options. Denying new licences limits choice and supports long-established businesses over newer ones.

A clear example: 61 Queens Road is open until 3:00 AM. Station Grill at 62 Queens Road is not allowed the same, creating an unjust competitive barrier.

Equal Business Rights Are Essential

Every business that meets the rules should be given the same opportunities. Denying Station Grill equal trading rights contradicts fairness and may infringe on business rights.

A Needed Option for the Community

It is becoming harder to access quality food late at night—particularly Middle Eastern dishes. Station Grill addresses that gap and would greatly benefit the area.

Final Appeal

In light of all these arguments, I respectfully urge the Licensing Authority, Sussex Police, and the Court to approve Station Grill's Late Night Refreshment Licence. This establishment is clean, safe, culturally enriching, and truly needed in Brighton.

Closing Statement

Station Grill plays a vital role in Brighton's community. It is safe, original, expertly managed, and provides what other venues do not. I sincerely ask that you grant them this licence.

REDACTED

Date: 6/07/2025

S17

From: REDACTED

Sent: 08 July 2025 12:07

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

Cc: REDACTED

Subject: Fwd: Late Night Restuarant opening

SC CON ENDS: 25.07.2025 VALID PCD, PPN, PS, PCH & CIZ (S)

Supportive Testimony for Late Night Refreshment Licence Application

Venue: Station Grill, 62 Queens Road, Brighton, BN1 3XD

To Be Submitted To: Brighton & Hove City Council Licensing Authority, Sussex Police Licensing, and the Court

Name: REDACTED

Address: REDACTED

As a loyal patron of Station Grill at 62 Queens Road, Brighton, I am submitting this statement in full support of their request for a Late Night Refreshment Licence (non-alcoholic).

Committed Management and Upholding Licensing Principles

Being a regular customer, I can personally confirm the high standard of management at Station Grill. Staff members are courteous and operate in a clean, secure, and welcoming setting. The manager, who I understand is SIA certified, effectively maintains a composed and well-regulated atmosphere. Their practices promote the four licensing objectives through actions like cleanliness, courteous service, effective communication, and fast problem resolution.

Distinctive and Culturally Rich Menu

Station Grill serves a rare mix of Egyptian and Turkish dishes, unavailable elsewhere in Brighton—especially late at night. The freshly cooked meals are notable for their authenticity and rich taste. This offering adds significant cultural depth to the city's food options.

Consistent Need for Late-Night Meals

Being someone who often seeks late-night food, I've found few dependable choices. Station Grill already supports night-shift workers, NHS employees, students, and security staff. Allowing them to stay open longer would benefit many in the area.

Excellent Location for Footfall

Queens Road, leading from Brighton Station to the town centre, is a busy and active location. Late-night foot traffic is common, and many people could benefit from a clean, alcohol-free food venue along that route.

Security, Safety, and Hygiene

Though located within the Cumulative Impact Zone (CIZ), Station Grill maintains a secure and hygienic environment. The trained team and cleanliness make this a responsible business that merits being treated as an exception to CIZ restrictions.

Licensing Only—No Planning Barriers

To my knowledge, this is purely a licensing issue, and no extra planning approval is necessary to sell hot takeaway food after midnight. This should not hinder the application's success.

Alignment with Matrix Policy

Brighton & Hove's Licensing Matrix permits restaurants to operate until midnight. Since Station Grill doesn't serve alcohol and already functions responsibly, an extended licence under strict control is reasonable.

No Connection to Crime or Disturbance

Conversations and reports show that most disturbances in the area stem from alcohol-related venues. Station Grill, which doesn't sell alcohol, has never been associated with any public nuisance or disorder.

Proven Experience and Responsible Oversight

The manager brings extensive experience from working in the late-night food industry, including West Street. Since opening, Station Grill has operated without incident, demonstrating it can responsibly manage late hours.

Positive Influence on the Area

This licence will not harm the local area. On the contrary, having a secure, well-run, alcohol-free establishment open late can help reduce late-night noise and disorder by offering a place to relax and eat.

Why This Case Deserves Consideration

Due to its distinct food, strong community support, hygiene, and operational responsibility, this case is exceptional and should be approved despite the CIZ designation.

Hygiene and Standards Surpass Competitors

The closest alternative late-night takeaway holds only a 3-star hygiene score, while Station Grill boasts a 5-star rating. No local rivals serve Egyptian cuisine either, making this venue a standout option.

Support for Licensing Objectives

Station Grill's manager is devoted to the four licensing principles:

A. Preventing Crime and Disorder: CCTV is set up covering key areas inside and out. All incidents are logged. As an SIA licence holder, the manager can control crowds and maintain public safety.

B. Ensuring Public Safety: The location follows fire and safety regulations with visible signs and safe access routes.

C. Avoiding Public Nuisance: Daily waste removal, minimal noise, and managed entry reduce disruption. Customers are encouraged to leave quietly.

D. Protecting Children from Harm: Staff receive training to:

Identify vulnerable individuals (due to age, intoxication, or drugs)

Handle conflict using a clear policy

Log and document all training sessions

Present training records to Sussex Police or regulatory bodies when asked

Participate in refresher training at least every 8 weeks with all sessions logged.

Unparalleled Food and Community Relevance

Station Grill is the only late-night provider of combined Egyptian and Turkish meals in Brighton. Their freshly prepared food for delivery and collection enriches Brighton's night economy.

Clear Local Demand

NHS staff, students, security workers, and late-night travellers create consistent demand for quality food. This need is not met by current offerings.

Location Suited for Service

Sussex Police recognise that Queens Road is a major route with heavy footfall from the train station. Station Grill is well-positioned to meet that demand.

CIZ Placement Offset by Safety Efforts

Though in the CIZ, the business is an exception due to proactive safety protocols:

A licensed SIA door supervisor on duty at night

Incident logging, cleanliness, and trained staff

No alcohol service, reducing potential issues

Planning Clarified

As a Class E(b) premises, the venue may offer delivery, takeaway, or collection without additional planning consent—as long as these remain secondary to the restaurant's primary function.

Matrix Policy Alignment

While the Matrix supports restaurants until midnight, Station Grill wants slightly extended hours—justified by its non-alcoholic nature and strong safeguards.

Crime Statistics Not Relevant

Area crime often links to alcohol. Since Station Grill sells only food, it hasn't contributed to any such incidents.

Qualified Management

The manager, an SIA licence holder, has worked in similar late-night roles before, including a kebab shop on West Street. Station Grill has operated over a year without any complaints or issues.

No Added Cumulative Impact

Because the venue sells food only and is responsibly managed, there's no additional burden on public safety, noise, or disorder.

Unique Circumstances Support Licence

No alcohol, high hygiene standards, and unique cultural offerings create a case deserving an exemption from policy limitations.

Excellence in Hygiene and Authenticity

Nearby late-night venues fall short in comparison. Station Grill's 5-star hygiene rating and cultural menu make it a valuable outlier.

Concerns About Unfair Practices

It's troubling that older, less clean venues can stay open while new, cleaner ones like Station Grill face resistance. This suggests an informal curfew that doesn't reflect Brighton's values.

Signs of Unequal Treatment

The business next door at 61 Queens Road trades until 3:00 AM. Denying Station Grill the same chance—possibly due to the owner's youth or shorter tenure—is unfair and potentially discriminatory.

Respect for Human Rights

The Licensing Policy mentions the Human Rights Act 1998:

Article 1 protects the peaceful use of property, including running a business.

Refusing this licence could violate those rights when an adjacent business operates longer under similar conditions.

Every Business Deserves a Fair Shot

Owners of all ages and durations should be assessed fairly. Station Grill's safety, professionalism, and service merit an equal chance to trade.

Resident Needs and Equal Access

As locals, we want more late-night food options—not just old establishments. Blocking new licences shrinks our choices and benefits only older businesses.

This bias disadvantages newer, younger owners—preventing them from accessing opportunities open to others in the past. Station Grill at 62 Queens Road deserves the same late-night rights granted to 61 Queens Road.

Economic Justice and Community Value

All legitimate businesses should compete under equal conditions. Station Grill's fairness case also aligns with human rights and community interest.

Community Demand is Unmet

The lack of late-night healthy options, especially Egyptian/Turkish food, is deeply felt. Station Grill would fill this gap.

Final Request

Based on all the above, I kindly ask the Licensing Authority, Sussex Police, and the Court to approve Station Grill's Late Night Refreshment Licence.

Final Words

Station Grill contributes significantly to Brighton's nightlife. It is secure, unique, responsible, and addresses an unmet need. I respectfully urge approval of this licence.

Signed:

Date: 5/07/2025

S18

From: REDACTED

Sent: 08 July 2025 11:05

To: EHL Licensing REDACTED

Subject: Station grill restaurant

SC CON ENDS: 25.07.2025 VALID PCD, PPN, PS, PCH & CIZ (S)

My name is REDACTED

Address: REDACTED

Supportive Testimony for Late Night Refreshment Licence Application

Venue: Station Grill, 62 Queens Road, Brighton, BN1 3XD

To Be Submitted To: Brighton & Hove City Council Licensing Authority, Sussex Police Licensing, and the Court

Name: REDACTED

Address: REDACTED

As a loyal patron of Station Grill at 62 Queens Road, Brighton, I am submitting this statement in full support of their request for a Late Night Refreshment Licence (non-alcoholic).

Committed Management and Upholding Licensing Principles

Being a regular customer, I can personally confirm the high standard of management at Station Grill. Staff members are courteous and operate in a clean, secure, and welcoming setting. The manager, who I understand is SIA certified, effectively maintains a composed and well-regulated atmosphere. Their practices promote the four licensing objectives through actions like cleanliness, courteous service, effective communication, and fast problem resolution.

Distinctive and Culturally Rich Menu

Station Grill serves a rare mix of Egyptian and Turkish dishes, unavailable elsewhere in Brighton—especially late at night. The freshly cooked meals are notable for their authenticity and rich taste. This offering adds significant cultural depth to the city's food options.

Consistent Need for Late-Night Meals

Being someone who often seeks late-night food, I've found few dependable choices. Station Grill already supports night-shift workers, NHS employees, students, and security staff. Allowing them to stay open longer would benefit many in the area.

Excellent Location for Footfall

Queens Road, leading from Brighton Station to the town centre, is a busy and active location. Late-night foot traffic is common, and many people could benefit from a clean, alcohol-free food venue along that route.

Security, Safety, and Hygiene

Though located within the Cumulative Impact Zone (CIZ), Station Grill maintains a secure and hygienic environment. The trained team and cleanliness make this a responsible business that merits being treated as an exception to CIZ restrictions.

Licensing Only—No Planning Barriers

To my knowledge, this is purely a licensing issue, and no extra planning approval is necessary to sell hot takeaway food after midnight. This should not hinder the application's success.

Alignment with Matrix Policy

Brighton & Hove's Licensing Matrix permits restaurants to operate until midnight. Since Station Grill doesn't serve alcohol and already functions responsibly, an extended licence under strict control is reasonable.

No Connection to Crime or Disturbance

Conversations and reports show that most disturbances in the area stem from alcohol-related venues. Station Grill, which doesn't sell alcohol, has never been associated with any public nuisance or disorder.

Proven Experience and Responsible Oversight

The manager brings extensive experience from working in the late-night food industry, including West Street. Since opening, Station Grill has operated without incident, demonstrating it can responsibly manage late hours.

Positive Influence on the Area

This licence will not harm the local area. On the contrary, having a secure, well-run, alcohol-free establishment open late can help reduce late-night noise and disorder by offering a place to relax and eat.

Why This Case Deserves Consideration

Due to its distinct food, strong community support, hygiene, and operational responsibility, this case is exceptional and should be approved despite the CIZ designation.

Hygiene and Standards Surpass Competitors

The closest alternative late-night takeaway holds only a 3-star hygiene score, while Station Grill boasts a 5-star rating. No local rivals serve Egyptian cuisine either, making this venue a standout option.

Support for Licensing Objectives

Station Grill's manager is devoted to the four licensing principles:

A. Preventing Crime and Disorder: CCTV is set up covering key areas inside and out. All incidents are logged. As an SIA licence holder, the manager can control crowds and maintain public safety.

B. Ensuring Public Safety: The location follows fire and safety regulations with visible signs and safe access routes.

C. Avoiding Public Nuisance: Daily waste removal, minimal noise, and managed entry reduce disruption. Customers are encouraged to leave quietly.

D. Protecting Children from Harm: Staff receive training to:

Identify vulnerable individuals (due to age, intoxication, or drugs)

Handle conflict using a clear policy

Log and document all training sessions

Present training records to Sussex Police or regulatory bodies when asked

Participate in refresher training at least every 8 weeks with all sessions logged.

Unparalleled Food and Community Relevance

Station Grill is the only late-night provider of combined Egyptian and Turkish meals in Brighton. Their freshly prepared food for delivery and collection enriches Brighton's night economy.

Clear Local Demand

NHS staff, students, security workers, and late-night travellers create consistent demand for quality food. This need is not met by current offerings.

Location Suited for Service

Sussex Police recognise that Queens Road is a major route with heavy footfall from the train station. Station Grill is well-positioned to meet that demand.

CIZ Placement Offset by Safety Efforts

Though in the CIZ, the business is an exception due to proactive safety protocols:

A licensed SIA door supervisor on duty at night

Incident logging, cleanliness, and trained staff

No alcohol service, reducing potential issues

Planning Clarified

As a Class E(b) premises, the venue may offer delivery, takeaway, or collection without additional planning consent—as long as these remain secondary to the restaurant's primary function.

Matrix Policy Alignment

While the Matrix supports restaurants until midnight, Station Grill wants slightly extended hours—justified by its non-alcoholic nature and strong safeguards.

Crime Statistics Not Relevant

Area crime often links to alcohol. Since Station Grill sells only food, it hasn't contributed to any such incidents.

Qualified Management

The manager, an SIA licence holder, has worked in similar late-night roles before, including a kebab shop on West Street. Station Grill has operated over a year without any complaints or issues.

No Added Cumulative Impact

Because the venue sells food only and is responsibly managed, there's no additional burden on public safety, noise, or disorder.

Unique Circumstances Support Licence

No alcohol, high hygiene standards, and unique cultural offerings create a case deserving an exemption from policy limitations.

Excellence in Hygiene and Authenticity

Nearby late-night venues fall short in comparison. Station Grill's 5-star hygiene rating and cultural menu make it a valuable outlier.

Concerns About Unfair Practices

It's troubling that older, less clean venues can stay open while new, cleaner ones like Station Grill face resistance. This suggests an informal curfew that doesn't reflect Brighton's values.

Signs of Unequal Treatment

The business next door at 61 Queens Road trades until 3:00 AM. Denying Station Grill the same chance—possibly due to the owner's youth or shorter tenure—is unfair and potentially discriminatory.

Respect for Human Rights

The Licensing Policy mentions the Human Rights Act 1998:

Article 1 protects the peaceful use of property, including running a business.

Refusing this licence could violate those rights when an adjacent business operates longer under similar conditions.

Every Business Deserves a Fair Shot

Owners of all ages and durations should be assessed fairly. Station Grill's safety, professionalism, and service merit an equal chance to trade.

Resident Needs and Equal Access

As locals, we want more late-night food options—not just old establishments. Blocking new licences shrinks our choices and benefits only older businesses.

This bias disadvantages newer, younger owners—preventing them from accessing opportunities open to others in the past. Station Grill at 62 Queens Road deserves the same late-night rights granted to 61 Queens Road.

Economic Justice and Community Value

All legitimate businesses should compete under equal conditions. Station Grill's fairness case also aligns with human rights and community interest.

Community Demand is Unmet

The lack of late-night healthy options, especially Egyptian/Turkish food, is deeply felt. Station Grill would fill this gap.

Final Request

Based on all the above, I kindly ask the Licensing Authority, Sussex Police, and the Court to approve Station Grill's Late Night Refreshment Licence.

Final Words

Station Grill contributes significantly to Brighton's nightlife. It is secure, unique, responsible, and addresses an unmet need. I respectfully urge approval of this licence.

Signed: REDACTED

Date: 03 /07/2025

S19

From: REDACTED

Sent: 08 July 2025 11:08

To: REDACTED

Subject: Support Station grill restaurant

SC CON ENDS: 25.07.2025 VALID PCD, PPN, PS, PCH & CIZ (S)

Name: REDACTED

Address: REDACTED

Statement of Support for a Late Night Refreshment Licence Application

Location: Station Grill, 62 Queens Road, Brighton, BN1 3XD

Submitted To: Brighton & Hove City Council Licensing Authority, Sussex Police Licensing, and the Court

Name: REDACTED

Address: REDACTED

I am a frequent patron of Station Grill, situated at 62 Queens Road, Brighton, and I wish to present this statement in strong support of their application for a Late Night Refreshment Licence (excluding alcohol).

Exemplary Management and Adherence to Licensing Principles

Visiting often, I've come to appreciate how efficiently Station Grill is operated. The staff are respectful, attentive, and ensure a consistently safe and clean space. The manager, who is also an SIA-accredited door supervisor, handles operations calmly and effectively. I've seen him demonstrate all four licensing objectives through everyday actions like maintaining hygiene, respectful service, clear communication, and fast handling of concerns.

Distinct Menu with Cultural Significance

Station Grill offers a distinctive fusion of Turkish and Egyptian dishes that can't be found elsewhere in Brighton, especially late at night. Their food is freshly prepared and stands out for its genuine flavour and quality. This unique offering enhances the cultural diversity of Brighton's food scene.

Clear Need for Late-Night Dining

As someone who's regularly out late, I struggle to find hot, tasty food past a certain hour. Station Grill has become a crucial source for many, especially NHS workers, students, and night-shift personnel. Allowing them to extend their hours would benefit a wide swathe of the local population.

Prime Location and Accessibility

Queens Road is a key thoroughfare between Brighton Station and the city centre. Late at night, I see many people passing through who would value a safe, alcohol-free place for food. Station Grill is ideally positioned to meet that demand.

Safety and Hygiene in the CIZ

Even though Station Grill falls within the Cumulative Impact Zone (CIZ), it remains a model of safety and sanitation. The team's training and focus on controlled service make it an example of a responsible venue. Their practices warrant making an exception to the CIZ policy.

Licensing, Not Planning

From what I understand, this is solely a licensing matter, and planning consent isn't required for late-night takeaway or delivery of hot food. This point should not serve as a reason to reject the licence.

Matrix Policy Consideration

Brighton's matrix already allows restaurants to open until midnight. Since Station Grill doesn't serve alcohol and already runs responsibly, it would be fair and logical to permit them to operate later with conditions in place.

No Connection to Crime or Anti-Social Behaviour

Based on reports and discussions, late-night disturbances are largely tied to alcohol. Food-only outlets like Station Grill are not linked to such behaviour. I've never seen trouble there.

Experienced, Trustworthy Management

The manager has ample experience working in the night-time food industry, including at venues on West Street. Since Station Grill opened, it has operated without incident, showing it can manage extended hours safely and effectively.

Positive Impact on the Community

Allowing Station Grill to serve later would not disturb the area. In fact, having a well-managed, clean venue open late could actually reduce disorder by giving people a peaceful place to eat.

Exceptional Grounds for Granting Licence

Given their distinctive menu, community backing, top-tier hygiene, and responsible operation, this application deserves to be treated as an exception under the CIZ policy.

Superior Hygiene and Standards Compared to Others

Other nearby takeaways typically lack Station Grill's cleanliness. The nearest one has only a 3-star rating, while Station Grill holds a 5-star hygiene score and is the only venue locally to serve Egyptian food—strengthening the case for this licence.

Support of Licensing Objectives

The manager of Station Grill shows strong commitment to the four licensing goals:

A. Crime and Disorder Prevention:

There's CCTV throughout the venue, and incident logs are maintained. The SIA-trained manager can handle crowds effectively and keep the premises secure.

B. Public Safety:

The site is compliant with all fire and health regulations, with well-marked signage and safe access.

C. Minimising Public Nuisance:

Waste is collected daily. Entry is controlled to reduce noise, and customers are guided to leave quietly.

D. Child Protection:

All staff undergo training to:

Spot vulnerable individuals (due to intoxication, age, or other factors)

Apply conflict-resolution policies

Keep training fully documented and up to date

Provide records to Sussex Police or Trading Standards when asked

Attend follow-up training sessions no less than every 8 weeks

Exclusive Menu and Cultural Contribution

Station Grill is the only late-night outlet in Brighton offering this unique Egyptian and Turkish food combination. Their fresh, takeaway-ready menu adds value to the city's after-hours food landscape.

Public Demand is Undeniable

There's a notable need for late-night hot food, especially from those working unconventional hours. Current venues don't sufficiently meet this demand, making Station Grill essential.

Location and Foot Traffic

Queens Road is one of the busiest streets in Brighton, and the police acknowledge its late-night activity. Station Grill is ideally situated to serve the flow of people during these hours.

CIZ Exception Based on Responsible Operation

While the CIZ policy exists for a reason, this venue is clearly different:

An SIA-accredited security supervisor is always present at night

Logs, waste management, and training plans are in place

No alcohol is sold—significantly lowering the risk of disorder

Clarifying Planning Permissions

This application pertains to licensing alone. Class E(b) premises, like Station Grill, are legally allowed to offer takeaway and delivery without extra planning permission, as long as these functions are secondary.

Alignment with Licensing Matrix

Brighton & Hove's framework supports restaurants until midnight. Because Station Grill doesn't serve alcohol, their request for modestly longer hours—under supervision—is perfectly justifiable.

Irrelevance of Local Crime Statistics

Crime figures in the area mostly relate to alcohol. Since Station Grill doesn't serve alcohol and hasn't caused any issues, it's unfair to apply those stats to them.

Proven Managerial Skill

With more than a year's experience managing late-night food outlets, including one on West Street, the current manager has kept Station Grill incident-free—proving responsible leadership.

No Accumulative Disruption

The business is responsibly run and exclusively food-based. There is no negative contribution to public nuisance, crime, or disorder.

A Unique Case that Deserves Approval

No alcohol, clean history, high public demand, and cultural relevance—this is a clear case that merits an exception to policy norms.

Excellence in Food Safety

Nearby competitors lack Station Grill's standards. They've been awarded 5 stars by Environmental Health, and they offer cuisine not found in other Brighton takeaways.

Unequal Licensing Practices

It seems newer, safer outlets are being limited while older, less sanitary ones remain open. This creates a system where consumers are stuck with fewer, lower-quality options.

Biased Treatment Between Operators

It's wrong that the neighbouring business at 61 Queens Road can operate until 3:00 AM, while Station Grill is denied the same. Experience or age of ownership shouldn't result in such imbalance.

Human Rights Framework

The Licensing Policy acknowledges the Human Rights Act 1998:

Article 1 ensures the right to operate a lawful business without unjust restriction. Denying Station Grill's application, while allowing its neighbour to stay open, undermines these rights.

Equal Treatment for Business Owners

All businesses, new or old, should receive fair treatment. Station Grill meets all licensing criteria and deserves the opportunity to operate like any other compliant venue.

Residents Need More Choice

We, the local residents, should not be limited to old late-night venues. We need variety, and blocking new licences harms our options and favours long-standing outlets.

The takeaway next door at 61 Queens Road already trades until 3:00 AM. Refusing Station Grill creates an unfair disadvantage and limits diversity in food offerings.

Access to Fair Business Conditions

All legitimate businesses should have equal access to licensing rights. Station Grill's exclusion from extended hours goes against principles of fairness and equal opportunity.

A Vital Service to the Community

It's become harder to find late-night fresh food—particularly Egyptian and Turkish options. Station Grill meets this demand and would be a vital addition to the area.

Closing Remarks

Given the points outlined above, I respectfully request the Licensing Authority, Sussex Police, and the Court to approve Station Grill's application for a Late Night Refreshment Licence. Their commitment to safe, clean, and diverse service during late hours serves the entire community.

Final Statement

Station Grill is a key player in Brighton's night economy—safe, unique, and essential. I respectfully urge approval of their licence.

Signed: REDACTED

Date: 08/07/2025

Dear REDACTED ,

Could you please send your supportig email directly to the licensing team, with your full name and address so they can validate it.

Kind Regards

Mobile& Whats App : REDACTED

S20

From: REDACTED

Sent: 02 July 2025 20:07

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

Cc: REDACTED

Subject: Support for Station Grill's Late Night Refreshment Licence Application

SC CON ENDS: 25.07.2025 VALID PCD, PPN, PS, PCH & CIZ (S)

Dear Licensing Team, Sussex Police Licensing, and Honorable Members of the Court,

I hope this message finds you well.

I'm writing to express my full support for the Late Night Refreshment Licence application submitted by *Station Grill*, located at 62 Queens Road, Brighton (BN1 3XD). As a regular customer, I've had consistently positive experiences with the venue and would like to highlight why I believe their application deserves approval.

Responsible and Professional Operation

The team at Station Grill consistently demonstrates excellent management and customer service. The premises are always clean, the staff are polite and respectful, and the atmosphere feels calm and welcoming. The manager, who I understand is a

licensed SIA door supervisor, is especially attentive to customer safety and overall order.

Unique and Valuable Food Offering

Station Grill offers a rare and much-appreciated combination of Egyptian and Turkish cuisine, freshly prepared and not easily found elsewhere in Brighton—especially late at night. The quality, authenticity, and taste truly stand out.

Meeting a Clear Community Need

There's a real demand in the area for clean, hot food late at night—especially from students, NHS staff, night-shift workers, and security professionals. Station Grill is already a trusted spot, and extending their hours would directly benefit the local community.

Safe and Suitable Location

Queens Road is a major route between Brighton Station and the city centre, with steady footfall into the late hours. Having a safe, alcohol-free venue like Station Grill open during those times provides people with a valuable option for food without relying on alcohol-serving venues.

Security, Cleanliness, and Licensing Objectives

Despite being in the Cumulative Impact Zone (CIZ), Station Grill upholds high standards:

- 5-star food hygiene rating
- On-site CCTV and incident logging
- Daily waste management and clear entry/exit control
- No alcohol served on the premises
- Staff training on safety, conflict management, and identifying vulnerable individuals

These efforts clearly support the four licensing objectives and demonstrate a commitment to operating responsibly.

Clarification on Planning and Matrix Policy

To my understanding, planning permission is not required to serve hot food for takeaway or delivery after midnight, which makes this purely a licensing matter. The Council's matrix policy already supports late-night food venues up to midnight, and Station Grill's responsible management justifies extending those hours.

Fairness and Equal Opportunity

It's important that new businesses are given the same opportunities as older ones. Station Grill's neighbour at 61 Queens Road is licensed until 3:00 am, yet Station Grill—despite its spotless record and high standards—has not been granted the

same. This disparity feels unfair and potentially discriminatory, especially when both businesses operate in similar conditions.

Denying Station Grill's application while allowing others to remain open late only limits public choice and could be seen as a barrier to fair competition, particularly for newer entrepreneurs.

Final Thoughts

Station Grill has proven itself as a safe, clean, well-run and culturally enriching part of Brighton's night-time economy. With no history of complaints or disorder, and growing public support, I believe their application clearly meets the criteria for an exception to the CIZ policy.

I sincerely hope you will give this application your full and fair consideration, based on its individual merits and in light of the responsible operation and strong demand for this type of venue.

Kind regards,

REDACTED

REDACTED

S21

From: REDACTED

Sent: 09 July 2025 00:21

To: REDACTED

Subject: Station Grill, Support of Late Night Refreshment Licence

SC CON ENDS: 25.07.2025 VALID PCD, PPN, PS, PCH & CIZ (S)

My

Name: REDACTED

Address: REDACTED

Declaration in Support of Late Night Refreshment Licence Request

Business Name: Station Grill, 62 Queens Road, Brighton, BN1 3XD

Addressed to: Brighton & Hove City Council Licensing Authority, Sussex Police Licensing, and the Court

I am a loyal visitor to Station Grill, located at 62 Queens Road, Brighton, and I'm writing this declaration to fully support their application for a Late Night Refreshment Licence (excluding alcohol).

Responsible Management and Alignment with Licensing Objectives

Being a consistent customer, I have personally observed how professionally Station Grill is operated. The staff are courteous, efficient, and always maintain a safe and sanitary environment. The manager, who I've learned holds an SIA door supervisor licence, creates a calm, secure setting and effectively upholds the four licensing objectives with practices such as cleanliness, friendly service, transparent communication, and quick issue resolution.

Uncommon and Valuable Culinary Offering

Station Grill offers a rare and appealing mix of Egyptian and Turkish cuisine—something not found anywhere else in Brighton, particularly at late hours. The food is prepared fresh and is known for its authenticity and delicious flavour. This unique menu contributes positively to the cultural diversity of the city's dining options.

Clear Need for After-Hours Dining

As someone who regularly seeks food late at night, I often face challenges finding quality options. Station Grill already serves as a dependable source of fresh meals for students, NHS personnel, night-shift staff, and security professionals. Granting them extended hours would provide meaningful benefit to many community members.

Central and Highly Trafficked Location

Queens Road serves as a busy connector between Brighton Station and the town centre. I frequently see people passing by in the late hours who would benefit from having access to a clean, alcohol-free location like Station Grill for food.

Cleanliness and Safety, Even Within the CIZ

Despite being in a designated Cumulative Impact Zone (CIZ), Station Grill consistently provides a secure and well-regulated setting. With trained staff and high hygiene standards, the business represents a responsible exception that should be allowed under CIZ rules.

Planning Not a Barrier

It's my understanding that this situation strictly concerns licensing and does not require additional planning permission for late-night takeaway or delivery of hot food. This should not be a reason to deny the licence.

Licensing Matrix Considerations

The Council's matrix already permits restaurants to remain open until midnight. Since Station Grill does not serve alcohol and operates responsibly, extending its hours within regulatory control makes perfect sense.

No Association with Crime or Disorder

Local reports and general discussions suggest that most late-night disturbances in the area stem from alcohol-serving venues. Station Grill, which is alcohol-free, has never been linked to any such issues.

Proven and Competent Management

The manager brings experience from working in the late-night food sector, particularly along West Street. Since the restaurant opened, no incidents have occurred, confirming the team's ability to manage extended operations responsibly.

No Adverse Impact on Local Area

Extending Station Grill's operating hours would not negatively affect the neighbourhood. In fact, having a clean, well-managed, alcohol-free establishment open later could help prevent disturbances by offering a peaceful dining space.

Exceptional Case Justifying an Exemption

as per SoLP

3.1.9 Furthermore, this special policy is not absolute. Upon receipt of a relevant representation, the licensing authority will always consider the circumstances of each case and whether there are exceptional circumstances to justify departing from its special policy in the light of the individual circumstances of the case. If an application is unlikely to add to the cumulative impact of the area, it may be granted. The impact can be expected to be different for premises with different styles and characteristics. For example, while a large nightclub or high capacity public house might add to problems of cumulative impact, **a small restaurant**, theatre or live music venue (**where alcohol is not the primary activity**) may be considered exceptional circumstances.

With its original food offering, community support, superior hygiene, and strong management, Station Grill stands out as a special case deserving consideration even within the CIZ framework.

Hygiene and Food Quality Surpass Nearby Options

Local alternatives do not maintain the same hygiene or quality. The closest late-night venue holds only a 3-star rating, whereas Station Grill has a 5-star hygiene score and is the only takeaway nearby to offer Egyptian dishes, reinforcing their case.

Commitment to the Four Licensing Objectives

The manager of Station Grill takes his role seriously and actively promotes all four licensing aims:

A. Crime and Disorder Prevention:

There's CCTV covering both internal and external areas. A log of any incidents is kept. The manager is an SIA licence holder who is capable of managing safety and crowds effectively.

B. Ensuring Public Safety:

All fire and health standards are followed. The venue has clear signs and safe routes for entry and exit.

C. Avoiding Public Nuisance:

Noise is controlled by managing entry, daily waste removal is enforced, and customers are encouraged to leave respectfully.

D. Protection of Children from Harm:

Staff receive training to:

- Recognise vulnerability due to intoxication, age, or drug use
- Apply policies for managing such situations
- Keep full training records
- Share documentation with Sussex Police and local officials when needed
- Receive verbal refresher training at intervals of no more than 8 weeks

Unique Menu and Cultural Contribution

Station Grill is the only takeaway in Brighton offering freshly prepared Egyptian-Turkish food for takeaway or delivery during late hours. This brings value to Brighton's nighttime food scene.

High Community Demand

Late-night food is in high demand—especially from students, NHS employees, shift workers, and commuters. Existing venues do not meet this demand adequately, and Station Grill fills that gap.

Prime Location with Strong Footfall

Sussex Police have acknowledged the volume of foot traffic along Queens Road, particularly between Brighton Station and the city centre. Station Grill is ideally located to serve this demand.

CIZ Application Justified Due to Enhanced Measures

Although within the CIZ, Station Grill deserves an exception due to its safety-first model:

- SIA-trained door supervisor available during late hours
- Use of incident logs and effective waste management
- No sale of alcohol, reducing potential risk

Planning Clarification

As a Class E(b) establishment, Station Grill is permitted to conduct takeaway and delivery without needing new planning permission, provided these services are secondary and not dominant.

Alignment with Local Licensing Matrix

Restaurants are allowed to open until midnight under the Matrix policy. Since Station Grill is alcohol-free, it's logical to permit them to stay open beyond midnight with safeguards in place.

Crime Data Misapplied

The area's crime issues are mostly connected to alcohol consumption. Station Grill does not sell alcohol and hasn't contributed to these problems, so it should not be penalised for unrelated crime statistics.

Experienced and Incident-Free Management

The current manager has managed late-night venues, including one on West Street, for over a year. Station Grill has not seen a single complaint, which confirms it is a reliable operation.

No Harmful Cumulative Impact

The business is focused purely on food, is well-managed, and maintains strict control—so it will not add to local disorder or nuisance.

This is an Exceptional Circumstance

Given their no-alcohol policy, spotless record, and unique offering, Station Grill qualifies as an exceptional case that warrants deviation from the standard licensing restrictions.

Outstanding Hygiene and Distinct Menu

Nearby food outlets fail to meet Station Grill's hygiene standards. Their 5-star Environmental Health score and Egyptian cuisine make them stand out.

Unjust Licensing Disparities

It's concerning that older venues with poorer hygiene continue to operate late while a newer, cleaner business like Station Grill is denied the same opportunity. This creates an unfair competitive environment.

Evidence of Unfair Treatment

It appears the neighbouring takeaway at 61 Queens Road has a licence until 3:00 AM, yet Station Grill is blocked from similar hours. This may be due to the age or experience of the owner, which should not be a factor in licensing decisions.

Human Rights and Policy Context

The Council's Licensing Policy references the Human Rights Act 1998:

Article 1 of the First Protocol protects individuals' rights to operate businesses without undue restriction. Denying Station Grill's licence despite meeting all standards may breach this right—especially when a neighbouring business operates later under similar conditions.

Equal Treatment for All Operators

Every operator, regardless of age or time in business, should receive equal treatment. Station Grill has fulfilled all expectations of safety and professionalism and should not be treated differently.

Community Deserves More Choice

As a local resident, I want more than just the old takeaway options. Denying new licences limits choice and supports long-established businesses over newer ones.

A clear example: 61 Queens Road is open until 3:00 AM. Station Grill at 62 Queens Road is not allowed the same, creating an unjust competitive barrier.

Equal Business Rights Are Essential

Every business that meets the rules should be given the same opportunities. Denying Station Grill equal trading rights contradicts fairness and may infringe on business rights.

A Needed Option for the Community

It is becoming harder to access quality food late at night—particularly Middle Eastern dishes. Station Grill addresses that gap and would greatly benefit the area.

Final Appeal

In light of all these arguments, I respectfully urge the Licensing Authority, Sussex Police, and the Court to approve Station Grill's Late Night Refreshment Licence. This establishment is clean, safe, culturally enriching, and truly needed in Brighton.

Closing Statement

Station Grill plays a vital role in Brighton's community. It is safe, original, expertly managed, and provides what other venues do not. I sincerely ask that you grant them this licence.

Signed:

Date: 08 /07/2025

S22

From: REDACTED

Sent: 09 July 2025 00:36

To: REDACTED

Subject: Station Grill, Support of Late Night Refreshment Licence

SC CON ENDS: 25.07.2025 VALID PCD, PPN, PS, PCH & CIZ (S)

my

Name: REDACTED

Address: REDACTED

Support Letter for Late Night Refreshment Licence Application

Establishment: Station Grill, 62 Queens Road, Brighton, BN1 3XD

Submitted to: Brighton & Hove City Council Licensing Authority, Sussex Police Licensing, and the Court

As a regular customer of Station Grill, located at 62 Queens Road in Brighton, I'm writing this letter to fully endorse their application for a Late Night Refreshment Licence (non-alcoholic).

Responsible Business Practices and Licensing Objectives

As someone who visits Station Grill frequently, I've personally observed its strong management. The staff are courteous and efficient, and the premises are consistently clean and secure. The manager, who holds an SIA door supervisor licence, ensures a calm and well-ordered atmosphere. I've seen him promote all four licensing objectives through actions such as good hygiene, customer respect, effective communication, and rapid response to any concerns.

Unique Food Offering with Cultural Significance

Station Grill provides a combination of Egyptian and Turkish dishes not available elsewhere in Brighton—especially not late at night. The meals are freshly cooked, authentic, and full of flavour. This unique menu brings diversity and richness to the city's culinary landscape.

High Need for Late-Night Refreshment

As someone who works or travels late, I often find it difficult to access freshly prepared, high-quality food. Station Grill already serves night-shift workers, NHS staff, security personnel, and students. Extending their operating hours would be of great value to many in the community.

Central and Well-Frequented Location

Queens Road is one of Brighton's busiest streets, linking the train station with the city centre. I regularly see many people walking this route late at night, and they would benefit from a clean, safe food establishment that doesn't rely on alcohol.

Safe Operation in a Cumulative Impact Zone

Even though the restaurant is located in the CIZ, it maintains a strong sense of safety and responsibility. The staff are trained, service is controlled, and the environment is hygienic. I believe these factors justify treating Station Grill as an exception to CIZ restrictions.

Planning Permission Not Required

As far as I know, this matter concerns only licensing. Serving hot food for takeaway or delivery after midnight does not need planning permission, so this shouldn't stand in the way of granting the licence.

In Line with Licensing Matrix

The Brighton & Hove Licensing Matrix supports restaurant operation until midnight. Since Station Grill is a food-only business that already functions responsibly, I believe they should be permitted to stay open later under the right conditions.

No Link to Crime or Public Nuisance

From both local discussions and media reports, I understand that most late-night disturbances in the area are connected to alcohol-serving venues. As a food-only premises, Station Grill has never been involved in any such problems.

Skilled and Reliable Management

The manager of Station Grill has worked in the late-night food industry, including time spent on West Street. In all the time Station Grill has been open, there have been no complaints or incidents. This proves their ability to handle extended hours safely.

Community-Friendly Operation

Granting this licence will not negatively affect the neighbourhood. In fact, a clean, calm, alcohol-free restaurant operating late could help reduce local disturbances by giving people a positive place to gather.

Why This Licence is Justified

3.1.9 Furthermore, this special policy is not absolute. Upon receipt of a relevant representation, the licensing authority will always consider the circumstances of each case and whether there are exceptional circumstances to justify departing from its special policy in the light of the individual circumstances of the case. If an application is unlikely to add to the cumulative impact of the area, it may be granted. The impact can be expected to be different for premises with different styles and characteristics. For example, while a large nightclub or high capacity public house might add to problems of cumulative impact, a small restaurant, theatre or live music venue (where alcohol is not the primary activity) may be considered exceptional circumstances.

Because of its exclusive menu, widespread local support, top hygiene ratings, and responsible operation, I believe Station Grill should be seen as an exceptional case deserving an exemption from the CIZ rules.

Superior Hygiene and Service Compared to Others

The nearest similar takeaway has only a 3-star hygiene rating and doesn't match Station Grill in quality or cleanliness. Station Grill has a 5-star hygiene score and is the only nearby outlet serving Egyptian cuisine—further proving their value.

Supporting the Four Licensing Objectives

The Station Grill manager is strongly committed to meeting all licensing goals:

A. Preventing Crime and Disorder:

CCTV covers all major internal and external areas. All incidents are logged. As an SIA door supervisor, the manager is trained to handle security and crowd control effectively.

B. Public Safety:

The premises meet all fire and safety codes. Clear signs and accessible exit routes are in place.

C. Reducing Public Nuisance:

Daily waste disposal is practiced, noise is controlled, and customers are guided to leave quietly.

D. Protecting Children from Harm:

Staff are trained to:

- Identify vulnerable individuals (e.g., intoxicated persons or minors)
- Handle situations using a set conflict management policy
- Maintain full documentation of all training
- Provide records upon request to the police or council officers
- Participate in refresher sessions at least every 8 weeks

A Standalone Offering in Brighton

No other late-night takeaway in Brighton offers this particular Egyptian and Turkish cuisine. The food is freshly made and available for delivery and takeaway, making Station Grill a unique contributor to Brighton's night economy.

Clear Local Demand

There is substantial need for hot food late at night, especially from students, NHS employees, shift workers, and commuters. Few venues meet this need, and Station Grill addresses that gap.

Ideal Position for Public Service

Sussex Police have identified Queens Road as a highly trafficked area, especially after dark. Station Grill's location makes it perfectly placed to serve that demand.

CIZ Exception Based on Safety Measures

Although the business is within the CIZ, this application should be considered on its own merits due to the following:

- On-site SIA door supervisor during late hours
- Incident logs, controlled waste handling, and structured staff training
- Zero alcohol sales, meaning fewer risks

Planning Rules Already Met

This application is about licensing alone. As a Class E(b) premises, Station Grill can provide collection, takeaway, and delivery services without separate planning approval, as long as these remain minor elements of their core business.

Support from Matrix Guidelines

The Licensing Matrix already allows restaurants to open until midnight. Because Station Grill does not serve alcohol, it makes sense to permit them to operate slightly beyond that time—under careful supervision.

Crime Data Should Not Apply

The crime figures used in licensing decisions largely reflect issues caused by alcohol. Station Grill does not serve alcohol and should not be judged by unrelated statistics.

Proven Operational Experience

The current manager has worked in late-night food businesses, including one on West Street, and has managed Station Grill for over a year without incident. This record proves competence and control.

No Negative Impact on Licensing Objectives

The restaurant is food-only, responsibly run, and well-managed. It will not add to any cumulative issues related to crime, noise, or disorder.

A Truly Exceptional Case

Station Grill sells no alcohol, has an impeccable safety and hygiene record, and serves a clearly unmet need. These are all reasons the application deserves approval outside standard policy limits.

Hygiene and Food Quality Far Above Average

Nearby alternatives fall short in both cleanliness and food type. Station Grill's 5-star rating and unique Egyptian menu raise the bar for late-night dining options in the area.

Biased Restrictions Harm New Businesses

It seems that licensing policies are preventing new, cleaner businesses from operating late, while older venues with lesser standards are allowed to continue. This results in fewer options for the public and disadvantages responsible new operators.

Signs of Discrimination

The neighbouring premises at 61 Queens Road can trade until 3:00 AM. Station Grill at number 62 cannot. If the difference is based on how long they've operated or the owner's age, then that is neither fair nor justifiable. The manager of Station Grill is equally responsible and should be treated equally.

Human Rights Considerations

The Licensing Policy refers to the Human Rights Act 1998:

Article 1 of the First Protocol protects the right to run a lawful business without unjust limitations. Rejecting Station Grill's application—while allowing their next-door neighbour to operate—may breach this principle.

Fair Access for All Businesses

Business owners, whether new or established, should be judged by their actions and standards—not by arbitrary details like age or how long they've been open. Station Grill deserves to be treated fairly and equally.

We Deserve More Options

As local residents, we want choice when it comes to where we eat late at night. Limiting newer food venues deprives us of that. Older venues shouldn't be the only ones allowed to serve us.

For example, 61 Queens Road is allowed to stay open until 3:00 AM, yet 62 Queens Road (Station Grill) is denied the same. This creates an unfair playing field.

Equal Opportunity in Business

All compliant businesses should be granted the same licensing rights. Station Grill's current situation is unfair and contradicts basic principles of equal opportunity and free enterprise.

A Much-Needed Community Asset

Access to hot, fresh, culturally diverse food late at night is becoming harder. Station Grill is one of the few places that meet that need—and they do so cleanly and responsibly.

Final Recommendation

Based on all these points, I respectfully ask the Licensing Authority, Sussex Police, and the Court to support and approve Station Grill's Late Night Refreshment Licence. They offer a safe, high-quality, and much-needed food service for Brighton's residents and visitors.

In Closing

Station Grill is an essential part of Brighton's late-night community. They are responsible, unique, and fully capable of offering something valuable that no one else does. Please approve their application.

Signed:

Date: 08 /07/2025

S23

From: REDACTED

Sent: 09 July 2025 00:43

To: REDACTED

Subject: Station Grill, Support of Late Night Refreshment Licence

SC CON ENDS: 25.07.2025 VALID PCD, PPN, PS, PCH & CIZ (S)

Name: REDACTED

Address: REDACTED

Witness Statement: Support for Late Night Refreshment Licence Application

Venue Name: Station Grill, 62 Queens Road, Brighton, BN1 3XD

To Be Submitted To: Brighton & Hove City Council Licensing Authority, Sussex Police Licensing, and the Court

As someone who regularly eats at Station Grill on 62 Queens Road, Brighton, I am submitting this formal statement in full support of their application for a Late Night Refreshment Licence (no alcohol involved).

Well-Managed Venue and Support of Licensing Goals

Being a frequent customer, I have repeatedly observed how efficiently Station Grill is operated. The team is professional, courteous, and always ensures a welcoming, hygienic, and secure space. The manager, a certified SIA door supervisor, consistently creates a peaceful atmosphere and works proactively to uphold the four licensing objectives—focusing on cleanliness, polite communication, efficient customer service, and quick intervention when needed.

Distinctive Menu Enhancing Cultural Variety

Station Grill serves a unique and appealing menu blending Egyptian and Turkish dishes, which are not offered anywhere else in Brighton—especially late in the evening. The meals are fresh, authentic, and consistently high in quality. This brings valuable cultural representation to Brighton's food sector.

Demand for Quality Food During Late Hours

As someone who's often out during late hours, it's challenging to find well-made food late at night. Station Grill is already serving an essential role for key groups such as students, security staff, NHS professionals, and night shift workers. Allowing them to extend their trading hours would be a major advantage for the community.

Ideal Location with High Footfall

Queens Road is a well-used pedestrian route linking Brighton Station with the city centre. Many people walk by the venue at night, and Station Grill could serve as a safe, reliable food outlet without alcohol—a much-needed option in the area.

Safety and Hygiene Even Within the CIZ

Despite its location within the Cumulative Impact Zone (CIZ), Station Grill remains secure and well-run. The presence of trained staff, its orderly service, and cleanliness clearly show this business is responsible and should be considered an exception to the CIZ rule.

Licensing Focus Only – Planning Not an Issue

To the best of my understanding, this is strictly a licensing issue. Selling hot food for delivery or takeaway past midnight does not require planning approval, and thus, planning concerns should not affect the outcome of this application.

Consistency with the Licensing Matrix

Brighton's licensing matrix supports food venues remaining open until midnight. Station Grill, which does not sell alcohol and already operates responsibly, should be permitted to stay open longer under clearly defined safeguards.

No History of Crime or Anti-Social Incidents

It's well known through local news and conversations that most late-night disturbances are linked to alcohol. Station Grill, as a food-only establishment, has no such associations. I have never seen any issues during my visits.

Competent, Experienced Management

The manager has valuable experience in the late-night food sector, including time spent operating a food outlet on West Street. Since Station Grill began operating, it has had no complaints or problems, showing the team can run a late-night service safely.

No Adverse Impact on Local Environment

Extending the restaurant's opening hours would not cause problems in the neighbourhood. On the contrary, having a quiet, clean, and sober venue open late may help reduce public disorder by offering a peaceful place to unwind.

This Licence is Justified as an Exception

3.1.9 Furthermore, this special policy is not absolute. Upon receipt of a relevant representation, the licensing authority will always consider the circumstances of each case and whether there are exceptional circumstances to justify departing from its special policy in the light of the individual circumstances of the case. If an application is unlikely to add to the cumulative impact of the area, it may be granted. The impact can be expected to be different for premises with different styles and characteristics. For example, while a large nightclub or high capacity public house might add to problems of cumulative impact, a small restaurant, theatre or live music venue (where alcohol is not the primary activity) may be considered exceptional circumstances.

Because of Station Grill's exceptional hygiene, unique food offering, community support, and responsible business practices, I firmly believe this application qualifies as a justified exception to the CIZ restrictions.

Hygiene and Standards Outclass Competitors

Nearby late-night outlets generally do not meet the same standards. For example, the closest has a 3-star hygiene score. Station Grill holds a 5-star rating and is the only local venue offering Egyptian cuisine, giving it a significant advantage.

Actively Supporting Licensing Objectives

The Station Grill team, particularly the manager, has implemented solid measures to meet all four licensing criteria:

A. Preventing Crime and Disorder:

The premises are monitored via CCTV both inside and outside. Incident records are maintained. As a licensed SIA supervisor, the manager can manage crowds and ensure the premises remain secure.

B. Promoting Public Safety:

The premises comply with fire safety and health regulations. All emergency exits are clearly marked, and pathways are unobstructed.

C. Preventing Nuisance to the Public:

Noise is managed through controlled entry. Waste is collected daily, and customers are encouraged to leave in a quiet, respectful manner.

D. Protecting Children from Harm:

All employees are trained to:

- Identify vulnerable persons, whether due to age, intoxication, or substance misuse
- Follow set procedures for conflict handling
- Document and record all training
- Share staff training logs with police or council officials upon request
- Attend refresher sessions every 8 weeks, with all sessions logged and dated

Late-Night Food Offering with Cultural Distinction

Station Grill stands as the only Brighton food venue offering a combination of freshly made Egyptian and Turkish meals available late into the evening for takeaway and delivery, bringing valuable culinary variety to Brighton's night-time economy.

Evident Community Demand

There is significant late-night demand for healthy, hot food, particularly from students, healthcare staff, and workers commuting or finishing shifts. Station Grill is currently the only business capable of fully meeting this demand in the area.

High-Traffic Location Serves the Public

Sussex Police have acknowledged Queens Road as a busy route, especially late at night. Station Grill is ideally situated to serve this traffic and already does so in a safe, orderly fashion.

CIZ Location with Unmatched Safety Measures

Even though the premises lie within the CIZ, they're well-positioned for exemption based on:

- Having an SIA-trained security supervisor on site

- Keeping a detailed incident log
- Enforcing refuse policies
- Zero alcohol sales—significantly reducing disorder risks

No Planning Permission Required for This Use

This application is entirely licensing-related. As a Class E(b) business, Station Grill may serve takeaway, collection, and delivery without needing planning permission—as long as those services are secondary and not the primary focus.

Compliant with the Matrix Principles

The matrix already allows restaurants to stay open until midnight. Because Station Grill doesn't sell alcohol, their request for extended hours is consistent with current policy under managed conditions.

Irrelevance of Crime Statistics

Late-night crime in this zone is mostly alcohol-fuelled. Since Station Grill doesn't sell alcohol and has had zero issues, it's inappropriate to judge this application using unrelated data.

Manager Has Proven Late-Night Experience

The manager holds an SIA licence and has over a year of night food service experience, including on West Street. Since managing Station Grill, he has operated without incident, confirming his readiness for late-night trading.

Operation Will Not Add Negative Impact

The venue is food-focused, professionally managed, and runs in a quiet, clean manner. Its continued operation will not worsen crime, public nuisance, or any cumulative concerns.

Exceptional Justification for Licence Approval

This is a clear-cut case of an exceptional venue: no alcohol served, a spotless record, and a highly desired menu. Granting this licence would be a positive deviation from standard rules.

Outstanding Food Safety and Cultural Uniqueness

Station Grill is unmatched in terms of hygiene and culinary offerings. Their 5-star environmental health score and Egyptian-Turkish menu set them apart from all nearby takeaways.

Unfair Licensing Discrepancies

It is concerning that police policies seem to discourage clean new businesses while permitting older outlets—sometimes with poor hygiene—to operate late into the night. This creates a de facto curfew and limits consumer choice.

Inconsistent Treatment Between Businesses

The neighbouring business at 61 Queens Road operates until 3:00 AM. Station Grill, at 62, is denied the same. If the only difference is ownership age or establishment date, then this is unfair and could be discriminatory.

Human Rights and Fair Licensing

The Licensing Policy references the Human Rights Act 1998:

Article 1 of the First Protocol protects the peaceful operation of businesses. Rejecting Station Grill's application under these conditions could violate that right, especially when the adjacent business enjoys late-night trading.

Equal Treatment for New and Old Operators

Every compliant business—regardless of owner age or operating history—deserves the same consideration. Station Grill has proven itself to be responsible, safe, and qualified to operate beyond midnight.

Local Residents Want Broader Choice

Residents living near the restaurant want varied late-night food choices. Denying Station Grill a licence restricts those options and benefits only older venues with legacy licences.

This issue is clearly illustrated by the contrast between 61 and 62 Queens Road. The former is allowed to stay open until 3:00 AM, while the latter is refused. This creates inequality.

Equal Rights for Fair Business

All businesses should be treated equally under the law. Station Grill is not being given a fair opportunity, despite meeting all expectations and serving the public well.

Community Value and Need

The availability of fresh, healthy, culturally distinctive food late at night is rare. Station Grill fills this gap and enhances Brighton's local food offerings.

Respectful Request for Licence Approval

Considering all these facts, I respectfully ask the Licensing Authority, Sussex Police, and the Court to support and approve Station Grill's Late Night Refreshment Licence. They operate with care, quality, and responsibility.

Final Statement

Station Grill is a responsible, diverse, and essential part of Brighton's food scene. It deserves to have its licence approved to meet the city's growing late-night food needs.

Signed:

Date: 07 /07/2025

S24

From: REDACTED

Sent: 09 July 2025 20:57

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

Cc: REDACTED

Subject: Support station grill

SC CON ENDS: 25.07.2025 VALID PCD, PPN, PS, PCH & CIZ (S)

Letter of Support – Late Night Refreshment Licence Application

Business: Station Grill, 62 Queens Road, Brighton, BN1 3XD

Submitted To: Brighton & Hove City Council Licensing Authority, Sussex Police Licensing, and the Court

Name: REDACTED

Address: REDACTED

I am a frequent guest at Station Grill, located at 62 Queens Road, Brighton, and I am submitting this statement to express my full support for their application for a Late Night Refreshment Licence (excluding the sale of alcohol).

Responsible Operation and Commitment to Licensing Goals

From my frequent visits, I can confidently say that Station Grill is run with a high level of professionalism. The staff are always respectful and courteous, and the space is safe, tidy, and welcoming. The manager, who I understand is a licensed SIA door supervisor, maintains an atmosphere of calm and control. I've seen first-hand that the business supports the four licensing objectives through its strong hygiene, staff conduct, good customer service, and proactive issue resolution.

Unique and Authentic Culinary Experience

Station Grill offers a food selection that combines Egyptian and Turkish cuisine—a combination that's not available anywhere else in Brighton, particularly during the late-night hours. Their meals are freshly prepared, consistently delicious, and culturally enriching. This diversity adds value to Brighton's culinary reputation.

Community Demand for Late-Night Food

I often need access to food during late hours, and options are limited. Station Grill is already a go-to venue for students, NHS workers, security teams, and other people working evening shifts. Giving them permission to open later would benefit many Brighton residents.

Central Location and Steady Foot Traffic

Queens Road serves as a key pedestrian route between Brighton Station and the town centre. Late-night footfall is high, and having a clean, alcohol-free food spot like Station Grill open during those hours would serve a public need.

Security and Cleanliness in the CIZ

Even though the business is within the Cumulative Impact Zone (CIZ), I have always felt secure while dining there. The well-trained staff, sanitary conditions, and well-managed service make Station Grill an ideal candidate for a CIZ exception.

Planning Is Not a Factor

To my knowledge, this situation is only about licensing. Planning permission is not needed for serving takeaway or delivery food after midnight. Therefore, planning concerns should not influence the decision.

Compatibility with Matrix Policy

Brighton's Licensing Matrix supports restaurant operations until midnight. Since Station Grill does not serve alcohol and already complies with good practice, granting permission to stay open later within safe parameters would be entirely appropriate.

No Connection to Local Crime

Based on community discussions and local reports, most night-time disturbances stem from alcohol-related venues. I've never seen or heard of any issues linked to Station Grill, which operates as a food-only business.

Manager's Professionalism and Experience

The manager brings late-night sector experience, having previously worked on West Street. In the time Station Grill has been open, there have been no incidents. This proves that the team is capable of managing a safe late-night operation.

No Harm to the Neighbourhood

Granting the application will not harm the area. On the contrary, having a calm, clean food outlet that doesn't sell alcohol could improve the night-time environment by offering people a safe space to eat and relax.

This Case Warrants a CIZ Exception

Due to the business's high hygiene standards, original menu, and responsible leadership, I believe this application is strong enough to be treated as an exceptional case within the CIZ.

Hygiene and Standards Exceed Nearby Takeaways

Other nearby venues don't match the cleanliness or food quality offered by Station Grill. The closest alternative has a 3-star hygiene rating, while Station Grill boasts a 5-star rating and is the only place offering Egyptian food nearby.

Compliance with Licensing Objectives

The manager at Station Grill shows real commitment to fulfilling all four licensing aims:

A. Crime and Disorder Prevention:

There's full CCTV coverage inside and outside. Incident logs are kept. The SIA-accredited manager ensures crowd control and premises security.

B. Public Safety:

The premises meet fire and health safety regulations. Signage is clear, and access routes are safe.

C. Public Nuisance Prevention:

Noise is limited with controlled entry. Daily waste disposal is enforced. Customers are politely encouraged to leave the premises quietly.

D. Protection of Children from Harm:

All employees receive training to:

Identify vulnerable individuals due to drugs, age, or intoxication

Handle such situations using an internal conflict policy

Document training sessions

Share training records with local officials and police upon request

Participate in verbal refresher training every 8 weeks, with all sessions recorded

Late-Night Offering with Cultural Identity

Station Grill is the only late-night takeaway in Brighton offering authentic, freshly prepared Egyptian-Turkish meals, available for both delivery and takeaway. It enhances the night-time economy with something truly unique.

Demand for Fresh Hot Food Late at Night

There is constant need for clean, quality food during late hours—especially among workers, students, and travellers. Existing venues don't fulfil that need effectively, and Station Grill steps up to fill that gap.

Excellent Location, According to Authorities

Sussex Police have acknowledged Queens Road as a high-traffic area. Station Grill is located perfectly to cater to late-night foot traffic safely and responsibly.

CIZ Exception Justified by Security Measures

While the venue is inside the CIZ, its high level of control and no-alcohol policy support an exemption:

Licensed door supervisor on site at night

Use of incident logs and staff training

No alcohol = lower public risk

Planning Permission Already Covered

Since Station Grill is a Class E(b) premises, it may operate as a restaurant, takeaway, and delivery service without planning permission—so long as takeaway isn't the dominant activity. Licensing is the only matter in question.

Matrix Framework and Practical Licensing

The Brighton & Hove matrix allows restaurants to remain open until midnight. Given Station Grill's food-only model, its extended hours request is in line with the spirit of current policy.

Crime Stats Not Applicable to This Venue

Most local crime is associated with alcohol-serving venues. Station Grill has never contributed to public disorder, so using general crime stats against them would be misleading.

Skilled Management with a Clean Record

The manager has been operating this business for over a year without any incident or complaint. His previous night-time food industry experience proves he can handle later hours effectively.

No Additional Cumulative Impact

The restaurant sells food only, has well-trained staff, and follows safety procedures. There is no indication that extended trading would increase crime, noise, or disturbance.

Strong Grounds for Licence Approval

Station Grill sells no alcohol, follows best practices, and serves a growing late-night demand. This is clearly a case where the licence should be granted on exceptional grounds.

Exceeds Hygiene Standards in the Area

Compared to other late-night takeaways nearby, Station Grill has a higher hygiene rating and offers a distinctive menu. Their 5-star score makes them a standout candidate.

Unbalanced Licensing Practices

It's troubling that older venues with lower hygiene continue to operate late, while newer businesses like Station Grill, with better standards, face resistance. This discourages progress and limits consumer choice.

Clear Disparity Between Neighbours

The business directly next door—at 61 Queens Road—has permission to open until 3:00 AM. Station Grill, at number 62, is not granted the same, despite operating more responsibly. If the difference is based on tenure or age, this may be discriminatory.

Licensing and Human Rights

The Licensing Policy acknowledges the Human Rights Act 1998:

Article 1 of the First Protocol protects the right to operate a lawful business. Blocking Station Grill's licence while permitting a similar neighbour to operate late could violate these rights.

Equal Treatment is a Licensing Requirement

All business owners deserve a fair chance, regardless of how long they've been trading. Station Grill has proven its value and compliance, and deserves equal opportunity.

We Need More Late-Night Food Options

Residents near the venue should not be forced to rely only on old establishments. We want choice, and denying new operators that chance limits our freedom as consumers.

A clear example: 61 Queens Road trades until 3:00 AM, while Station Grill is denied the same. This creates unfair market conditions.

Fair Access is a Basic Business Right

Station Grill operates lawfully, safely, and with high standards. They should not be denied the same late-night rights granted to others. Equal access is essential.

Valuable Community Asset

There's growing need for freshly cooked, culturally rich food during the night. Station Grill meets this demand and adds to the diversity of our city.

My Respectful Recommendation

In view of all these points, I ask the Licensing Authority, Sussex Police, and the Court to approve Station Grill's Late Night Refreshment Licence. They are reliable, hygienic, and ready to serve.

Summary Statement

Station Grill is a valuable, safe, and much-needed food venue in Brighton. Their licence application deserves your approval based on merit, responsibility, and community benefit.

Signed:

Date: 9/07/2025

S25

From: REDACTED

Sent: 09 July 2025 21:09

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

Cc REDACTED

Subject: Support Station grill

SC CON ENDS: 25.07.2025 VALID PCD, PPN, PS, PCH & CIZ (S)

Witness Statement: Support for Late Night Refreshment Licence Application

Venue Name: Station Grill, 62 Queens Road, Brighton, BN1 3XD

To Be Submitted To: Brighton & Hove City Council Licensing Authority, Sussex Police Licensing, and the Court

Name: REDACTED

Address: REDACTED

As someone who regularly eats at Station Grill on 62 Queens Road, Brighton, I am submitting this formal statement in full support of their application for a Late Night Refreshment Licence (no alcohol involved).

Well-Managed Venue and Support of Licensing Goals

Being a frequent customer, I have repeatedly observed how efficiently Station Grill is operated. The team is professional, courteous, and always ensures a welcoming, hygienic, and secure space. The manager, a certified SIA door supervisor, consistently creates a peaceful atmosphere and works proactively to uphold the four licensing objectives—focusing on cleanliness, polite communication, efficient customer service, and quick intervention when needed.

Distinctive Menu Enhancing Cultural Variety

Station Grill serves a unique and appealing menu blending Egyptian and Turkish dishes, which are not offered anywhere else in Brighton—especially late in the evening. The meals are fresh, authentic, and consistently high in quality. This brings valuable cultural representation to Brighton's food sector.

Demand for Quality Food During Late Hours

As someone who's often out during late hours, it's challenging to find well-made food late at night. Station Grill is already serving an essential role for key groups such as students, security staff, NHS professionals, and night shift workers. Allowing them to extend their trading hours would be a major advantage for the community.

Ideal Location with High Footfall

Queens Road is a well-used pedestrian route linking Brighton Station with the city centre. Many people walk by the venue at night, and Station Grill could serve as a safe, reliable food outlet without alcohol—a much-needed option in the area.

Safety and Hygiene Even Within the CIZ

Despite its location within the Cumulative Impact Zone (CIZ), Station Grill remains secure and well-run. The presence of trained staff, its orderly service, and cleanliness clearly show this business is responsible and should be considered an exception to the CIZ rule.

Licensing Focus Only – Planning Not an Issue

To the best of my understanding, this is strictly a licensing issue. Selling hot food for delivery or takeaway past midnight does not require planning approval, and thus, planning concerns should not affect the outcome of this application.

Consistency with the Licensing Matrix

Brighton's licensing matrix supports food venues remaining open until midnight. Station Grill, which does not sell alcohol and already operates responsibly, should be permitted to stay open longer under clearly defined safeguards.

No History of Crime or Anti-Social Incidents

It's well known through local news and conversations that most late-night disturbances are linked to alcohol. Station Grill, as a food-only establishment, has no such associations. I have never seen any issues during my visits.

Competent, Experienced Management

The manager has valuable experience in the late-night food sector, including time spent operating a food outlet on West Street. Since Station Grill began operating, it has had no complaints or problems, showing the team can run a late-night service safely.

No Adverse Impact on Local Environment

Extending the restaurant's opening hours would not cause problems in the neighbourhood. On the contrary, having a quiet, clean, and sober venue open late may help reduce public disorder by offering a peaceful place to unwind.

This Licence is Justified as an Exception

Because of Station Grill's exceptional hygiene, unique food offering, community support, and responsible business practices, I firmly believe this application qualifies as a justified exception to the CIZ restrictions.

Hygiene and Standards Outclass Competitors

Nearby late-night outlets generally do not meet the same standards. For example, the closest has a 3-star hygiene score. Station Grill holds a 5-star rating and is the only local venue offering Egyptian cuisine, giving it a significant advantage.

Actively Supporting Licensing Objectives

The Station Grill team, particularly the manager, has implemented solid measures to meet all four licensing criteria:

A. Preventing Crime and Disorder:

The premises are monitored via CCTV both inside and outside. Incident records are maintained. As a licensed SIA supervisor, the manager can manage crowds and ensure the premises remain secure.

B. Promoting Public Safety:

The premises comply with fire safety and health regulations. All emergency exits are clearly marked, and pathways are unobstructed.

C. Preventing Nuisance to the Public:

Noise is managed through controlled entry. Waste is collected daily, and customers are encouraged to leave in a quiet, respectful manner.

D. Protecting Children from Harm:

All employees are trained to:

Identify vulnerable persons, whether due to age, intoxication, or substance misuse

Follow set procedures for conflict handling

Document and record all training

Share staff training logs with police or council officials upon request

Attend refresher sessions every 8 weeks, with all sessions logged and dated

Late-Night Food Offering with Cultural Distinction

Station Grill stands as the only Brighton food venue offering a combination of freshly made Egyptian and Turkish meals available late into the evening for takeaway and delivery, bringing valuable culinary variety to Brighton's night-time economy.

Evident Community Demand

There is significant late-night demand for healthy, hot food, particularly from students, healthcare staff, and workers commuting or finishing shifts. Station Grill is currently the only business capable of fully meeting this demand in the area.

High-Traffic Location Serves the Public

Sussex Police have acknowledged Queens Road as a busy route, especially late at night. Station Grill is ideally situated to serve this traffic and already does so in a safe, orderly fashion.

CIZ Location with Unmatched Safety Measures

Even though the premises lie within the CIZ, they're well-positioned for exemption based on:

Having an SIA-trained security supervisor on site

Keeping a detailed incident log

Enforcing refuse policies

Zero alcohol sales—significantly reducing disorder risks

No Planning Permission Required for This Use

This application is entirely licensing-related. As a Class E(b) business, Station Grill may serve takeaway, collection, and delivery without needing planning permission—as long as those services are secondary and not the primary focus.

Compliant with the Matrix Principles

The matrix already allows restaurants to stay open until midnight. Because Station Grill doesn't sell alcohol, their request for extended hours is consistent with current policy under managed conditions.

Irrelevance of Crime Statistics

Late-night crime in this zone is mostly alcohol-fuelled. Since Station Grill doesn't sell alcohol and has had zero issues, it's inappropriate to judge this application using unrelated data.

Manager Has Proven Late-Night Experience

The manager holds an SIA licence and has over a year of night food service experience, including on West Street. Since managing Station Grill, he has operated without incident, confirming his readiness for late-night trading.

Operation Will Not Add Negative Impact

The venue is food-focused, professionally managed, and runs in a quiet, clean manner. Its continued operation will not worsen crime, public nuisance, or any cumulative concerns.

Exceptional Justification for Licence Approval

This is a clear-cut case of an exceptional venue: no alcohol served, a spotless record, and a highly desired menu. Granting this licence would be a positive deviation from standard rules.

Outstanding Food Safety and Cultural Uniqueness

Station Grill is unmatched in terms of hygiene and culinary offerings. Their 5-star environmental health score and Egyptian-Turkish menu set them apart from all nearby takeaways.

Unfair Licensing Discrepancies

It is concerning that police policies seem to discourage clean new businesses while permitting older outlets—sometimes with poor hygiene—to operate late into the night. This creates a de facto curfew and limits consumer choice.

Inconsistent Treatment Between Businesses

The neighbouring business at 61 Queens Road operates until 3:00 AM. Station Grill, at 62, is denied the same. If the only difference is ownership age or establishment date, then this is unfair and could be discriminatory.

Human Rights and Fair Licensing

The Licensing Policy references the Human Rights Act 1998:

Article 1 of the First Protocol protects the peaceful operation of businesses. Rejecting Station Grill's application under these conditions could violate that right, especially when the adjacent business enjoys late-night trading.

Equal Treatment for New and Old Operators

Every compliant business—regardless of owner age or operating history—deserves the same consideration. Station Grill has proven itself to be responsible, safe, and qualified to operate beyond midnight.

Local Residents Want Broader Choice

Residents living near the restaurant want varied late-night food choices. Denying Station Grill a licence restricts those options and benefits only older venues with legacy licences.

This issue is clearly illustrated by the contrast between 61 and 62 Queens Road. The former is allowed to stay open until 3:00 AM, while the latter is refused. This creates inequality.

Equal Rights for Fair Business

All businesses should be treated equally under the law. Station Grill is not being given a fair opportunity, despite meeting all expectations and serving the public well.

Community Value and Need

The availability of fresh, healthy, culturally distinctive food late at night is rare. Station Grill fills this gap and enhances Brighton's local food offerings.

Respectful Request for Licence Approval

Considering all these facts, I respectfully ask the Licensing Authority, Sussex Police, and the Court to support and approve Station Grill's Late Night Refreshment Licence. They operate with care, quality, and responsibility.

Final Statement

Station Grill is a responsible, diverse, and essential part of Brighton's food scene. It deserves to have its licence approved to meet the city's growing late-night food needs.

Signed:

Date: 9/07/2025

S26

From: REDACTED

Sent: 09 July 2025 22:58

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

Cc: REDACTED

Subject: Station Grill support

SC CON ENDS: 25.07.2025 VALID PCD, PPN, PS, PCH & CIZ (S)

Support Letter for Late Night Refreshment Licence Application

Establishment: Station Grill, 62 Queens Road, Brighton, BN1 3XD

Submitted to: Brighton & Hove City Council Licensing Authority, Sussex Police Licensing, and the Court

NAME: REDACTED

Address: REDACTED

As a regular customer of Station Grill, located at 62 Queens Road in Brighton, I'm writing this letter to fully endorse their application for a Late Night Refreshment Licence (non-alcoholic).

Responsible Business Practices and Licensing Objectives

As someone who visits Station Grill frequently, I've personally observed its strong management. The staff are courteous and efficient, and the premises are consistently clean and secure. The manager, who holds an SIA door supervisor licence, ensures a calm and well-ordered atmosphere. I've seen him promote all four licensing objectives through actions such as good hygiene, customer respect, effective communication, and rapid response to any concerns.

Unique Food Offering with Cultural Significance

Station Grill provides a combination of Egyptian and Turkish dishes not available elsewhere in Brighton—especially not late at night. The meals are freshly cooked, authentic, and full of flavour. This unique menu brings diversity and richness to the city's culinary landscape.

High Need for Late-Night Refreshment

As someone who works or travels late, I often find it difficult to access freshly prepared, high-quality food. Station Grill already serves night-shift workers, NHS staff, security personnel, and students. Extending their operating hours would be of great value to many in the community.

Central and Well-Frequented Location

Queens Road is one of Brighton's busiest streets, linking the train station with the city centre. I regularly see many people walking this route late at night, and they would benefit from a clean, safe food establishment that doesn't rely on alcohol.

Safe Operation in a Cumulative Impact Zone

Even though the restaurant is located in the CIZ, it maintains a strong sense of safety and responsibility. The staff are trained, service is controlled, and the environment is hygienic. I believe these factors justify treating Station Grill as an exception to CIZ restrictions.

Planning Permission Not Required

As far as I know, this matter concerns only licensing. Serving hot food for takeaway or delivery after midnight does not need planning permission, so this shouldn't stand in the way of granting the licence.

In Line with Licensing Matrix

The Brighton & Hove Licensing Matrix supports restaurant operation until midnight. Since Station Grill is a food-only business that already functions responsibly, I believe they should be permitted to stay open later under the right conditions.

No Link to Crime or Public Nuisance

From both local discussions and media reports, I understand that most late-night disturbances in the area are connected to alcohol-serving venues. As a food-only premises, Station Grill has never been involved in any such problems.

Skilled and Reliable Management

The manager of Station Grill has worked in the late-night food industry, including time spent on West Street. In all the time Station Grill has been open, there have been no complaints or incidents. This proves their ability to handle extended hours safely.

Community-Friendly Operation

Granting this licence will not negatively affect the neighbourhood. In fact, a clean, calm, alcohol-free restaurant operating late could help reduce local disturbances by giving people a positive place to gather.

Why This Licence is Justified

Because of its exclusive menu, widespread local support, top hygiene ratings, and responsible operation, I believe Station Grill should be seen as an exceptional case deserving an exemption from the CIZ rules.

Superior Hygiene and Service Compared to Others

The nearest similar takeaway has only a 3-star hygiene rating and doesn't match Station Grill in quality or cleanliness. Station Grill has a 5-star hygiene score and is the only nearby outlet serving Egyptian cuisine—further proving their value.

Supporting the Four Licensing Objectives

The Station Grill manager is strongly committed to meeting all licensing goals:

A. Preventing Crime and Disorder:

CCTV covers all major internal and external areas. All incidents are logged. As an SIA door supervisor, the manager is trained to handle security and crowd control effectively.

B. Public Safety:

The premises meet all fire and safety codes. Clear signs and accessible exit routes are in place.

C. Reducing Public Nuisance:

Daily waste disposal is practiced, noise is controlled, and customers are guided to leave quietly.

D. Protecting Children from Harm:

Staff are trained to:

Identify vulnerable individuals (e.g., intoxicated persons or minors)

Handle situations using a set conflict management policy

Maintain full documentation of all training

Provide records upon request to the police or council officers

Participate in refresher sessions at least every 8 weeks

A Standalone Offering in Brighton

No other late-night takeaway in Brighton offers this particular Egyptian and Turkish cuisine. The food is freshly made and available for delivery and takeaway, making Station Grill a unique contributor to Brighton's night economy.

Clear Local Demand

There is substantial need for hot food late at night, especially from students, NHS employees, shift workers, and commuters. Few venues meet this need, and Station Grill addresses that gap.

Ideal Position for Public Service

Sussex Police have identified Queens Road as a highly trafficked area, especially after dark. Station Grill's location makes it perfectly placed to serve that demand.

CIZ Exception Based on Safety Measures

Although the business is within the CIZ, this application should be considered on its own merits due to the following:

On-site SIA door supervisor during late hours

Incident logs, controlled waste handling, and structured staff training

Zero alcohol sales, meaning fewer risks

Planning Rules Already Met

This application is about licensing alone. As a Class E(b) premises, Station Grill can provide collection, takeaway, and delivery services without separate planning approval, as long as these remain minor elements of their core business.

Support from Matrix Guidelines

The Licensing Matrix already allows restaurants to open until midnight. Because Station Grill does not serve alcohol, it makes sense to permit them to operate slightly beyond that time—under careful supervision.

Crime Data Should Not Apply

The crime figures used in licensing decisions largely reflect issues caused by alcohol. Station Grill does not serve alcohol and should not be judged by unrelated statistics.

Proven Operational Experience

The current manager has worked in late-night food businesses, including one on West Street, and has managed Station Grill for over a year without incident. This record proves competence and control.

No Negative Impact on Licensing Objectives

The restaurant is food-only, responsibly run, and well-managed. It will not add to any cumulative issues related to crime, noise, or disorder.

A Truly Exceptional Case

Station Grill sells no alcohol, has an impeccable safety and hygiene record, and serves a clearly unmet need. These are all reasons the application deserves approval outside standard policy limits.

Hygiene and Food Quality Far Above Average

Nearby alternatives fall short in both cleanliness and food type. Station Grill's 5-star rating and unique Egyptian menu raise the bar for late-night dining options in the area.

Biased Restrictions Harm New Businesses

It seems that licensing policies are preventing new, cleaner businesses from operating late, while older venues with lesser standards are allowed to continue. This results in fewer options for the public and disadvantages responsible new operators.

Signs of Discrimination

The neighbouring premises at 61 Queens Road can trade until 3:00 AM. Station Grill at number 62 cannot. If the difference is based on how long they've operated or the owner's age, then that is neither fair nor justifiable. The manager of Station Grill is equally responsible and should be treated equally.

Human Rights Considerations

The Licensing Policy refers to the Human Rights Act 1998:

Article 1 of the First Protocol protects the right to run a lawful business without unjust limitations. Rejecting Station Grill's application—while allowing their next-door neighbour to operate—may breach this principle.

Fair Access for All Businesses

Business owners, whether new or established, should be judged by their actions and standards—not by arbitrary details like age or how long they've been open. Station Grill deserves to be treated fairly and equally.

We Deserve More Options

As local residents, we want choice when it comes to where we eat late at night. Limiting newer food venues deprives us of that. Older venues shouldn't be the only ones allowed to serve us.

For example, 61 Queens Road is allowed to stay open until 3:00 AM, yet 62 Queens Road (Station Grill) is denied the same. This creates an unfair playing field.

Equal Opportunity in Business

All compliant businesses should be granted the same licensing rights. Station Grill's current situation is unfair and contradicts basic principles of equal opportunity and free enterprise.

A Much-Needed Community Asset

Access to hot, fresh, culturally diverse food late at night is becoming harder. Station Grill is one of the few places that meet that need—and they do so cleanly and responsibly.

Final Recommendation

Based on all these points, I respectfully ask the Licensing Authority, Sussex Police, and the Court to support and approve Station Grill's Late Night Refreshment Licence. They offer a safe, high-quality, and much-needed food service for Brighton's residents and visitors.

In Closing

Station Grill is an essential part of Brighton's late-night community. They are responsible, unique, and fully capable of offering something valuable that no one else does. Please approve their application.

Signed:

Date: 8/07/2025

S27

From: REDACTED

Sent: 24 July 2025 22:24

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

Cc: REDACTED

Subject: Witness Statement: Support for Late Night

1.11 Human Rights

1.11.1 The Human Rights Act 1998 incorporates the European Convention on Human Rights and makes it unlawful for a local authority to act in a way that is incompatible with a Convention right. The licensing authority will have particular regard to the following relevant provisions of the European Convention on Human Rights:-

- Article 6 that in the determination of civil rights and obligations everyone is entitled to a fair and public hearing within a reasonable time by an independent and impartial tribunal established by law.
- Article 8 that everyone has the right to respect for private and family life and his home.
- Article 1 of the First Protocol that everyone is entitled to the peaceful enjoyment of his possessions (including for example possession of a licence).

 PREVIOUS
Executive Summary

NEXT 
2 Public Health and Alcohol

SC CON ENDS: 25.07.2025 VALID PCD, PPN, PS, PCH & CIZ (S)

My Name: REDACTED

My Address: REDACTED

Date: 23 / 07 / 2025

Venue Name: Station Grill, 62 Queens Road, Brighton, BN1 3XD

To Be Submitted To: Brighton & Hove City Council Licensing Authority, Sussex Police Licensing, and the Court.

Dear sir / madam,

As a resident who regularly eats at Station Grill on 62 Queens Road, Brighton, I saw a BLUE NOTICE document on the front shop window of Station Grill, 62 queens road, Brighton, BN13XD, few weeks ago and yesterday, this paper is one the shop I think since first week in April 2025, and never ever removed from the window till now, and I think the one I saw recently is a new one as there is a different dates on the previous paper and the current paper, as I read both of them.

Anyway, I am submitting this formal statement in full support of their application for a Late-Night Refreshment Licence (no alcohol involved).

Well-Managed Venue and Support of Licensing Goals

Being a frequent customer, I have repeatedly observed how efficiently Station Grill is operated. The team is professional, courteous, and always ensures a welcoming, hygienic, and secure space. The manager, a certified SIA door supervisor, consistently creates a peaceful atmosphere and works proactively to uphold the four licensing objectives—focusing on cleanliness, polite communication, efficient customer service, and quick intervention when needed.

Distinctive Menu Enhancing Cultural Variety

Station Grill serves a unique and appealing menu blending Egyptian and Turkish dishes, which are not offered anywhere else in Brighton—especially late in the evening. The meals are fresh, authentic, and consistently high in quality. This brings valuable cultural representation to Brighton's food sector.

Demand for Quality Food During Late Hours

As someone who's often out during late hours, it's challenging to find well-made food late at night. Station Grill is already serving an essential role for key groups such as students, security staff, NHS professionals, and night shift workers. Allowing them to extend their trading hours would be a major advantage for the community.

Ideal Location with High Footfall

Queens Road is a well-used pedestrian route linking Brighton Station with the city centre. Many people walk by the venue at night, and Station Grill could serve as a safe, reliable food outlet without alcohol—a much-needed option in the area.

Safety and Hygiene Even Within the CIZ

Despite its location within the Cumulative Impact Zone (CIZ), Station Grill remains secure and well-run. The presence of trained staff, its orderly service, and cleanliness clearly show this business is responsible and should be considered an exception to the CIZ rule.

Licensing Focus Only – Planning Not an Issue

As per SoLP :

As per 1. Authority Monitoring Report 2020/21,

“Any use within the new E use class is able to change to another use, or mix of uses, within the same use class without the need for planning permission.”

To the best of my understanding, this is strictly a licensing issue. Selling hot food for delivery or takeaway past midnight does not require planning approval, and thus, planning concerns should not affect the outcome of this application.

Consistency with the Licensing Matrix

Brighton's licensing matrix supports food venues remaining open until midnight. Station Grill, which does not sell alcohol and already operates responsibly, should be permitted to stay open longer under clearly defined safeguards.

No History of Crime or Anti-Social Incidents

It's well known through local news and conversations that most late-night disturbances are linked to alcohol. Station Grill, as a food-only establishment, has no such associations. I have never seen any issues during my visits.

Competent, Experienced Management

The manager has valuable experience in the late-night food sector, including more than a year spent operating a food outlet on West Street. Since Station Grill began operating, it has had no complaints or problems, showing the team can run a late-night service safely.

No Adverse Impact on Local Environment

Extending the restaurant's opening hours would not cause problems in the neighbourhood. On the contrary, having a quiet, clean, and sober venue open late may help reduce public disorder by offering a peaceful place to collect food or delivery to residential address.

This Licence is Justified as an Exception

3.1.9 Furthermore, this special policy is not absolute. Upon receipt of a relevant representation, the licensing authority will always consider the circumstances of each case and whether there are exceptional circumstances to justify departing from its special policy in the light of the individual circumstances of the case. If an application is unlikely to add to the cumulative impact of the area, it may be granted. The impact can be expected to be different for premises with different styles and characteristics. For example, while a large nightclub or high capacity public house might add to problems of cumulative impact, a small restaurant, theatre or live

music venue (where alcohol is not the primary activity) may be considered exceptional circumstances.

Notes on matrix as per SoLP

Subject to the following notes, the policy, as represented in the matrix, will be strictly adhered to:

5- Exceptional circumstances may include: consultation with and meeting requirements of responsible authorities, As I have been told and I trust and confirm that (THE MANAGEMENT ARE HAPPY TO CO-OPERATE WITH THE POLICE AND ACCEPT POLICE PROPOSED CONDITIONS, INCLUDING INSTALLING CCTV, AND the manager is A SIA DOOR SUPERVISOR AND have a CONTRACT WITH MSU), an appropriate corporate social responsibility policy(their plan showing how their business will act responsibly and support the local community for example, Hiring local staff, Reducing noise or litter Offering discounts to NHS workers and students, Sponsoring local events or charities),community contribution to offset impact (such as financial contribution to infrastructure)(they will be offering something to compensate for any potential negative impact such as Help fund extra street cleaning, Install outdoor bins, Contribute to a community safety scheme (like CCTV on the street or any other approved schemes or projects). community support (as far as I Know , the licensing team and the management have received too many witness statements from the local residents, customers and neighbours to support this application and they confirmed the premises is beneficial, the shop will help keep the area safer, They prefer regulated food options, the business provides a good community service),alcohol sale ancillary to business activity (demonstrable to responsible authorities and licensing authority, for instance by licence condition allowing authorised officers access to sales accounts)(Station Grill will NOT sell alcohol at all and this should make their case stronger in the CIZ and be considered as exceptional circumstance)

The following licensing activities are encouraged and valued by the licensing authority: outdoor regulated entertainment, community-based street parties, members clubs, traditional pubs outside the city centre and non-alcohol led licensable activities, particularly within city centre (which is Station Grill case as a restaurant in the city centre).

The premises is:

- Non-alcoholic
- Food-focused
- Small in size
- Willing to accept licence conditions
- Committed to hiring trained staff and implementing public safety measures

Given the distinction between this operation and typical late-night venues in the area, I strongly believe that this application meets the criteria for exceptional circumstances. Its presence will not increase disorder, and may instead help reduce it.

The statement of licensing policy (SoLP) states that, 'if an application is unlikely to add to the cumulative impact of an area, it may be granted. The impact can be expected to be different for premises with different styles and characteristics'. And it does not give to what extent and what percentage, it says unlikely, and we believe that this application will not negatively add to the cumulative impact in the area and that exceptional circumstances do exist.

Because of Station Grill's exceptional hygiene, unique food offering, community support, and responsible business practices, I firmly believe this application qualifies as a justified exception to the CIZ restrictions.

As you can see that a restaurant without selling alcohol should be granted a license.

Hygiene and Standards Outclass Competitors

Nearby late-night outlets generally do not meet the same standards. For example, the closest has a 3-star hygiene score. Station Grill holds a 5-star rating and is the only local venue offering Egyptian cuisine, giving it a significant advantage.

Actively Supporting Licensing Objectives

The Station Grill team, particularly the manager, has implemented solid measures to meet all four licensing criteria:

A. Preventing Crime and Disorder:

The premises are monitored via CCTV both inside and outside. Incident records are maintained. As a licensed SIA supervisor, the manager can manage crowds and ensure the premises remain secure.

B. Promoting Public Safety:

The premises comply with fire safety and health regulations. All emergency exits are clearly marked, and pathways are unobstructed.

C. Preventing Nuisance to the Public:

Noise is managed through controlled entry. Waste is collected daily, and customers are encouraged to leave in a quiet, respectful manner.

D. Protecting Children from Harm:

All employees are trained to:

- Identify vulnerable persons, whether due to age, intoxication, or substance misuse
- Follow set procedures for conflict handling
- Document and record all training
- Share staff training logs with police or council officials upon request
- Attend refresher sessions every 8 weeks, with all sessions logged and dated

Late-Night Food Offering with Cultural Distinction

Station Grill stands as the only Brighton food venue offering a combination of freshly made Egyptian and Turkish meals available late into the evening for takeaway and delivery, bringing valuable culinary variety to Brighton's night-time economy.

Evident Community Demand

There is significant late-night demand for healthy, hot food, particularly from students, healthcare staff, and workers commuting or finishing shifts. Station Grill is currently the only business capable of fully meeting this demand in the area.

High-Traffic Location Serves the Public

Sussex Police have acknowledged Queens Road as a busy route, especially late at night. Station Grill is ideally situated to serve this traffic and already does so in a safe, orderly fashion.

CIZ Location with Unmatched Safety Measures

Even though the premises lie within the CIZ, they're well-positioned for exemption based on:

- Having an SIA-trained security supervisor on site
- Keeping a detailed incident log
- Enforcing refuse policies
- Zero alcohol sales—significantly reducing disorder risks

No Planning Permission Required for This Use

This application is entirely licensing-related. As a Class E(b) business, Station Grill may serve takeaway, collection, and delivery without needing planning permission—as long as those services are secondary and not the primary focus.

Compliant with the Matrix Principles

The matrix already allows restaurants to stay open until midnight. Because Station Grill doesn't sell alcohol, their request for extended hours is consistent with current policy under managed conditions.

Irrelevance of Crime Statistics

Late-night crime in this zone is mostly alcohol-fuelled. Since Station Grill doesn't sell alcohol and has had zero issues, it's inappropriate to judge this application using unrelated data.

Manager Has Proven Late-Night Experience

The manager holds an SIA licence and has over a year of night food service experience, including on West Street. Since managing Station Grill, he has operated without incident, confirming his readiness for late-night trading.

Operation Will Not Add Negative Impact

The venue is food-focused, professionally managed, and runs in a quiet, clean manner. Its continued operation will not worsen crime, public nuisance, or any cumulative concerns.

Exceptional Justification for Licence Approval

This is a clear-cut case of an exceptional venue: no alcohol served, a spotless record, and a highly desired menu. Granting this licence would be a positive deviation from standard rules.

Outstanding Food Safety and Cultural Uniqueness

Station Grill is unmatched in terms of hygiene and culinary offerings. Their 5-star environmental health score and Egyptian-Turkish menu set them apart from all nearby takeaways.

Unfair Licensing Discrepancies

It is concerning that police policies seem to discourage clean new businesses while permitting older outlets—sometimes with poor hygiene—to operate late into the night. This creates a de facto curfew and limits consumer choice.

Inconsistent Treatment Between Businesses

The neighbouring business at 61 Queens Road operates until 3:00 AM. Station Grill, at 62, is denied the same. If the only difference is ownership age, obtaining their license on an early date, or establishment date, then this is unfair and could be discriminatory.

Human Rights and Fair Licensing

The Licensing Policy references the Human Rights Act 1998:

Article 1 of the First Protocol protects the peaceful operation of businesses. Rejecting Station Grill's application under these conditions could violate that right, especially when the adjacent business immediately next door at 61 Queens Road, enjoys late-night trading. While Station Grill is not allowed to trade on a similar conditions.

Equal Treatment for New and Old Operators

Every compliant business—regardless of owner age or operating history—deserves the same consideration. Station Grill has proven itself to be responsible, safe, and qualified to operate beyond midnight.

Local Residents Want Broader Choice

Residents living near the restaurant want varied late-night food choices. Denying Station Grill a licence restricts those options and benefits only older venues with legacy licences.

This issue is clearly illustrated by the contrast between 61 and 62 Queens Road. The former is allowed to stay open until 3:00 AM, while the latter (Station Grill) is refused. This creates inequality.

Equal Rights for Fair Business

All businesses should be treated equally under the law. Station Grill is not being given a fair opportunity, despite meeting all expectations and serving the public well.

Community Value and Need

The availability of fresh, healthy, culturally distinctive food late at night is rare. Station Grill fills this gap and enhances Brighton's local food offerings.

Respectful Request for Licence Approval

Considering all these facts, I respectfully ask the Licensing Authority, Sussex Police, and the Court to support and approve Station Grill's Late Night Refreshment Licence. They operate with care, quality, and responsibility.

Final Statement

Station Grill is a responsible, diverse, and essential part of Brighton's food scene. It deserves to have its licence approved to meet the city's growing late-night food needs

Yours sincerely

REDACTED

S28

From: REDACTED

Sent: 08 July 2025 12:05

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

Cc: REDACTED

Subject: Fwd: Stay in the midnight during my night shift roaster

SC CON ENDS: 25.07.2025 VALID PCD, PPN, PS, PCH & CIZ (S)

Supportive Testimony for Late Night Refreshment Licence Application

Venue: Station Grill, 62 Queens Road, Brighton, BN1 3XD

To Be Submitted To: Brighton & Hove City Council Licensing Authority, Sussex Police Licensing, and the Court

Name: REDACTED

Address: REDACTED .

As a loyal patron of Station Grill at 62 Queens Road, Brighton, I am submitting this statement in full support of their request for a Late Night Refreshment Licence (non-alcoholic).

Committed Management and Upholding Licensing Principles

Being a regular customer, I can personally confirm the high standard of management at Station Grill. Staff members are courteous and operate in a clean, secure, and welcoming setting. The manager, who I understand is SIA certified, effectively maintains a composed and well-regulated atmosphere. Their practices promote the four licensing objectives through actions like cleanliness, courteous service, effective communication, and fast problem resolution.

Distinctive and Culturally Rich Menu

Station Grill serves a rare mix of Egyptian and Turkish dishes, unavailable elsewhere in Brighton—especially late at night. The freshly cooked meals are notable for their

authenticity and rich taste. This offering adds significant cultural depth to the city's food options.

Consistent Need for Late-Night Meals

Being someone who often seeks late-night food, I've found few dependable choices. Station Grill already supports night-shift workers, NHS employees, students, and security staff. Allowing them to stay open longer would benefit many in the area.

Excellent Location for Footfall

Queens Road, leading from Brighton Station to the town centre, is a busy and active location. Late-night foot traffic is common, and many people could benefit from a clean, alcohol-free food venue along that route.

Security, Safety, and Hygiene

Though located within the Cumulative Impact Zone (CIZ), Station Grill maintains a secure and hygienic environment. The trained team and cleanliness make this a responsible business that merits being treated as an exception to CIZ restrictions.

Licensing Only—No Planning Barriers

To my knowledge, this is purely a licensing issue, and no extra planning approval is necessary to sell hot takeaway food after midnight. This should not hinder the application's success.

Alignment with Matrix Policy

Brighton & Hove's Licensing Matrix permits restaurants to operate until midnight. Since Station Grill doesn't serve alcohol and already functions responsibly, an extended licence under strict control is reasonable.

No Connection to Crime or Disturbance

Conversations and reports show that most disturbances in the area stem from alcohol-related venues. Station Grill, which doesn't sell alcohol, has never been associated with any public nuisance or disorder.

Proven Experience and Responsible Oversight

The manager brings extensive experience from working in the late-night food industry, including West Street. Since opening, Station Grill has operated without incident, demonstrating it can responsibly manage late hours.

Positive Influence on the Area

This licence will not harm the local area. On the contrary, having a secure, well-run, alcohol-free establishment open late can help reduce late-night noise and disorder by offering a place to relax and eat.

Why This Case Deserves Consideration

Due to its distinct food, strong community support, hygiene, and operational responsibility, this case is exceptional and should be approved despite the CIZ designation.

Hygiene and Standards Surpass Competitors

The closest alternative late-night takeaway holds only a 3-star hygiene score, while Station Grill boasts a 5-star rating. No local rivals serve Egyptian cuisine either, making this venue a standout option.

Support for Licensing Objectives

Station Grill's manager is devoted to the four licensing principles:

A. Preventing Crime and Disorder: CCTV is set up covering key areas inside and out. All incidents are logged. As an SIA licence holder, the manager can control crowds and maintain public safety.

B. Ensuring Public Safety: The location follows fire and safety regulations with visible signs and safe access routes.

C. Avoiding Public Nuisance: Daily waste removal, minimal noise, and managed entry reduce disruption. Customers are encouraged to leave quietly.

D. Protecting Children from Harm: Staff receive training to:

Identify vulnerable individuals (due to age, intoxication, or drugs)

Handle conflict using a clear policy

Log and document all training sessions

Present training records to Sussex Police or regulatory bodies when asked

Participate in refresher training at least every 8 weeks with all sessions logged.

Unparalleled Food and Community Relevance

Station Grill is the only late-night provider of combined Egyptian and Turkish meals in Brighton. Their freshly prepared food for delivery and collection enriches Brighton's night economy.

Clear Local Demand

NHS staff, students, security workers, and late-night travellers create consistent demand for quality food. This need is not met by current offerings.

Location Suited for Service

Sussex Police recognise that Queens Road is a major route with heavy footfall from the train station. Station Grill is well-positioned to meet that demand.

CIZ Placement Offset by Safety Efforts

Though in the CIZ, the business is an exception due to proactive safety protocols:

A licensed SIA door supervisor on duty at night

Incident logging, cleanliness, and trained staff

No alcohol service, reducing potential issues

Planning Clarified

As a Class E(b) premises, the venue may offer delivery, takeaway, or collection without additional planning consent—as long as these remain secondary to the restaurant's primary function.

Matrix Policy Alignment

While the Matrix supports restaurants until midnight, Station Grill wants slightly extended hours—justified by its non-alcoholic nature and strong safeguards.

Crime Statistics Not Relevant

Area crime often links to alcohol. Since Station Grill sells only food, it hasn't contributed to any such incidents.

Qualified Management

The manager, an SIA licence holder, has worked in similar late-night roles before, including a kebab shop on West Street. Station Grill has operated over a year without any complaints or issues.

No Added Cumulative Impact

Because the venue sells food only and is responsibly managed, there's no additional burden on public safety, noise, or disorder.

Unique Circumstances Support Licence

No alcohol, high hygiene standards, and unique cultural offerings create a case deserving an exemption from policy limitations.

Excellence in Hygiene and Authenticity

Nearby late-night venues fall short in comparison. Station Grill's 5-star hygiene rating and cultural menu make it a valuable outlier.

Concerns About Unfair Practices

It's troubling that older, less clean venues can stay open while new, cleaner ones like Station Grill face resistance. This suggests an informal curfew that doesn't reflect Brighton's values.

Signs of Unequal Treatment

The business next door at 61 Queens Road trades until 3:00 AM. Denying Station Grill the same chance—possibly due to the owner's youth or shorter tenure—is unfair and potentially discriminatory.

Respect for Human Rights

The Licensing Policy mentions the Human Rights Act 1998:

Article 1 protects the peaceful use of property, including running a business.

Refusing this licence could violate those rights when an adjacent business operates longer under similar conditions.

Every Business Deserves a Fair Shot

Owners of all ages and durations should be assessed fairly. Station Grill's safety, professionalism, and service merit an equal chance to trade.

Resident Needs and Equal Access

As locals, we want more late-night food options—not just old establishments. Blocking new licences shrinks our choices and benefits only older businesses.

This bias disadvantages newer, younger owners—preventing them from accessing opportunities open to others in the past. Station Grill at 62 Queens Road deserves the same late-night rights granted to 61 Queens Road.

Economic Justice and Community Value

All legitimate businesses should compete under equal conditions. Station Grill's fairness case also aligns with human rights and community interest.

Community Demand is Unmet

The lack of late-night healthy options, especially Egyptian/Turkish food, is deeply felt. Station Grill would fill this gap.

Final Request

Based on all the above, I kindly ask the Licensing Authority, Sussex Police, and the Court to approve Station Grill's Late Night Refreshment Licence.

Final Words

Station Grill contributes significantly to Brighton's nightlife. It is secure, unique, responsible, and addresses an unmet need. I respectfully urge approval of this licence.

Signed:

Date: 05 / 07 / 2025

S29

From: REDACTED

Sent: 24 July 2025 19:22

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

Cc: REDACTED

Subject: Witness Statement: Support for Late Night Refreshment Licence Application

SC CON ENDS: 25.07.2025 VALID PCD, PPN, PS, PCH & CIZ (S)

My Name: REDACTED

My Address: REDACTED

Date: 24 / 07 / 2025

Venue Name: Station Grill, 62 Queens Road, Brighton, BN1 3XD

To Be Submitted To: Brighton & Hove City Council Licensing Authority, Sussex Police Licensing, and the Court.

Dear sir / madam,

As a resident who regularly eats at Station Grill on 62 Queens Road, Brighton, I saw a BLUE NOTICE document on the front shop window of Station Grill, 62 queens road, Brighton, BN13XD, few weeks ago and yesterday, this paper is one the shop I think since first week in April 2025, and never ever removed from the window till now, and I think the one I saw recently is a new one as there is a different dates on the previous paper and the current paper, as I read both of them.

Anyway, I am submitting this formal statement in full support of their application for a Late-Night Refreshment Licence (no alcohol involved).

Well-Managed Venue and Support of Licensing Goals

Being a frequent customer, I have repeatedly observed how efficiently Station Grill is operated. The team is professional, courteous, and always ensures a welcoming, hygienic, and secure space. The manager, a certified SIA door supervisor, consistently creates a peaceful atmosphere and works proactively to uphold the four licensing objectives—focusing on cleanliness, polite communication, efficient customer service, and quick intervention when needed.

Distinctive Menu Enhancing Cultural Variety

Station Grill serves a unique and appealing menu blending Egyptian and Turkish dishes, which are not offered anywhere else in Brighton—especially late in the evening. The meals are fresh, authentic, and consistently high in quality. This brings valuable cultural representation to Brighton's food sector.

Demand for Quality Food During Late Hours

As someone who's often out during late hours, it's challenging to find well-made food late at night. Station Grill is already serving an essential role for key groups such as students, security staff, NHS professionals, and night shift workers. Allowing them to extend their trading hours would be a major advantage for the community.

Ideal Location with High Footfall

Queens Road is a well-used pedestrian route linking Brighton Station with the city centre. Many people walk by the venue at night, and Station Grill could serve as a safe, reliable food outlet without alcohol—a much-needed option in the area.

Safety and Hygiene Even Within the CIZ

Despite its location within the Cumulative Impact Zone (CIZ), Station Grill remains secure and well-run. The presence of trained staff, its orderly service, and cleanliness clearly show this business is responsible and should be considered an exception to the CIZ rule.

Licensing Focus Only – Planning Not an Issue

As per SoLP :

As per 1. Authority Monitoring Report 2020/21,

“Any use within the new E use class is able to change to another use, or mix of uses, within the same use class without the need for planning permission.”

To the best of my understanding, this is strictly a licensing issue. Selling hot food for delivery or takeaway past midnight does not require planning approval, and thus, planning concerns should not affect the outcome of this application.

Consistency with the Licensing Matrix

Brighton’s licensing matrix supports food venues remaining open until midnight. Station Grill, which does not sell alcohol and already operates responsibly, should be permitted to stay open longer under clearly defined safeguards.

No History of Crime or Anti-Social Incidents

It’s well known through local news and conversations that most late-night disturbances are linked to alcohol. Station Grill, as a food-only establishment, has no such associations. I have never seen any issues during my visits.

Competent, Experienced Management

The manager has valuable experience in the late-night food sector, including more than a year spent operating a food outlet on West Street. Since Station Grill began operating, it has had no complaints or problems, showing the team can run a late-night service safely.

No Adverse Impact on Local Environment

Extending the restaurant’s opening hours would not cause problems in the neighbourhood. On the contrary, having a quiet, clean, and sober venue open late may help reduce public disorder by offering a peaceful place to collect food or delivery to residential address.

This Licence is Justified as an Exception

3.1.9 Furthermore, this special policy is not absolute. Upon receipt of a relevant representation, the licensing authority will always consider the circumstances of each case and whether there are exceptional circumstances to justify departing from its special policy in the light of the individual circumstances of the case. If an

application is unlikely to add to the cumulative impact of the area, it may be granted. The impact can be expected to be different for premises with different styles and characteristics. For example, while a large nightclub or high capacity public house might add to problems of cumulative impact, a small restaurant, theatre or live music venue (where alcohol is not the primary activity) may be considered exceptional circumstances.

Notes on matrix as per SoLP

Subject to the following notes, the policy, as represented in the matrix, will be strictly adhered to:

5- Exceptional circumstances may include: consultation with and meeting requirements of responsible authorities, As I have been told and I trust and confirm that (THE MANAGEMENT ARE HAPPY TO CO-OPERATE WITH THE POLICE AND ACCEPT POLICE PROPOSED CONDITIONS, INCLUDING INSTALLING CCTV, AND the manager is A SIA DOOR SUPERVISOR AND have a CONTRACT WITH MSU), an appropriate corporate social responsibility policy(their plan showing how their business will act responsibly and support the local community for example, Hiring local staff, Reducing noise or litter Offering discounts to NHS workers and students, Sponsoring local events or charities),community contribution to offset impact (such as financial contribution to infrastructure)(they will be offering something to compensate for any potential negative impact such as Help fund extra street cleaning, Install outdoor bins, Contribute to a community safety scheme (like CCTV on the street or any other approved schemes or projects). community support (as far as I Know , the licensing team and the management have received too many witness statements from the local residents, customers and neighbours to support this application and they confirmed the premises is beneficial, the shop will help keep the area safer, They prefer regulated food options, the business provides a good community service),alcohol sale ancillary to business activity (demonstrable to responsible authorities and licensing authority, for instance by licence condition allowing authorised officers access to sales accounts)(Station Grill will NOT sell alcohol at all and this should make their case stronger in the CIZ and be considered as exceptional circumstance)

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The premises is:

- Non-alcoholic

- Food-focused
- Small in size
- Willing to accept licence conditions
- Committed to hiring trained staff and implementing public safety measures

Given the distinction between this operation and typical late-night venues in the area, I strongly believe that this application meets the criteria for exceptional circumstances. Its presence will not increase disorder, and may instead help reduce it.

The statement of licensing policy (SoLP) states that, 'if an application is unlikely to add to the cumulative impact of an area, it may be granted. The impact can be expected to be different for premises with different styles and characteristics'. And it does not give to what extent and what percentage, it says unlikely, and we believe that this application will not negatively add to the cumulative impact in the area and that exceptional circumstances do exist.

Because of Station Grill's exceptional hygiene, unique food offering, community support, and responsible business practices, I firmly believe this application qualifies as a justified exception to the CIZ restrictions.

As you can see that a restaurant without selling alcohol should be granted a license.

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Nearby late-night outlets generally do not meet the same standards. For example, the closest has a 3-star hygiene score. Station Grill holds a 5-star rating and is the only local venue offering Egyptian cuisine, giving it a significant advantage.

Actively Supporting Licensing Objectives

The Station Grill team, particularly the manager, has implemented solid measures to meet all four licensing criteria:

A. Preventing Crime and Disorder:

The premises are monitored via CCTV both inside and outside. Incident records are maintained. As a licensed SIA supervisor, the manager can manage crowds and ensure the premises remain secure.

B. Promoting Public Safety:

The premises comply with fire safety and health regulations. All emergency exits are clearly marked, and pathways are unobstructed.

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Noise is managed through controlled entry. Waste is collected daily, and customers are encouraged to leave in a quiet, respectful manner.

D. Protecting Children from Harm:

All employees are trained to:

- Identify vulnerable persons, whether due to age, intoxication, or substance misuse
- Follow set procedures for conflict handling
- Document and record all training
- Share staff training logs with police or council officials upon request
- Attend refresher sessions every 8 weeks, with all sessions logged and dated

Late-Night Food Offering with Cultural Distinction

Station Grill stands as the only Brighton food venue offering a combination of freshly made Egyptian and Turkish meals available late into the evening for takeaway and delivery, bringing valuable culinary variety to Brighton's night-time economy.

Evident Community Demand

There is significant late-night demand for healthy, hot food, particularly from students, healthcare staff, and workers commuting or finishing shifts. Station Grill is currently the only business capable of fully meeting this demand in the area.

High-Traffic Location Serves the Public

Sussex Police have acknowledged Queens Road as a busy route, especially late at night. Station Grill is ideally situated to serve this traffic and already does so in a safe, orderly fashion.

CIZ Location with Unmatched Safety Measures

Even though the premises lie within the CIZ, they're well-positioned for exemption based on:

- Having an SIA-trained security supervisor on site
- Keeping a detailed incident log
- Enforcing refuse policies
- Zero alcohol sales—significantly reducing disorder risks

No Planning Permission Required for This Use

This application is entirely licensing-related. As a Class E(b) business, Station Grill may serve takeaway, collection, and delivery without needing planning permission—as long as those services are secondary and not the primary focus.

Compliant with the Matrix Principles

The matrix already allows restaurants to stay open until midnight. Because Station Grill doesn't sell alcohol, their request for extended hours is consistent with current policy under managed conditions.

Irrelevance of Crime Statistics

Late-night crime in this zone is mostly alcohol-fuelled. Since Station Grill doesn't sell alcohol and has had zero issues, it's inappropriate to judge this application using unrelated data.

Manager Has Proven Late-Night Experience

The manager holds an SIA licence and has over a year of night food service experience, including on West Street. Since managing Station Grill, he has operated without incident, confirming his readiness for late-night trading.

Operation Will Not Add Negative Impact

The venue is food-focused, professionally managed, and runs in a quiet, clean manner. Its continued operation will not worsen crime, public nuisance, or any cumulative concerns.

Exceptional Justification for Licence Approval

This is a clear-cut case of an exceptional venue: no alcohol served, a spotless record, and a highly desired menu. Granting this licence would be a positive deviation from standard rules.

Outstanding Food Safety and Cultural Uniqueness

Station Grill is unmatched in terms of hygiene and culinary offerings. Their 5-star environmental health score and Egyptian-Turkish menu set them apart from all nearby takeaways.

Unfair Licensing Discrepancies

It is concerning that police policies seem to discourage clean new businesses while permitting older outlets—sometimes with poor hygiene—to operate late into the night. This creates a de facto curfew and limits consumer choice.

Inconsistent Treatment Between Businesses

The neighbouring business at 61 Queens Road operates until 3:00 AM. Station Grill, at 62, is denied the same. If the only difference is ownership age, obtaining their

license on an early date, or establishment date, then this is unfair and could be discriminatory.

Human Rights and Fair Licensing

The Licensing Policy references the Human Rights Act 1998:

Article 1 of the First Protocol protects the peaceful operation of businesses. Rejecting Station Grill's application under these conditions could violate that right, especially when the adjacent business immediately next door at 61 Queens Road, enjoys late-night trading. While Station Grill is not allowed to trade on a similar conditions.

Equal Treatment for New and Old Operators

Every compliant business—regardless of owner age or operating history—deserves the same consideration. Station Grill has proven itself to be responsible, safe, and qualified to operate beyond midnight.

Local Residents Want Broader Choice

Residents living near the restaurant want varied late-night food choices. Denying Station Grill a licence restricts those options and benefits only older venues with legacy licences.

This issue is clearly illustrated by the contrast between 61 and 62 Queens Road. The former is allowed to stay open until 3:00 AM, while the latter (Station Grill) is refused. This creates inequality.

Equal Rights for Fair Business

All businesses should be treated equally under the law. Station Grill is not being given a fair opportunity, despite meeting all expectations and serving the public well.

Community Value and Need

The availability of fresh, healthy, culturally distinctive food late at night is rare. Station Grill fills this gap and enhances Brighton's local food offerings.

Respectful Request for Licence Approval

Considering all these facts, I respectfully ask the Licensing Authority, Sussex Police, and the Court to support and approve Station Grill's Late Night Refreshment Licence. They operate with care, quality, and responsibility.

Final Statement

Station Grill is a responsible, diverse, and essential part of Brighton's food scene. It deserves to have its licence approved to meet the city's growing late-night food needs.

Yours sincerely

REDACTED

S30

From: REDACTED

Sent: 24 July 2025 19:45

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

Bahaa.azmy1@yahoo.com

Subject: Support for Station Grill Late Night Refreshment Licence Witness Statement from REDACTED

SC CON ENDS: 25.07.2025 VALID PCD, PPN, PS, PCH & CIZ (S)

Notes on matrix

Subject to the following notes, the policy, as represented in the matrix, will be strictly adhered to:

1. Each application will be considered on individual merit
2. Applications within the CIZ are subject to the special policy on cumulative impact at para 3.1, and those within the special stress area to the special stress policy considerations at para 3.2.
3. Departure from the matrix policy is expected only in exceptional circumstances
4. Exceptional circumstances will not include quality of management or size of venue except where explicitly stated in policy matrix.
5. Exceptional circumstances may include: consultation with and meeting requirements of responsible authorities, an appropriate corporate social responsibility policy, community contribution to offset impact (such as financial contribution to infrastructure), community support, alcohol sale ancillary to business activity (demonstrable to responsible authorities and licensing authority, for instance by licence condition allowing authorised officers access to sales accounts).

1.11 Human Rights

1.11.1 The Human Rights Act 1998 incorporates the European Convention on Human Rights and makes it unlawful for a local authority to act in a way that is incompatible with a Convention right. The licensing authority will have particular regard to the following relevant provisions of the European Convention on Human Rights:-

- Article 6 that in the determination of civil rights and obligations everyone is entitled to a fair and public hearing within a reasonable time by an independent and impartial tribunal established by law.
- Article 8 that everyone has the right to respect for private and family life and his home.
- Article 1 of the First Protocol that everyone is entitled to the peaceful enjoyment of his possessions (including for example possession of a licence).

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Executive Summary

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2 Public Health and Alcohol

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

	Cumulative Impact Area	Special Stress Area	Other Areas
Restaurant	Yes (midnight)	Yes (midnight)	Yes (midnight)
Café	Yes (10 pm)	Yes (10 pm)	Yes (10 pm)
Late Night Takeaways	No	Yes (midnight)	Yes (midnight)
Night Club	No	No	No
Pub	No	Yes (11pm)	Yes (midnight)
Non-alcohol lead (e.g. Theatre)	Yes (favourable)	Yes (favourable)	Yes (favourable)
Off-licence	No	No	Yes (Up to 11pm but if in densely residential area may be earlier – see note 7 below)
Members Club (club premises certificate)	Yes (<100 capacity) (11pm)	Yes (<100 capacity) (11pm)	Yes

3.1.9 Furthermore, this special policy is not absolute. Upon receipt of a relevant representation, the licensing authority will always consider the circumstances of each case and whether there are exceptional circumstances to justify departing from its special policy in the light of the individual circumstances of the case. If an application is unlikely to add to the cumulative impact of the area, it may be granted. The impact can be expected to be different for premises with different styles and characteristics. For example, while a large nightclub or high capacity public house might add to problems of cumulative impact, a small restaurant, theatre or live music venue (where alcohol is not the primary activity) may be considered exceptional circumstances. The fact that a premises will be/is exceptionally well managed with a well qualified applicant, or that there are no residential premises nearby, will not be considered exceptional.

ments but as a general rule, a bowl of crisps, nuts, or olives does not constitute substantial food.

3.3.3 Restaurants - the licensing authority may be prepared to look favourably upon an application for the grant of a licence, subject to the following restaurant condition.

- Intoxicating liquor shall not be supplied or sold on the premises otherwise than to persons taking table meals there and for the consumption by such a person as an ancillary to their meal. There will be no vertical drinking.
- Restaurants with outside service - the licensing authority will also consider applications from restaurants that request to serve alcohol to areas adjacent to or immediately outside their premises. In addition to the above conditions for cafes, the licensing authority will require evidence that the applicants have an agreement with the local authority to use the area as defined on a plan provided. The following condition may also apply:
- The sale and supply of alcohol for consumption off the premises shall be restricted to an area licensed by the Local Authority for use of the public highway as shown on the plan deposited and such area shall be defined by a physical barrier acceptable to the licensing authority.

Witness Statement: Support for Late Night Refreshment Licence Application

My Name: REDACTED

My Address: REDACTED

Date: 24 / 07 / 2025

Venue Name: Station Grill, 62 Queens Road, Brighton, BN1 3XD

To Be Submitted To: Brighton & Hove City Council Licensing Authority, Sussex Police Licensing, and the Court.

Dear sir / madam,

As a resident who regularly eats at Station Grill on 62 Queens Road, Brighton, I saw a BLUE NOTICE document on the front shop window of Station Grill, 62 queens road, Brighton, BN13XD, few weeks ago and yesterday, this paper is one the shop I think since first week in April 2025, and never ever removed from the window till now, and I think the one I saw recently is a new one as there is a different dates on the previous paper and the current paper, as I read both of them.

Anyway, I am submitting this formal statement in full support of their application for a Late-Night Refreshment Licence (no alcohol involved).

Well-Managed Venue and Support of Licensing Goals.

Being a frequent customer, I have repeatedly observed how efficiently Station Grill is operated. The team is professional, courteous, and always ensures a welcoming, hygienic, and secure space. The manager, a certified SIA door supervisor, consistently creates a peaceful atmosphere and works proactively to uphold the four licensing objectives focusing on cleanliness, polite communication, efficient customer service, and quick intervention when needed.

Distinctive Menu Enhancing Cultural Variety

Station Grill serves a unique and appealing menu blending Egyptian and Turkish dishes, which are not offered anywhere else in Brighton especially late in the evening. The meals are fresh, authentic, and consistently high in quality. This brings valuable cultural representation to Brighton's food sector.

Demand for Quality Food During Late Hours

As someone who's often out during late hours, it's challenging to find well-made food late at night. Station Grill is already serving an essential role for key groups such as students, security staff, NHS professionals, and night shift workers. Allowing them to extend their trading hours would be a major advantage for the community.

Ideal Location with High Footfall Queens Road is a well-used pedestrian route linking Brighton Station with the city centre. Many people walk by the venue at night, and Station Grill could serve as a safe, reliable food outlet without alcohol a much-needed option in the area.

Safety and Hygiene Even Within the CIZ

Despite its location within the Cumulative Impact Zone (CIZ), Station Grill remains

secure and well-run. The presence of trained staff, its orderly service, and cleanliness clearly show this business is responsible and should be considered an exception to the CIZ rule.

Licensing Focus Only – Planning Not an Issue

As per SoLP :

As per 1. Authority Monitoring Report 2020/21,

“Any use within the new E use class is able to change to another use, or mix of uses, within the same use class without the need for planning permission.”

To the best of my understanding, this is strictly a licensing issue. Selling hot food for delivery or takeaway past midnight does not require planning approval, and thus, planning concerns should not affect the outcome of this application.

Consistency with the Licensing Matrix

Brighton’s licensing matrix supports food venues remaining open until midnight.

Station Grill, which does not sell alcohol and already operates responsibly, should be permitted to stay open longer under clearly defined safeguards.

No History of Crime or Anti-Social Incidents

It’s well known through local news and conversations that most late-night disturbances are linked to alcohol. Station Grill, as a food-only establishment, has no such associations. I have never seen any issues during my visits.

Competent, Experienced Management

The manager has valuable experience in the late-night food sector, including more than a year spent operating a food outlet on West Street. Since Station Grill began operating, it has had no complaints or problems, showing the team can run a late-night service safely.

No Adverse Impact on Local Environment

Extending the restaurant’s opening hours would not cause problems in the neighbourhood. On the contrary, having a quiet, clean, and sober venue open late may help reduce public disorder by offering a peaceful place to collect food or delivery to residential address.

This Licence is Justified as an Exception

3.1.9 Furthermore, this special policy is not absolute. Upon receipt of a relevant representation, the licensing authority will always consider the circumstances of each case and whether there are exceptional circumstances to justify departing from its special policy in the light of the individual circumstances of the case. If an application is unlikely to add to the cumulative impact of the area, it may be granted. The impact can be expected to be different for premises with different styles and characteristics. For example, while a large nightclub or high capacity public house

might add to problems of cumulative impact, a small restaurant, theatre or live music venue (where alcohol is not the primary activity) may be considered exceptional circumstances.

Notes on matrix as per SoLP

Subject to the following notes, the policy, as represented in the matrix, will be strictly adhered to:

5- Exceptional circumstances may include: consultation with and meeting requirements of responsible authorities, As I have been told and I trust and confirm that (THE MANAGEMENT ARE HAPPY TO CO-OPERATE WITH THE POLICE AND ACCEPT POLICE PROPOSED CONDITIONS, INCLUDING INSTALLING CCTV, AND the manager is A SIA DOOR SUPERVISOR AND have a CONTRACT WITH MSU), an appropriate corporate social responsibility policy(their plan showing how their business will act responsibly and support the local community for example, Hiring local staff, Reducing noise or litter Offering discounts to NHS workers and students, Sponsoring local events or charities),community contribution to offset impact (such as financial contribution to infrastructure)(they will be offering something to compensate for any potential negative impact such as Help fund extra street cleaning, Install outdoor bins, Contribute to a community safety scheme (like CCTV on the street or any other approved schemes or projects). community support (as far as I Know , the licensing team and the management have received too many witness statements from the local residents, customers and neighbours to support this application and they confirmed the premises is beneficial, the shop will help keep the area safer, They prefer regulated food options, the business provides a good community service),alcohol sale ancillary to business activity (demonstrable to responsible authorities and licensing authority, for instance by licence condition allowing authorised officers access to sales accounts)(Station Grill will NOT sell alcohol at all and this should make their case stronger in the CIZ and be considered as exceptional circumstance)

The following licensing activities are encouraged and valued by the licensing authority: outdoor regulated entertainment, community-based street parties, members clubs, traditional pubs outside the city centre and non-alcohol led licensable activities, particularly within city centre (which is Station Grill case as a restaurant in the city centre).

The premises is:

- Non-alcoholic
- Food-focused
- Small in size
- Willing to accept licence conditions
- Committed to hiring trained staff and implementing public safety measures

Given the distinction between this operation and typical late-night venues in the area, I strongly believe that this application meets the criteria for exceptional circumstances. Its presence will not increase disorder, and may instead help reduce

it.

The statement of licensing policy (SoLP) states that, 'if an application is unlikely to add to the cumulative impact of an area, it may be granted. The impact can be expected to be different for premises with different styles and characteristics'. And it does not give to what extent and what percentage, it says unlikely, and we believe that this application will not negatively add to the cumulative impact in the area and that exceptional circumstances do exist.

Because of Station Grill's exceptional hygiene, unique food offering, community support, and responsible business practices, I firmly believe this application qualifies as a justified exception to the CIZ restrictions.

As you can see that a restaurant without selling alcohol should be granted a license.

Hygiene and Standards Outclass Competitors

Nearby late-night outlets generally do not meet the same standards. For example, the closest has a 3-star hygiene score. Station Grill holds a 5-star rating and is the only local venue offering Egyptian cuisine, giving it a significant advantage.

Actively Supporting Licensing Objectives

The Station Grill team, particularly the manager, has implemented solid measures to meet all four licensing criteria:

A. Preventing Crime and Disorder:

The premises are monitored via CCTV both inside and outside. Incident records are maintained. As a licensed SIA supervisor, the manager can manage crowds and ensure the premises remain secure.

B. Promoting Public Safety:

The premises comply with fire safety and health regulations. All emergency exits are clearly marked, and pathways are unobstructed.

C. Preventing Nuisance to the Public:

Noise is managed through controlled entry. Waste is collected daily, and customers are encouraged to leave in a quiet, respectful manner.

D. Protecting Children from Harm:

All employees are trained to:

- Identify vulnerable persons, whether due to age, intoxication, or substance misuse
- Follow set procedures for conflict handling
- Document and record all training
- Share staff training logs with police or council officials upon request
- Attend refresher sessions every 8 weeks, with all sessions logged and dated

Late-Night Food Offering with Cultural Distinction

Station Grill stands as the only Brighton food venue offering a combination of freshly made Egyptian and Turkish meals available late into the evening for takeaway and delivery, bringing valuable culinary variety to Brighton's night-time economy.

Evident Community Demand

There is significant late-night demand for healthy, hot food, particularly from students, healthcare staff, and workers commuting or finishing shifts. Station Grill is currently the only business capable of fully meeting this demand in the area.

High-Traffic Location Serves the Public

Sussex Police have acknowledged Queens Road as a busy route, especially late at night. Station Grill is ideally situated to serve this traffic and already does so in a safe, orderly fashion.

CIZ Location with Unmatched Safety Measures

Even though the premises lie within the CIZ, they're well-positioned for exemption based on:

- Having an SIA-trained security supervisor on site
- Keeping a detailed incident log
- Enforcing refuse policies
- Zero alcohol sales—significantly reducing disorder risks

No Planning Permission Required for This Use

This application is entirely licensing-related. As a Class E(b) business, Station Grill may serve takeaway, collection, and delivery without needing planning permission—as long as those services are secondary and not the primary focus.

Compliant with the Matrix Principles

The matrix already allows restaurants to stay open until midnight. Because Station Grill doesn't sell alcohol, their request for extended hours is consistent with current policy under managed conditions.

Irrelevance of Crime Statistics

Late-night crime in this zone is mostly alcohol-fuelled. Since Station Grill doesn't sell alcohol and has had zero issues, it's inappropriate to judge this application using unrelated data.

Manager Has Proven Late-Night Experience

The manager holds an SIA licence and has over a year of night food service experience, including on West Street. Since managing Station Grill, he has operated without incident, confirming his readiness for late-night trading.

Operation Will Not Add Negative Impact

The venue is food-focused, professionally managed, and runs in a quiet, clean manner. Its continued operation will not worsen crime, public nuisance, or any cumulative concerns.

Exceptional Justification for Licence Approval

This is a clear-cut case of an exceptional venue: no alcohol served, a spotless record, and a highly desired menu. Granting this licence would be a positive deviation from standard rules.

Outstanding Food Safety and Cultural Uniqueness

Station Grill is unmatched in terms of hygiene and culinary offerings. Their 5-star environmental health score and Egyptian-Turkish menu set them apart from all nearby takeaways.

Unfair Licensing Discrepancies

It is concerning that police policies seem to discourage clean new businesses while permitting older outlets sometimes with poor hygiene to operate late into the night. This creates a de facto curfew and limits consumer choice.

Inconsistent Treatment Between Businesses

The neighbouring business at 61 Queens Road operates until 3:00 AM. Station Grill, at 62, is denied the same. If the only difference is ownership age, obtaining their license on an early date, or establishment date, then this is unfair and could be discriminatory.

Human Rights and Fair Licensing

The Licensing Policy references the Human Rights Act 1998:

Article 1 of the First Protocol protects the peaceful operation of businesses.

Rejecting Station Grill's application under these conditions could violate that right, especially when the adjacent business immediately next door at 61 Queens Road, enjoys late-night trading. While Station Grill is not allowed to trade on a similar conditions.

Equal Treatment for New and Old Operators

Every compliant business regardless of owner age or operating history deserves the same consideration. Station Grill has proven itself to be responsible, safe, and qualified to operate beyond midnight.

Local Residents Want Broader Choice

Residents living near the restaurant want varied late-night food choices. Denying Station Grill a licence restricts those options and benefits only older venues with legacy licences.

This issue is clearly illustrated by the contrast between 61 and 62 Queens Road. The former is allowed to stay open until 3:00 AM, while the latter (Station Grill) is refused. This creates inequality.

Equal Rights for Fair Business

All businesses should be treated equally under the law. Station Grill is not being given a fair opportunity, despite meeting all expectations and serving the public well.

Community Value and Need

The availability of fresh, healthy, culturally distinctive food late at night is rare. Station Grill fills this gap and enhances Brighton's local food offerings.

Respectful Request for Licence Approval

Considering all these facts, I respectfully ask the Licensing Authority, Sussex Police, and the Court to support and approve Station Grill's Late Night Refreshment Licence. They operate with care, quality, and responsibility.

Final Statement

Station Grill is a responsible, diverse, and essential part of Brighton's food scene. It deserves to have its licence approved to meet the city's growing late-night food needs.

Yours sincerely

S31

From: REDACTED

Sent: 24 July 2025 22:56

To: EHL Licensing <EHL.Licensing@brighton-hove.gov.uk>;
Bahaa.azmy1@yahoo.com

Subject: Support for Station Grill Late Night Refreshment Licence Witness Statement from REDACTED

SC CON ENDS: 25.07.2025 VALID PCD, PPN, PS, PCH & CIZ (S)

Notes on matrix

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Date: 24 / 07 / 2025

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To Be Submitted To: Brighton & Hove City Council Licensing Authority, Sussex Police Licensing, and the Court.

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Even though the premises lie within the CIZ, they're well-positioned for exemption

based on:

- Having an SIA-trained security supervisor on site
- Keeping a detailed incident log
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- Zero alcohol sales significantly reducing disorder risks

No Planning Permission Required for This Use

This application is entirely licensing-related. As a Class E(b) business, Station Grill may serve takeaway, collection, and delivery without needing planning permission as long as those services are secondary and not the primary focus.

Compliant with the Matrix Principles

The matrix already allows restaurants to stay open until midnight. Because Station Grill doesn't sell alcohol, their request for extended hours is consistent with current policy under managed conditions.

Irrelevance of Crime Statistics

Late-night crime in this zone is mostly alcohol-fuelled. Since Station Grill doesn't sell alcohol and has had zero issues, it's inappropriate to judge this application using unrelated data.

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The manager holds an SIA licence and has over a year of night food service experience, including on West Street. Since managing Station Grill, he has operated without incident, confirming his readiness for late-night trading.

Operation Will Not Add Negative Impact

The venue is food-focused, professionally managed, and runs in a quiet, clean manner. Its continued operation will not worsen crime, public nuisance, or any cumulative concerns.

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This is a clear-cut case of an exceptional venue: no alcohol served, a spotless record, and a highly desired menu. Granting this licence would be a positive deviation from standard rules.

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It is concerning that police policies seem to discourage clean new businesses while permitting older outlets—sometimes with poor hygiene—to operate late into the night. This creates a de facto curfew and limits consumer choice.

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The neighbouring business at 61 Queens Road operates until 3:00 AM. Station Grill, at 62, is denied the same. If the only difference is ownership age, obtaining their license on an early date, or establishment date, then this is unfair and could be discriminatory.

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The Licensing Policy references the Human Rights Act 1998:
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Equal Treatment for New and Old Operators

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Residents living near the restaurant want varied late-night food choices. Denying Station Grill a licence restricts those options and benefits only older venues with legacy licences.

This issue is clearly illustrated by the contrast between 61 and 62 Queens Road. The former is allowed to stay open until 3:00 AM, while the latter (Station Grill) is refused. This creates inequality.

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All businesses should be treated equally under the law. Station Grill is not being given a fair opportunity, despite meeting all expectations and serving the public well.

Community Value and Need

The availability of fresh, healthy, culturally distinctive food late at night is rare. Station Grill fills this gap and enhances Brighton's local food offerings.

Respectful Request for Licence Approval

Considering all these facts, I respectfully ask the Licensing Authority, Sussex Police, and the Court to support and approve Station Grill's Late Night Refreshment Licence. They operate with care, quality, and responsibility.

Final Statement

Station Grill is a responsible, diverse, and essential part of Brighton's food scene. It deserves to have its licence approved to meet the city's growing late-night food needs.

Yours sincerely

S32

From: REDACTED

Sent: 24 July 2025 14:55

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

Cc: REDACTED

Subject: Witness Statement: Support for Late Night Refreshment Licence Application

SC CON ENDS: 25.07.2025 VALID PCD, PPN, PS, PCH & CIZ (S)

3.1.9 Furthermore, this special policy is not absolute. Upon receipt of a relevant representation, the licensing authority will always consider the circumstances of each case and whether there are exceptional circumstances to justify departing from its special policy in the light of the individual circumstances of the case. If an application is unlikely to add to the cumulative impact of the area, it may be granted. The impact can be expected to be different for premises with different styles and characteristics. For example, while a large nightclub or high capacity public house might add to problems of cumulative impact, a small restaurant, theatre or live music venue (where alcohol is not the primary activity) may be considered exceptional circumstances. The fact that a premises will be/is exceptionally well managed with a well qualified applicant, or that there are no residential premises nearby, will not be considered exceptional.

In September 2020 new change of use legislation was introduced. This introduced new Class E (commercial, business and service) and Class F (Local Community and Learning) use classes and revoked classes A, B and D. The new Class E incorporates the previous A1 (shops), A2 (professional and financial services), A3 (restaurants and cafes) and B1 (Business) use classes plus gyms, nurseries and health centres previously in classes D1 (Non-residential institutions) and D2 (Assembly and leisure) while making A4 (drinking establishments) and A5 (hot food takeaways) plus cinemas, concert, dance and bingo halls Sui Generis uses. Any use within the new E use class is able to change to another use, or mix of uses, within the same use class without the need for planning permission. This AMR reflects the changes in floorspace of uses both prior to and after the change to the use class order and this will continue to be the case while applications submitted before September 2020 remain extant.

Table 2: Permitted Development Rights after April 2015 and amendments after August 2021 amendments

From Use Class	To Use Class	
	Permanent	Temporary/Flexible
E commercial, business and service	C3 [1] (no more than 1,500m ²) A mixed SG use comprising a betting office or a pay day loan shop, or E and C3 up to 2 flats [1]	F1b/F1c/F1d/F1e [2]
Eb restaurants and cafes		SG (hot food takeaways) [3]
SG Public house, wine bar, or drinking establishment	SG Drinking establishment with expanded food provision.	
SG Drinking establishment with expanded food provision	SG A Public house, wine bar, or drinking establishment	
B2 (general industrial)	BB (no more than 500m ²)	

merits but as a general rule, a bowl of crisps, nuts, or olives does not constitute substantial food.

3.3.3 Restaurants - the licensing authority may be prepared to look favourably upon an application for the grant of a licence, subject to the following restaurant condition.

- Intoxicating liquor shall not be supplied or sold on the premises otherwise than to persons taking table meals there and for the consumption by such a person as an ancillary to their meal. There will be no vertical drinking.
- Restaurants with outside service - the licensing authority will also consider applications from restaurants that request to serve alcohol to areas adjacent to or immediately outside their premises. In addition to the above conditions for cafes, the licensing authority will require evidence that the applicants have an agreement with the local authority to use the area as defined on a plan provided. The following condition may also apply.
- The sale and supply of alcohol for consumption off the premises shall be restricted to an area licensed by the Local Authority for use of the public highway as shown on the plan deposited and such area shall be defined by a physical barrier acceptable to the licensing authority.

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

	Cumulative Impact Area	Special Stress Area	Other Areas
Restaurant	Yes (midnight)	Yes (midnight)	Yes (midnight)
Café	Yes (10 pm)	Yes (10 pm)	Yes (10 pm)
Late Night Takeaways	No	Yes (midnight)	Yes (midnight)
Night Club	No	No	No
Pub	No	Yes (11pm)	Yes (midnight)
Non-alcohol lead (e.g. Theatre)	Yes (favourable)	Yes (favourable)	Yes (favourable)
Off-licence	No	No	Yes (Up to 11pm but if in densely residential area may be earlier – see note 7 below)
Members Club (club premises certificate)	Yes (<100 capacity) (11pm)	Yes (<100 capacity) (11pm)	Yes

1.11 Human Rights

1.11.1 The Human Rights Act 1998 incorporates the European Convention on Human Rights and makes it unlawful for a local authority to act in a way that is incompatible with a Convention right. The licensing authority will have particular regard to the following relevant provisions of the European Convention on Human Rights:-

- Article 6 that in the determination of civil rights and obligations everyone is entitled to a fair and public hearing within a reasonable time by an independent and impartial tribunal established by law.
- Article 8 that everyone has the right to respect for private and family life and his home.
- Article 1 of the First Protocol that everyone is entitled to the peaceful enjoyment of his possessions (including for example possession of a licence).

Witness Statement: Support for Late Night Refreshment Licence Application

My Name: REDACTED

My Address: REDACTED

Date: 19 / 07 / 2025

Venue Name: Station Grill, 62 Queens Road, Brighton, BN1 3XD

To Be Submitted To: Brighton & Hove City Council Licensing Authority, Sussex Police Licensing, and the Court.

Dear sir / madam,

As a resident who regularly eats at Station Grill on 62 Queens Road, Brighton, I saw a BLUE NOTICE document on the front shop window of Station Grill, 62 queens road, Brighton, BN13XD, few weeks ago and yesterday, this paper is one the shop I think since first week in April 2025, and never ever removed from the window till now, and I think the one I saw recently is a new one as there is a different dates on the previous paper and the current paper, as I read both of them.

Anyway, I am submitting this formal statement in full support of their application for a Late-Night Refreshment Licence (no alcohol involved).

Well-Managed Venue and Support of Licensing Goals

Being a frequent customer, I have repeatedly observed how efficiently Station Grill is operated. The team is professional, courteous, and always ensures a welcoming, hygienic, and secure space. The manager, a certified SIA door supervisor, consistently creates a peaceful atmosphere and works proactively to uphold the four licensing objectives—focusing on cleanliness, polite communication, efficient customer service, and quick intervention when needed.

Distinctive Menu Enhancing Cultural Variety

Station Grill serves a unique and appealing menu blending Egyptian and Turkish dishes, which are not offered anywhere else in Brighton—especially late in the evening. The meals are fresh, authentic, and consistently high in quality. This brings valuable cultural representation to Brighton's food sector.

Demand for Quality Food During Late Hours

As someone who's often out during late hours, it's challenging to find well-made food late at night. Station Grill is already serving an essential role for key groups such as students, security staff, NHS professionals, and night shift workers. Allowing them to extend their trading hours would be a major advantage for the community.

Ideal Location with High Footfall

Queens Road is a well-used pedestrian route linking Brighton Station with the city centre. Many people walk by the venue at night, and Station Grill could serve as a safe, reliable food outlet without alcohol—a much-needed option in the area.

Safety and Hygiene Even Within the CIZ

Despite its location within the Cumulative Impact Zone (CIZ), Station Grill remains secure and well-run. The presence of trained staff, its orderly service, and cleanliness clearly show this business is responsible and should be considered an exception to the CIZ rule.

Licensing Focus Only – Planning Not an Issue

As per SoLP :

As per 1. Authority Monitoring Report 2020/21,

“Any use within the new E use class is able to change to another use, or mix of uses, within the same use class without the need for planning permission.”

To the best of my understanding, this is strictly a licensing issue. Selling hot food for delivery or takeaway past midnight does not require planning approval, and thus, planning concerns should not affect the outcome of this application.

Consistency with the Licensing Matrix

Brighton’s licensing matrix supports food venues remaining open until midnight. Station Grill, which does not sell alcohol and already operates responsibly, should be permitted to stay open longer under clearly defined safeguards.

No History of Crime or Anti-Social Incidents

It’s well known through local news and conversations that most late-night disturbances are linked to alcohol. Station Grill, as a food-only establishment, has no such associations. I have never seen any issues during my visits.

Competent, Experienced Management

The manager has valuable experience in the late-night food sector, including more than a year spent operating a food outlet on West Street. Since Station Grill began operating, it has had no complaints or problems, showing the team can run a late-night service safely.

No Adverse Impact on Local Environment

Extending the restaurant's opening hours would not cause problems in the neighbourhood. On the contrary, having a quiet, clean, and sober venue open late may help reduce public disorder by offering a peaceful place to collect food or delivery to residential address.

This Licence is Justified as an Exception

3.1.9 Furthermore, this special policy is not absolute. Upon receipt of a relevant representation, the licensing authority will always consider the circumstances of each case and whether there are exceptional circumstances to justify departing from its special policy in the light of the individual circumstances of the case. If an application is unlikely to add to the cumulative impact of the area, it may be granted. The impact can be expected to be different for premises with different styles and characteristics. For example, while a large nightclub or high capacity public house might add to problems of cumulative impact, a small restaurant, theatre or live music venue (where alcohol is not the primary activity) may be considered exceptional circumstances.

Notes on matrix as per SoLP

Subject to the following notes, the policy, as represented in the matrix, will be strictly adhered to:

5- Exceptional circumstances may include: consultation with and meeting requirements of responsible authorities, As I have been told and I trust and confirm that (THE MANAGEMENT ARE HAPPY TO CO-OPERATE WITH THE POLICE AND ACCEPT POLICE PROPOSED CONDITIONS, INCLUDING INSTALLING CCTV, AND the manager is A SIA DOOR SUPERVISOR AND have a CONTRACT WITH MSU), an appropriate corporate social responsibility policy(their plan showing how their business will act responsibly and support the local community for example, Hiring local staff, Reducing noise or litter Offering discounts to NHS workers and

students, Sponsoring local events or charities), community contribution to offset impact (such as financial contribution to infrastructure)(they will be offering something to compensate for any potential negative impact such as Help fund extra street cleaning, Install outdoor bins, Contribute to a community safety scheme (like CCTV on the street or any other approved schemes or projects). community support (as far as I Know , the licensing team and the management have received too many witness statements from the local residents, customers and neighbours to support this application and they confirmed the premises is beneficial, the shop will help keep the area safer, They prefer regulated food options, the business provides a good community service), alcohol sale ancillary to business activity (demonstrable to responsible authorities and licensing authority, for instance by licence condition allowing authorised officers access to sales accounts)(Station Grill will NOT sell alcohol at all and this should make their case stronger in the CIZ and be considered as exceptional circumstance)

The following licensing activities are encouraged and valued by the licensing authority: outdoor regulated entertainment, community-based street parties, members clubs, traditional pubs outside the city centre and non-alcohol led licensable activities, particularly within city centre (which is Station Grill case as a restaurant in the city centre).

The premises is:

- Non-alcoholic
- Food-focused
- Small in size
- Willing to accept licence conditions
- Committed to hiring trained staff and implementing public safety measures

Given the distinction between this operation and typical late-night venues in the area, I strongly believe that this application meets the criteria for exceptional circumstances. Its presence will not increase disorder, and may instead help reduce it.

The statement of licensing policy (SoLP) states that, 'if an application is unlikely to add to the cumulative impact of an area, it may be granted. The impact can be expected to be different for premises with different styles and characteristics'. And it does not give to what extend and what percentage, it says unlikely, and we believe that this application will not negatively add to the cumulative impact in the area and that exceptional circumstances do exist.

Because of Station Grill's exceptional hygiene, unique food offering, community support, and responsible business practices, I firmly believe this application qualifies as a justified exception to the CIZ restrictions.

As you can see that a restaurant without selling alcohol should be granted a license.

Hygiene and Standards Outclass Competitors

Nearby late-night outlets generally do not meet the same standards. For example, the closest has a 3-star hygiene score. Station Grill holds a 5-star rating and is the only local venue offering Egyptian cuisine, giving it a significant advantage.

Actively Supporting Licensing Objectives

The Station Grill team, particularly the manager, has implemented solid measures to meet all four licensing criteria:

A. Preventing Crime and Disorder:

The premises are monitored via CCTV both inside and outside. Incident records are maintained. As a licensed SIA supervisor, the manager can manage crowds and ensure the premises remain secure.

B. Promoting Public Safety:

The premises comply with fire safety and health regulations. All emergency exits are clearly marked, and pathways are unobstructed.

C. Preventing Nuisance to the Public:

Noise is managed through controlled entry. Waste is collected daily, and customers are encouraged to leave in a quiet, respectful manner.

D. Protecting Children from Harm:

All employees are trained to:

- Identify vulnerable persons, whether due to age, intoxication, or substance misuse
- Follow set procedures for conflict handling
- Document and record all training
- Share staff training logs with police or council officials upon request
- Attend refresher sessions every 8 weeks, with all sessions logged and dated

Late-Night Food Offering with Cultural Distinction

Station Grill stands as the only Brighton food venue offering a combination of freshly made Egyptian and Turkish meals available late into the evening for takeaway and delivery, bringing valuable culinary variety to Brighton's night-time economy.

Evident Community Demand

There is significant late-night demand for healthy, hot food, particularly from students, healthcare staff, and workers commuting or finishing shifts. Station Grill is currently the only business capable of fully meeting this demand in the area.

High-Traffic Location Serves the Public

Sussex Police have acknowledged Queens Road as a busy route, especially late at night. Station Grill is ideally situated to serve this traffic and already does so in a safe, orderly fashion.

CIZ Location with Unmatched Safety Measures

Even though the premises lie within the CIZ, they're well-positioned for exemption based on:

- Having an SIA-trained security supervisor on site
- Keeping a detailed incident log
- Enforcing refuse policies
- Zero alcohol sales—significantly reducing disorder risks

No Planning Permission Required for This Use

This application is entirely licensing-related. As a Class E(b) business, Station Grill may serve takeaway, collection, and delivery without needing planning permission—as long as those services are secondary and not the primary focus.

Compliant with the Matrix Principles

The matrix already allows restaurants to stay open until midnight. Because Station Grill doesn't sell alcohol, their request for extended hours is consistent with current policy under managed conditions.

Irrelevance of Crime Statistics

Late-night crime in this zone is mostly alcohol-fuelled. Since Station Grill doesn't sell alcohol and has had zero issues, it's inappropriate to judge this application using unrelated data.

Manager Has Proven Late-Night Experience

The manager holds an SIA licence and has over a year of night food service experience, including on West Street. Since managing Station Grill, he has operated without incident, confirming his readiness for late-night trading.

Operation Will Not Add Negative Impact

The venue is food-focused, professionally managed, and runs in a quiet, clean manner. Its continued operation will not worsen crime, public nuisance, or any cumulative concerns.

Exceptional Justification for Licence Approval

This is a clear-cut case of an exceptional venue: no alcohol served, a spotless record, and a highly desired menu. Granting this licence would be a positive deviation from standard rules.

Outstanding Food Safety and Cultural Uniqueness

Station Grill is unmatched in terms of hygiene and culinary offerings. Their 5-star environmental health score and Egyptian-Turkish menu set them apart from all nearby takeaways.

Unfair Licensing Discrepancies

It is concerning that police policies seem to discourage clean new businesses while permitting older outlets—sometimes with poor hygiene—to operate late into the night. This creates a de facto curfew and limits consumer choice.

Inconsistent Treatment Between Businesses

The neighbouring business at 61 Queens Road operates until 3:00 AM. Station Grill, at 62, is denied the same. If the only difference is ownership age, obtaining their license on an early date, or establishment date, then this is unfair and could be discriminatory.

Human Rights and Fair Licensing

The Licensing Policy references the Human Rights Act 1998:

Article 1 of the First Protocol protects the peaceful operation of businesses. Rejecting Station Grill's application under these conditions could violate that right, especially when the adjacent business immediately next door at 61 Queens Road, enjoys late-night trading. While Station Grill is not allowed to trade on a similar conditions.

Equal Treatment for New and Old Operators

Every compliant business—regardless of owner age or operating history—deserves the same consideration. Station Grill has proven itself to be responsible, safe, and qualified to operate beyond midnight.

Local Residents Want Broader Choice

Residents living near the restaurant want varied late-night food choices. Denying Station Grill a licence restricts those options and benefits only older venues with legacy licences.

This issue is clearly illustrated by the contrast between 61 and 62 Queens Road. The former is allowed to stay open until 3:00 AM, while the latter (Station Grill) is refused. This creates inequality.

Equal Rights for Fair Business

All businesses should be treated equally under the law. Station Grill is not being given a fair opportunity, despite meeting all expectations and serving the public well.

Community Value and Need

The availability of fresh, healthy, culturally distinctive food late at night is rare. Station Grill fills this gap and enhances Brighton's local food offerings.

Respectful Request for Licence Approval

Considering all these facts, I respectfully ask the Licensing Authority, Sussex Police, and the Court to support and approve Station Grill's Late Night Refreshment Licence. They operate with care, quality, and responsibility.

Final Statement

Station Grill is a responsible, diverse, and essential part of Brighton's food scene. It deserves to have its licence approved to meet the city's growing late-night food needs.

Yours sincerely

S33

From: REDACTED

Sent: 24 July 2025 15:31

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

bahaa.azmy1@yahoo.com

Subject: Support for Station Grill Late Night Refreshment Licence Witness Statement from REDACTED

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Date: 24 / 07 / 2025

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Safety and Hygiene Even Within the CIZ, Despite its location within the Cumulative Impact Zone (CIZ), Station Grill remains secure and well-run. The presence of trained staff, its orderly service, and cleanliness clearly show this business is responsible and should be considered an exception to the CIZ rule.

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Community Value and Need

The availability of fresh, healthy, culturally distinctive food late at night is rare. Station Grill fills this gap and enhances Brighton's local food offerings.

Respectful Request for Licence Approval

Considering all these facts, I respectfully ask the Licensing Authority, Sussex Police, and the Court to support and approve Station Grill's Late Night Refreshment Licence. They operate with care, quality, and responsibility.

Final Statement

Station Grill is a responsible, diverse, and essential part of Brighton's food scene. It deserves to have its licence approved to meet the city's growing late-night food

needs.

Yours sincerely

S34

From: REDACTED

Sent: 24 July 2025 14:29

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

Cc: REDACTED

Subject: Witness Statement: Support for Late Night Refreshment Licence Application

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Anyway, I am submitting this formal statement in full support of their application for a Late-Night Refreshment Licence (no alcohol involved).

Well-Managed Venue and Support of Licensing Goals

Being a frequent customer, I have repeatedly observed how efficiently Station Grill is operated. The team is professional, courteous, and always ensures a welcoming, hygienic, and secure space. The manager, a certified SIA door supervisor,

consistently creates a peaceful atmosphere and works proactively to uphold the four licensing objectives—focusing on cleanliness, polite communication, efficient customer service, and quick intervention when needed.

Distinctive Menu Enhancing Cultural Variety

Station Grill serves a unique and appealing menu blending Egyptian and Turkish dishes, which are not offered anywhere else in Brighton—especially late in the evening. The meals are fresh, authentic, and consistently high in quality. This brings valuable cultural representation to Brighton’s food sector.

Demand for Quality Food During Late Hours

As someone who’s often out during late hours, it’s challenging to find well-made food late at night. Station Grill is already serving an essential role for key groups such as students, security staff, NHS professionals, and night shift workers. Allowing them to extend their trading hours would be a major advantage for the community.

Ideal Location with High Footfall

Queens Road is a well-used pedestrian route linking Brighton Station with the city centre. Many people walk by the venue at night, and Station Grill could serve as a safe, reliable food outlet without alcohol—a much-needed option in the area.

Safety and Hygiene Even Within the CIZ

Despite its location within the Cumulative Impact Zone (CIZ), Station Grill remains secure and well-run. The presence of trained staff, its orderly service, and cleanliness clearly show this business is responsible and should be considered an exception to the CIZ rule.

Licensing Focus Only – Planning Not an Issue

As per SoLP :

As per 1. Authority Monitoring Report 2020/21,

“Any use within the new E use class is able to change to another use, or mix of uses, within the same use class without the need for planning permission.”

To the best of my understanding, this is strictly a licensing issue. Selling hot food for delivery or takeaway past midnight does not require planning approval, and thus, planning concerns should not affect the outcome of this application.

Consistency with the Licensing Matrix

Brighton's licensing matrix supports food venues remaining open until midnight. Station Grill, which does not sell alcohol and already operates responsibly, should be permitted to stay open longer under clearly defined safeguards.

No History of Crime or Anti-Social Incidents

It's well known through local news and conversations that most late-night disturbances are linked to alcohol. Station Grill, as a food-only establishment, has no such associations. I have never seen any issues during my visits.

Competent, Experienced Management

The manager has valuable experience in the late-night food sector, including more than a year spent operating a food outlet on West Street. Since Station Grill began operating, it has had no complaints or problems, showing the team can run a late-night service safely.

No Adverse Impact on Local Environment

Extending the restaurant's opening hours would not cause problems in the neighbourhood. On the contrary, having a quiet, clean, and sober venue open late may help reduce public disorder by offering a peaceful place to collect food or delivery to residential address.

This Licence is Justified as an Exception

3.1.9 Furthermore, this special policy is not absolute. Upon receipt of a relevant representation, the licensing authority will always consider the circumstances of each case and whether there are exceptional circumstances to justify departing from its special policy in the light of the individual circumstances of the case. If an application is unlikely to add to the cumulative impact of the area, it may be granted. The impact can be expected to be different for premises with different styles and characteristics. For example, while a large nightclub or high capacity public house might add to problems of cumulative impact, a small restaurant, theatre or live music venue (where alcohol is not the primary activity) may be considered

exceptional circumstances.

Notes on matrix as per SoLP

Subject to the following notes, the policy, as represented in the matrix, will be strictly adhered to:

5- Exceptional circumstances may include: consultation with and meeting requirements of responsible authorities, As I have been told and I trust and confirm that (THE MANAGEMENT ARE HAPPY TO CO-OPERATE WITH THE POLICE AND ACCEPT POLICE PROPOSED CONDITIONS, INCLUDING INSTALLING CCTV, AND the manager is A SIA DOOR SUPERVISOR AND have a CONTRACT WITH MSU), an appropriate corporate social responsibility policy(their plan showing how their business will act responsibly and support the local community for example, Hiring local staff, Reducing noise or litter Offering discounts to NHS workers and students, Sponsoring local events or charities),community contribution to offset impact (such as financial contribution to infrastructure)(they will be offering something to compensate for any potential negative impact such as Help fund extra street cleaning, Install outdoor bins, Contribute to a community safety scheme (like CCTV on the street or any other approved schemes or projects). community support (as far as I Know , the licensing team and the management have received too many witness statements from the local residents, customers and neighbours to support this application and they confirmed the premises is beneficial, the shop will help keep the area safer, They prefer regulated food options, the business provides a good community service),alcohol sale ancillary to business activity (demonstrable to responsible authorities and licensing authority, for instance by licence condition allowing authorised officers access to sales accounts)(Station Grill will NOT sell alcohol at all and this should make their case stronger in the CIZ and be considered as exceptional circumstance)

The following licensing activities are encouraged and valued by the licensing authority: outdoor regulated entertainment, community-based street parties, members clubs, traditional pubs outside the city centre and non-alcohol led licensable activities, particularly within city centre (which is Station Grill case as a restaurant in the city centre).

The premises is:

- Non-alcoholic
- Food-focused
- Small in size
- Willing to accept licence conditions
- Committed to hiring trained staff and implementing public safety measures

Given the distinction between this operation and typical late-night venues in the area, I strongly believe that this application meets the criteria for exceptional circumstances. Its presence will not increase disorder, and may instead help reduce it.

The statement of licensing policy (SoLP) states that, 'if an application is unlikely to add to the cumulative impact of an area, it may be granted. The impact can be expected to be different for premises with different styles and characteristics'. And it does not give to what extent and what percentage, it says unlikely, and we believe that this application will not negatively add to the cumulative impact in the area and that exceptional circumstances do exist.

Because of Station Grill's exceptional hygiene, unique food offering, community support, and responsible business practices, I firmly believe this application qualifies as a justified exception to the CIZ restrictions.

As you can see that a restaurant without selling alcohol should be granted a license.

Hygiene and Standards Outclass Competitors

Nearby late-night outlets generally do not meet the same standards. For example, the closest has a 3-star hygiene score. Station Grill holds a 5-star rating and is the only local venue offering Egyptian cuisine, giving it a significant advantage.

Actively Supporting Licensing Objectives

The Station Grill team, particularly the manager, has implemented solid measures to meet all four licensing criteria:

A. Preventing Crime and Disorder:

The premises are monitored via CCTV both inside and outside. Incident records are maintained. As a licensed SIA supervisor, the manager can manage crowds and ensure the premises remain secure.

B. Promoting Public Safety:

The premises comply with fire safety and health regulations. All emergency exits are clearly marked, and pathways are unobstructed.

C. Preventing Nuisance to the Public:

Noise is managed through controlled entry. Waste is collected daily, and customers are encouraged to leave in a quiet, respectful manner.

D. Protecting Children from Harm:

All employees are trained to:

- Identify vulnerable persons, whether due to age, intoxication, or substance misuse
- Follow set procedures for conflict handling
- Document and record all training
- Share staff training logs with police or council officials upon request
- Attend refresher sessions every 8 weeks, with all sessions logged and dated

Late-Night Food Offering with Cultural Distinction

Station Grill stands as the only Brighton food venue offering a combination of freshly made Egyptian and Turkish meals available late into the evening for takeaway and delivery, bringing valuable culinary variety to Brighton's night-time economy.

Evident Community Demand

There is significant late-night demand for healthy, hot food, particularly from students, healthcare staff, and workers commuting or finishing shifts. Station Grill is currently the only business capable of fully meeting this demand in the area.

High-Traffic Location Serves the Public

Sussex Police have acknowledged Queens Road as a busy route, especially late at night. Station Grill is ideally situated to serve this traffic and already does so in a safe, orderly fashion.

CIZ Location with Unmatched Safety Measures

Even though the premises lie within the CIZ, they're well-positioned for exemption based on:

- Having an SIA-trained security supervisor on site
- Keeping a detailed incident log
- Enforcing refuse policies
- Zero alcohol sales—significantly reducing disorder risks

No Planning Permission Required for This Use

This application is entirely licensing-related. As a Class E(b) business, Station Grill may serve takeaway, collection, and delivery without needing planning permission—as long as those services are secondary and not the primary focus.

Compliant with the Matrix Principles

The matrix already allows restaurants to stay open until midnight. Because Station Grill doesn't sell alcohol, their request for extended hours is consistent with current policy under managed conditions.

Irrelevance of Crime Statistics

Late-night crime in this zone is mostly alcohol-fuelled. Since Station Grill doesn't sell alcohol and has had zero issues, it's inappropriate to judge this application using unrelated data.

Manager Has Proven Late-Night Experience

The manager holds an SIA licence and has over a year of night food service experience, including on West Street. Since managing Station Grill, he has operated without incident, confirming his readiness for late-night trading.

Operation Will Not Add Negative Impact

The venue is food-focused, professionally managed, and runs in a quiet, clean manner. Its continued operation will not worsen crime, public nuisance, or any cumulative concerns.

Exceptional Justification for Licence Approval

This is a clear-cut case of an exceptional venue: no alcohol served, a spotless record, and a highly desired menu. Granting this licence would be a positive deviation from standard rules.

Outstanding Food Safety and Cultural Uniqueness

Station Grill is unmatched in terms of hygiene and culinary offerings. Their 5-star environmental health score and Egyptian-Turkish menu set them apart from all nearby takeaways.

Unfair Licensing Discrepancies

It is concerning that police policies seem to discourage clean new businesses while permitting older outlets—sometimes with poor hygiene—to operate late into the night. This creates a de facto curfew and limits consumer choice.

Inconsistent Treatment Between Businesses

The neighbouring business at 61 Queens Road operates until 3:00 AM. Station Grill, at 62, is denied the same. If the only difference is ownership age, obtaining their license on an early date, or establishment date, then this is unfair and could be discriminatory.

Human Rights and Fair Licensing

The Licensing Policy references the Human Rights Act 1998:

Article 1 of the First Protocol protects the peaceful operation of businesses. Rejecting Station Grill's application under these conditions could violate that right, especially when the adjacent business immediately next door at 61 Queens Road, enjoys late-night trading. While Station Grill is not allowed to trade on a similar conditions.

Equal Treatment for New and Old Operators

Every compliant business—regardless of owner age or operating history—deserves the same consideration. Station Grill has proven itself to be responsible, safe, and qualified to operate beyond midnight.

Local Residents Want Broader Choice

Residents living near the restaurant want varied late-night food choices. Denying Station Grill a licence restricts those options and benefits only older venues with legacy licences.

This issue is clearly illustrated by the contrast between 61 and 62 Queens Road. The former is allowed to stay open until 3:00 AM, while the latter (Station Grill) is refused. This creates inequality.

Equal Rights for Fair Business

All businesses should be treated equally under the law. Station Grill is not being given a fair opportunity, despite meeting all expectations and serving the public well.

Community Value and Need

The availability of fresh, healthy, culturally distinctive food late at night is rare. Station Grill fills this gap and enhances Brighton's local food offerings.

Respectful Request for Licence Approval

Considering all these facts, I respectfully ask the Licensing Authority, Sussex Police, and the Court to support and approve Station Grill's Late Night Refreshment Licence. They operate with care, quality, and responsibility.

Final Statement

Station Grill is a responsible, diverse, and essential part of Brighton's food scene. It deserves to have its licence approved to meet the city's growing late-night food needs.

Yours sincerely

REDACTED

S35

From: REDACTED

Sent: 24 July 2025 17:43

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

Cc: REDACTED

Subject: Support for Late Night Refreshment Licence Application

SC CON ENDS: 25.07.2025 VALID PCD, PPN, PS, PCH & CIZ (S)

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

	Cumulative Impact Area	Special Stress Area	Other Areas
Restaurant	Yes (midnight)	Yes (midnight)	Yes (midnight)
Café	Yes (10 pm)	Yes (10 pm)	Yes (10 pm)
Late Night Takeaways	No	Yes (midnight)	Yes (midnight)
Night Club	No	No	No
Pub	No	Yes (11pm)	Yes (midnight)
Non-alcohol lead (e.g. Theatre)	Yes (favourable)	Yes (favourable)	Yes (favourable)
Off-licence	No	No	Yes (Up to 11pm but if in densely residential area may be earlier – see note 7 below)
Members Club (club premises certificate)	Yes (<100 capacity) (11pm)	Yes (<100 capacity) (11pm)	Yes

Notes on matrix

Subject to the following notes, the policy, as represented in the matrix, will be strictly adhered to:

1. Each application will be considered on individual merit
2. Applications within the CIZ are subject to the special policy on cumulative impact at para 3.1, and those within the special stress area to the special stress policy considerations at para 3.2.
3. Departure from the matrix policy is expected only in exceptional circumstances
4. Exceptional circumstances will not include quality of management or size of venue except where explicitly stated in policy matrix.
5. Exceptional circumstances may include: consultation with and meeting requirements of responsible authorities, an appropriate corporate social responsibility policy, community contribution to offset impact (such as financial contribution to infrastructure), community support, alcohol sale ancillary to business activity (demonstrable to responsible authorities and licensing authority, for instance by licence condition allowing authorised officers access to sales accounts).

merits but as a general rule, a bowl of crisps, nuts, or olives does not constitute substantial food.

3.3.3 Restaurants - the licensing authority may be prepared to look favourably upon an application for the grant of a licence, subject to the following restaurant condition.

- Intoxicating liquor shall not be supplied or sold on the premises otherwise than to persons taking table meals there and for the consumption by such a person as an ancillary to their meal. There will be no vertical drinking.
- Restaurants with outside service - the licensing authority will also consider applications from restaurants that request to serve alcohol to areas adjacent to or immediately outside their premises. In addition to the above conditions for cafes, the licensing authority will require evidence that the applicants have an agreement with the local authority to use the area as defined on a plan provided. The following condition may also apply:
- The sale and supply of alcohol for consumption off the premises shall be restricted to an area licensed by the Local Authority for use of the public highway as shown on the plan deposited and such area shall be defined by a physical barrier acceptable to the licensing authority.

3.1.9 Furthermore, this special policy is not absolute. Upon receipt of a relevant representation, the licensing authority will always consider the circumstances of each case and whether there are exceptional circumstances to justify departing from its special policy in the light of the individual circumstances of the case. If an application is unlikely to add to the cumulative impact of the area, it may be granted. The impact can be expected to be different for premises with different styles and characteristics. For example, while a large nightclub or high capacity public house might add to problems of cumulative impact, a small restaurant, theatre or live music venue (where alcohol is not the primary activity) may be considered exceptional circumstances. The fact that a premises will be/is exceptionally well managed with a well qualified applicant, or that there are no residential premises nearby, will not be considered exceptional.

In September 2020 new change of use legislation was introduced. This introduced new Class E (commercial, business and service) and Class F (Local Community and Learning) use classes and revoked classes A, B and D. The new Class E incorporates the previous A1 (shops), A2 (professional and financial services), A3 (restaurants and cafes) and B1 (Business) use classes plus gyms, nurseries and health centres previously in classes D1 (Non-residential institutions) and D2 (Assembly and leisure) while making A4 (drinking establishments) and A5 (hot food takeaways) plus cinemas, concert, dance and bingo halls Sui Generis uses. Any use within the new E use class is able to change to another use, or mix of uses, within the same use class without the need for planning permission. This AMR reflects the changes in floorspace of uses both prior to and after the change to the use class order and this will continue to be the case while applications submitted before September 2020 remain extant.

Table 2: Permitted Development Rights after April 2015 and amendments after August 2021 amendments

From Use Class	To Use Class	
	Permanent	Temporary/Flexible
E commercial, business and service	C3 [1] (no more than 1,500m ²) A mixed SG use comprising a betting office or a pay day loan shop, or E and C3 up to 2 flats [1]	F1b/F1c/F1d/F1e [2]
Eb restaurants and cafes		SG (hot food takeaways) [3]
SG Public house, wine bar, or drinking establishment	SG Drinking establishment with expanded food provision.	
SG Drinking establishment with expanded food provision	SG A Public house, wine bar, or drinking establishment	
B2 (general industrial)	BB (no more than 500m ²)	

1.9 The Planning Context

1.9.1 Planning, building control and licensing will be properly separated to avoid duplication and inefficiency. Granting of licences will not relieve applicants of the need to apply for planning permission or

1.11 Human Rights

1.11.1 The Human Rights Act 1998 incorporates the European Convention on Human Rights and makes it unlawful for a local authority to act in a way that is incompatible with a Convention right. The licensing authority will have particular regard to the following relevant provisions of the European Convention on Human Rights:-

- Article 6 that in the determination of civil rights and obligations everyone is entitled to a fair and public hearing within a reasonable time by an independent and impartial tribunal established by law.
- Article 8 that everyone has the right to respect for private and family life and his home.
- Article 1 of the First Protocol that everyone is entitled to the peaceful enjoyment of his possessions (including for example possession of a licence).

[PREVIOUS](#)
Executive Summary

[NEXT](#)
2 Public Health and Alcohol

Witness Statement: Support for Late Night Refreshment Licence Application

My Name: REDACTED

My Address: REDACTED

Date: 19 / 07 / 2025

Venue Name: Station Grill, 62 Queens Road, Brighton, BN1 3XD

To Be Submitted To: Brighton & Hove City Council Licensing Authority, Sussex Police Licensing, and the Court.

Dear sir / madam,

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As someone who’s often out during late hours, it’s challenging to find well-made food late at night. Station Grill is already serving an essential role for key groups such as students, security staff, NHS professionals, and night shift workers. Allowing them to extend their trading hours would be a major advantage for the community.

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Final Statement

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Yours sincerely

S36

From: REDACTED

Sent: 24 July 2025 13:12

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

Cc: REDACTED

Subject: Witness Statement

SC CON ENDS: 25.07.2025 VALID PCD, PPN, PS, PCH & CIZ (S)

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- Article 8 that everyone has the right to respect for private and family life and his home.
- Article 1 of the First Protocol that everyone is entitled to the peaceful enjoyment of his possessions (including for example possession of a licence).

PREVIOUS
Executive Summary

NEXT
2 Public Health and Alcohol

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

	Cumulative Impact Area	Special Stress Area	Other Areas
Restaurant	Yes (midnight)	Yes (midnight)	Yes (midnight)
Café	Yes (10 pm)	Yes (10 pm)	Yes (10 pm)
Late Night Takeaways	No	Yes (midnight)	Yes (midnight)
Night Club	No	No	No
Pub	No	Yes (11pm)	Yes (midnight)
Non-alcohol lead (e.g. Theatre)	Yes (favourable)	Yes (favourable)	Yes (favourable)
Off-licence	No	No	Yes (Up to 11pm but if in densely residential area may be earlier – see note 7 below)
Members Club (club premises certificate)	Yes (<100 capacity) (11pm)	Yes (<100 capacity) (11pm)	Yes

3.1.9 Furthermore, this special policy is not absolute. Upon receipt of a relevant representation, the licensing authority will always consider the circumstances of each case and whether there are exceptional circumstances to justify departing from its special policy in the light of the individual circumstances of the case. If an application is unlikely to add to the cumulative impact of the area, it may be granted. The impact can be expected to be different for premises with different styles and characteristics. For example, while a large nightclub or high capacity public house might add to problems of cumulative impact, a small restaurant, theatre or live music venue (where alcohol is not the primary activity) may be considered exceptional circumstances. The fact that a premises will be/is exceptionally well managed with a well qualified applicant, or that there are no residential premises nearby, will not be considered exceptional.

Notes on matrix

Subject to the following notes, the policy, as represented in the matrix, will be strictly adhered to:

1. Each application will be considered on individual merit
2. Applications within the CIZ are subject to the special policy on cumulative impact at para 3.1, and those within the special stress area to the special stress policy considerations at para 3.2.
3. Departure from the matrix policy is expected only in exceptional circumstances
4. Exceptional circumstances will not include quality of management or size of venue except where explicitly stated in policy matrix.
5. Exceptional circumstances may include: consultation with and meeting requirements of responsible authorities, an appropriate corporate social responsibility policy, community contribution to offset impact (such as financial contribution to infrastructure), community support, alcohol sale ancillary to business activity (demonstrable to responsible authorities and licensing authority, for instance by licence condition allowing authorised officers access to sales accounts).

merits but as a general rule, a bowl of crisps, nuts, or olives does not constitute substantial food.

3.3.3 Restaurants - the licensing authority may be prepared to look favourably upon an application for the grant of a licence, subject to the following restaurant condition.

- Intoxicating liquor shall not be supplied or sold on the premises otherwise than to persons taking table meals there and for the consumption by such a person as an ancillary to their meal. There will be no vertical drinking.
- Restaurants with outside service - the licensing authority will also consider applications from restaurants that request to serve alcohol to areas adjacent to or immediately outside their premises. In addition to the above conditions for cafes, the licensing authority will require evidence that the applicants have an agreement with the local authority to use the area as defined on a plan provided. The following condition may also apply:
- The sale and supply of alcohol for consumption off the premises shall be restricted to an area licensed by the Local Authority for use of the public highway as shown on the plan deposited and such area shall be defined by a physical barrier acceptable to the licensing authority.

Witness Statement: Support for Late Night Refreshment Licence Application

My Name: REDACTED

My Address: REDACTED

Date: 23 / 07 / 2025

Venue Name: Station Grill, 62 Queens Road, Brighton, BN1 3XD

To Be Submitted To: Brighton & Hove City Council Licensing Authority, Sussex Police Licensing, and the Court.

Dear sir / madam,

As a resident who regularly eats at Station Grill on 62 Queens Road, Brighton, I saw a BLUE NOTICE document on the front shop window of Station Grill, 62 queens road, Brighton, BN13XD, few weeks ago and yesterday, this paper is one the shop I think since first week in April 2025, and never ever removed from the window till now, and I think the one I saw recently is a new one as there is a different dates on the previous paper and the current paper, as I read both of them.

Anyway, I am submitting this formal statement in full support of their application for a Late-Night Refreshment Licence (no alcohol involved).

Well-Managed Venue and Support of Licensing Goals

Being a frequent customer, I have repeatedly observed how efficiently Station Grill is operated. The team is professional, courteous, and always ensures a welcoming, hygienic, and secure space. The manager, a certified SIA door supervisor, consistently creates a peaceful atmosphere and works proactively to uphold the four licensing objectives—focusing on cleanliness, polite communication, efficient customer service, and quick intervention when needed.

Distinctive Menu Enhancing Cultural Variety

Station Grill serves a unique and appealing menu blending Egyptian and Turkish dishes, which are not offered anywhere else in Brighton—especially late in the evening. The meals are fresh, authentic, and consistently high in quality. This brings valuable cultural representation to Brighton's food sector.

Demand for Quality Food During Late Hours

As someone who's often out during late hours, it's challenging to find well-made food late at night. Station Grill is already serving an essential role for key groups such as students, security staff, NHS professionals, and night shift workers. Allowing them to extend their trading hours would be a major advantage for the community.

Ideal Location with High Footfall

Queens Road is a well-used pedestrian route linking Brighton Station with the city centre. Many people walk by the venue at night, and Station Grill could serve as a safe, reliable food outlet without alcohol—a much-needed option in the area.

Safety and Hygiene Even Within the CIZ

Despite its location within the Cumulative Impact Zone (CIZ), Station Grill remains secure and well-run. The presence of trained staff, its orderly service, and cleanliness clearly show this business is responsible and should be considered an exception to the CIZ rule.

Licensing Focus Only – Planning Not an Issue

As per SoLP :

As per 1. Authority Monitoring Report 2020/21,

“Any use within the new E use class is able to change to another use, or mix of uses, within the same use class without the need for planning permission.”

To the best of my understanding, this is strictly a licensing issue. Selling hot food for delivery or takeaway past midnight does not require planning approval, and thus, planning concerns should not affect the outcome of this application.

Consistency with the Licensing Matrix

Brighton's licensing matrix supports food venues remaining open until midnight.

Station Grill, which does not sell alcohol and already operates responsibly, should be permitted to stay open longer under clearly defined safeguards.

No History of Crime or Anti-Social Incidents

It's well known through local news and conversations that most late-night disturbances are linked to alcohol. Station Grill, as a food-only establishment, has no such associations. I have never seen any issues during my visits.

Competent, Experienced Management

The manager has valuable experience in the late-night food sector, including more than a year spent operating a food outlet on West Street. Since Station Grill began operating, it has had no complaints or problems, showing the team can run a late-night service safely.

No Adverse Impact on Local Environment

Extending the restaurant's opening hours would not cause problems in the neighbourhood. On the contrary, having a quiet, clean, and sober venue open late may help reduce public disorder by offering a peaceful place to collect food or delivery to residential address.

This Licence is Justified as an Exception

3.1.9 Furthermore, this special policy is not absolute. Upon receipt of a relevant representation, the licensing authority will always consider the circumstances of each case and whether there are exceptional circumstances to justify departing from its special policy in the light of the individual circumstances of the case. If an application is unlikely to add to the cumulative impact of the area, it may be granted. The impact can be expected to be different for premises with different styles and characteristics. For example, while a large nightclub or high capacity public house might add to problems of cumulative impact, a small restaurant, theatre or live music venue (where alcohol is not the primary activity) may be considered exceptional circumstances.

Notes on matrix as per SoLP

Subject to the following notes, the policy, as represented in the matrix, will be strictly adhered to:

5- Exceptional circumstances may include: consultation with and meeting requirements of responsible authorities, As I have been told and I trust and confirm that (THE MANAGEMENT ARE HAPPY TO CO-OPERATE WITH THE POLICE AND ACCEPT POLICE PROPOSED CONDITIONS, INCLUDING INSTALLING CCTV, AND the manager is A SIA DOOR SUPERVISOR AND have a CONTRACT WITH MSU), an appropriate corporate social responsibility policy(their plan showing how their business will act responsibly and support the local community for example,

Hiring local staff, Reducing noise or litter Offering discounts to NHS workers and students, Sponsoring local events or charities),community contribution to offset impact (such as financial contribution to infrastructure)(they will be offering something to compensate for any potential negative impact such as Help fund extra street cleaning, Install outdoor bins, Contribute to a community safety scheme (like CCTV on the street or any other approved schemes or projects). community support (as far as I Know , the licensing team and the management have received too many witness statements from the local residents, customers and neighbours to support this application and they confirmed the premises is beneficial, the shop will help keep the area safer, They prefer regulated food options, the business provides a good community service),alcohol sale ancillary to business activity (demonstrable to responsible authorities and licensing authority, for instance by licence condition allowing authorised officers access to sales accounts)(Station Grill will NOT sell alcohol at all and this should make their case stronger in the CIZ and be considered as exceptional circumstance)

The following licensing activities are encouraged and valued by the licensing authority: outdoor regulated entertainment, community-based street parties, members clubs, traditional pubs outside the city centre and non-alcohol led licensable activities, particularly within city centre (which is Station Grill case as a restaurant in the city centre).

The premises is:

- Non-alcoholic
- Food-focused
- Small in size
- Willing to accept licence conditions
- Committed to hiring trained staff and implementing public safety measures

Given the distinction between this operation and typical late-night venues in the area, I strongly believe that this application meets the criteria for exceptional circumstances. Its presence will not increase disorder, and may instead help reduce it.

The statement of licensing policy (SoLP) states that, 'if an application is unlikely to add to the cumulative impact of an area, it may be granted. The impact can be expected to be different for premises with different styles and characteristics'. And it does not give to what extent and what percentage, it says unlikely, and we believe that this application will not negatively add to the cumulative impact in the area and that exceptional circumstances do exist.

Because of Station Grill's exceptional hygiene, unique food offering, community support, and responsible business practices, I firmly believe this application qualifies as a justified exception to the CIZ restrictions.

As you can see that a restaurant without selling alcohol should be granted a

license.

Hygiene and Standards Outclass Competitors

Nearby late-night outlets generally do not meet the same standards. For example, the closest has a 3-star hygiene score. Station Grill holds a 5-star rating and is the only local venue offering Egyptian cuisine, giving it a significant advantage.

Actively Supporting Licensing Objectives

The Station Grill team, particularly the manager, has implemented solid measures to meet all four licensing criteria:

A. Preventing Crime and Disorder:

The premises are monitored via CCTV both inside and outside. Incident records are maintained. As a licensed SIA supervisor, the manager can manage crowds and ensure the premises remain secure.

B. Promoting Public Safety:

The premises comply with fire safety and health regulations. All emergency exits are clearly marked, and pathways are unobstructed.

C. Preventing Nuisance to the Public:

Noise is managed through controlled entry. Waste is collected daily, and customers are encouraged to leave in a quiet, respectful manner.

D. Protecting Children from Harm:

All employees are trained to:

- Identify vulnerable persons, whether due to age, intoxication, or substance misuse
- Follow set procedures for conflict handling
- Document and record all training
- Share staff training logs with police or council officials upon request
- Attend refresher sessions every 8 weeks, with all sessions logged and dated

Late-Night Food Offering with Cultural Distinction

Station Grill stands as the only Brighton food venue offering a combination of freshly made Egyptian and Turkish meals available late into the evening for takeaway and delivery, bringing valuable culinary variety to Brighton's night-time economy.

Evident Community Demand

There is significant late-night demand for healthy, hot food, particularly from students, healthcare staff, and workers commuting or finishing shifts. Station Grill is currently the only business capable of fully meeting this demand in the area.

High-Traffic Location Serves the Public

Sussex Police have acknowledged Queens Road as a busy route, especially late at night. Station Grill is ideally situated to serve this traffic and already does so in a safe, orderly fashion.

CIZ Location with Unmatched Safety Measures

Even though the premises lie within the CIZ, they're well-positioned for exemption based on:

- Having an SIA-trained security supervisor on site
- Keeping a detailed incident log

- Enforcing refuse policies
- Zero alcohol sales—significantly reducing disorder risks

No Planning Permission Required for This Use

This application is entirely licensing-related. As a Class E(b) business, Station Grill may serve takeaway, collection, and delivery without needing planning permission—as long as those services are secondary and not the primary focus.

Compliant with the Matrix Principles

The matrix already allows restaurants to stay open until midnight. Because Station Grill doesn't sell alcohol, their request for extended hours is consistent with current policy under managed conditions.

Irrelevance of Crime Statistics

Late-night crime in this zone is mostly alcohol-fuelled. Since Station Grill doesn't sell alcohol and has had zero issues, it's inappropriate to judge this application using unrelated data.

Manager Has Proven Late-Night Experience

The manager holds an SIA licence and has over a year of night food service experience, including on West Street. Since managing Station Grill, he has operated without incident, confirming his readiness for late-night trading.

Operation Will Not Add Negative Impact

The venue is food-focused, professionally managed, and runs in a quiet, clean manner. Its continued operation will not worsen crime, public nuisance, or any cumulative concerns.

Exceptional Justification for Licence Approval

This is a clear-cut case of an exceptional venue: no alcohol served, a spotless record, and a highly desired menu. Granting this licence would be a positive deviation from standard rules.

Outstanding Food Safety and Cultural Uniqueness

Station Grill is unmatched in terms of hygiene and culinary offerings. Their 5-star environmental health score and Egyptian-Turkish menu set them apart from all nearby takeaways.

Unfair Licensing Discrepancies

It is concerning that police policies seem to discourage clean new businesses while permitting older outlets—sometimes with poor hygiene—to operate late into the night. This creates a de facto curfew and limits consumer choice.

Inconsistent Treatment Between Businesses

The neighbouring business at 61 Queens Road operates until 3:00 AM. Station Grill, at 62, is denied the same. If the only difference is ownership age, obtaining their license on an early date, or establishment date, then this is unfair and could be discriminatory.

Human Rights and Fair Licensing

The Licensing Policy references the Human Rights Act 1998:

Article 1 of the First Protocol protects the peaceful operation of businesses. Rejecting Station Grill's application under these conditions could violate that right, especially when the adjacent business immediately next door at 61 Queens Road, enjoys late-night trading. While Station Grill is not allowed to trade on a similar conditions.

Equal Treatment for New and Old Operators

Every compliant business—regardless of owner age or operating history—deserves the same consideration. Station Grill has proven itself to be responsible, safe, and qualified to operate beyond midnight.

Local Residents Want Broader Choice

Residents living near the restaurant want varied late-night food choices. Denying Station Grill a licence restricts those options and benefits only older venues with legacy licences.

This issue is clearly illustrated by the contrast between 61 and 62 Queens Road. The former is allowed to stay open until 3:00 AM, while the latter (Station Grill) is refused. This creates inequality.

Equal Rights for Fair Business

All businesses should be treated equally under the law. Station Grill is not being given a fair opportunity, despite meeting all expectations and serving the public well.

Community Value and Need

The availability of fresh, healthy, culturally distinctive food late at night is rare. Station Grill fills this gap and enhances Brighton's local food offerings.

Respectful Request for Licence Approval

Considering all these facts, I respectfully ask the Licensing Authority, Sussex Police, and the Court to support and approve Station Grill's Late Night Refreshment Licence. They operate with care, quality, and responsibility.

Final Statement

Station Grill is a responsible, diverse, and essential part of Brighton's food scene. It deserves to have its licence approved to meet the city's growing late-night food needs.

Yours sincerely

S37

From: REDACTED

Sent: 17 July 2025 10:07

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

Subject: Support Station Grill

SC CON ENDS: 25.07.2025 VALID PCD, PPN, PS, PCH & CIZ (S)

Witness Statement: Support for Late Night Refreshment Licence Application

My Name: REDACTED

My Address: REDACTED

Date: 05 / 07 / 2025

Venue Name: Station Grill, 62 Queens Road, Brighton, BN1 3XD

To Be Submitted To: Brighton & Hove City Council Licensing Authority, Sussex Police Licensing, and the Court.

Dear sir / madam,

As someone who regularly eats at Station Grill on 62 Queens Road, Brighton, I am submitting this formal statement in full support of their application for a Late Night Refreshment Licence (no alcohol involved).

Well-Managed Venue and Support of Licensing Goals

Being a frequent customer, I have repeatedly observed how efficiently Station Grill is operated. The team is professional, courteous, and always ensures a welcoming, hygienic, and secure space. The manager, a certified SIA door supervisor, consistently creates a peaceful atmosphere and works proactively to uphold the four licensing objectives—focusing on cleanliness, polite communication, efficient customer service, and quick intervention when needed.

Distinctive Menu Enhancing Cultural Variety

Station Grill serves a unique and appealing menu blending Egyptian and Turkish dishes, which are not offered anywhere else in Brighton—especially late in the evening. The meals are fresh, authentic, and consistently high in quality. This brings valuable cultural representation to Brighton's food sector.

Demand for Quality Food During Late Hours

As someone who's often out during late hours, it's challenging to find well-made food late at night. Station Grill is already serving an essential role for key groups such as students, security staff, NHS professionals, and night shift workers. Allowing them to extend their trading hours would be a major advantage for the community.

Ideal Location with High Footfall

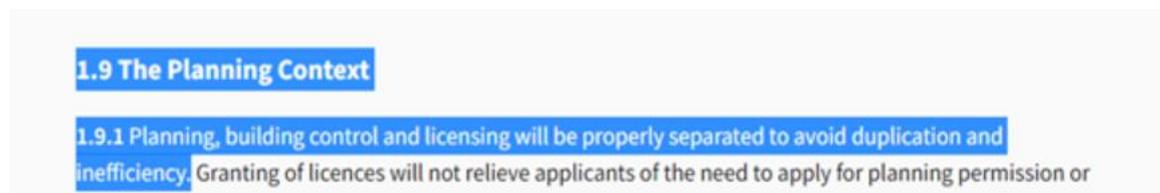
Queens Road is a well-used pedestrian route linking Brighton Station with the city centre. Many people walk by the venue at night, and Station Grill could serve as a safe, reliable food outlet without alcohol—a much-needed option in the area.

Safety and Hygiene Even Within the CIZ

Despite its location within the Cumulative Impact Zone (CIZ), Station Grill remains secure and well-run. The presence of trained staff, its orderly service, and cleanliness clearly show this business is responsible and should be considered an exception to the CIZ rule.

Licensing Focus Only – Planning Not an Issue

As per SoLP :



As per 1. Authority Monitoring Report 2020/21,

“Any use within the new E use class is able to change to another use, or mix of uses, within the same use class without the need for planning permission.”

To the best of my understanding, this is strictly a licensing issue. Selling hot food for delivery or takeaway past midnight does not require planning approval, and thus, planning concerns should not affect the outcome of this application.

Consistency with the Licensing Matrix

Brighton’s licensing matrix supports food venues remaining open until midnight. Station Grill, which does not sell alcohol and already operates responsibly, should be permitted to stay open longer under clearly defined safeguards.

No History of Crime or Anti-Social Incidents

It’s well known through local news and conversations that most late-night disturbances are linked to alcohol. Station Grill, as a food-only establishment, has no such associations. I have never seen any issues during my visits.

Competent, Experienced Management

The manager has valuable experience in the late-night food sector, including more than a year spent operating a food outlet on West Street. Since Station Grill began operating, it has had no complaints or problems, showing the team can run a late-night service safely.

No Adverse Impact on Local Environment

Extending the restaurant's opening hours would not cause problems in the neighbourhood. On the contrary, having a quiet, clean, and sober venue open late may help reduce public disorder by offering a peaceful place to collect food or delivery to residential address.

This Licence is Justified as an Exception

3.1.9 Furthermore, this special policy is not absolute. Upon receipt of a relevant representation, the licensing authority will always consider the circumstances of each case and whether there are exceptional circumstances to justify departing from its special policy in the light of the individual circumstances of the case. If an application is unlikely to add to the cumulative impact of the area, it may be granted. The impact can be expected to be different for premises with different styles and characteristics. For example, while a large nightclub or high capacity public house might add to problems of cumulative impact, a small restaurant, theatre or live music venue (where alcohol is not the primary activity) may be considered exceptional circumstances.

Notes on matrix as per SoLP

Subject to the following notes, the policy, as represented in the matrix, will be strictly adhered to:

*5- Exceptional circumstances may include: consultation with and meeting requirements of responsible authorities, As I have been told and I trust and confirm that (**THE MANAGEMENT ARE HAPPY TO CO-OPERATE WITH THE POLICE AND ACCEPT POLICE PROPOSED CONDITIONS, INCLUDING INSTALLING CCTV, AND the manager is A SIA DOOR SUPERVISOR AND have a CONTRACT WITH MSU**), an appropriate corporate social responsibility policy(their plan showing how my business will **act responsibly and support the local community for example, Hiring local staff, Reducing noise or litter Offering discounts to NHS workers and students, Sponsoring local events or charities**),community*

contribution to offset impact (such as financial contribution to infrastructure)(they will be offering something to **compensate for any potential negative impact** such as Help fund extra street cleaning, Install outdoor bins, Contribute to a community safety scheme (like CCTV on the street or any other approved schemes or projects). community support (as far as I Know , the licensing team and the management have received too many witness statements from the local residents, customers and neighbours to support **this application** and they **confirmed the premises is beneficial, the shop will help keep the area safer, They prefer regulated food options, the business provides a good community service), alcohol sale ancillary to business activity** (demonstrable to responsible authorities and licensing authority, for instance by licence condition allowing authorised officers access to sales accounts)(Station Grill will **NOT** sell alcohol at all and this should make their case **stronger** in the CIZ and be considered as exceptional circumstance)

*The following licensing activities are encouraged and valued by the licensing authority: outdoor regulated entertainment, community-based street parties, members clubs, traditional pubs outside the city centre and **non-alcohol led licensable activities, particularly within city centre (which is Station Grill case as a restaurant in the city centre).***

The premises is:

- **Non-alcoholic**
- **Food-focused**
- **Small in size**
- **Willing to accept licence conditions**
- **Committed to hiring trained staff and implementing public safety measures**

Given the distinction between this operation and typical late-night venues in the area, I strongly believe that this application **meets the criteria for exceptional circumstances**. Its presence will not increase disorder, and may instead help reduce it.

The statement of licensing policy (SoLP) states that, '*if an application is unlikely to add to the cumulative impact of an area, it may be granted. The impact can be expected to be different for premises with different styles and characteristics*'. **And it does not give to what extent and what percentage, it says unlikely, and we believe that this application will not negatively add to the cumulative impact in the area and that exceptional circumstances do exist.**

Because of Station Grill's exceptional hygiene, unique food offering, community support, and responsible business practices, I firmly believe this application qualifies as a justified exception to the CIZ restrictions.

As you can see that a restaurant without selling alcohol should be granted a license.

Hygiene and Standards Outclass Competitors

Nearby late-night outlets generally do not meet the same standards. For example, the closest has a 3-star hygiene score. Station Grill holds a 5-star rating and is the only local venue offering Egyptian cuisine, giving it a significant advantage.

Actively Supporting Licensing Objectives

The Station Grill team, particularly the manager, has implemented solid measures to meet all four licensing criteria:

A. Preventing Crime and Disorder:

The premises are monitored via CCTV both inside and outside. Incident records are maintained. As a licensed SIA supervisor, the manager can manage crowds and ensure the premises remain secure.

B. Promoting Public Safety:

The premises comply with fire safety and health regulations. All emergency exits are clearly marked, and pathways are unobstructed.

C. Preventing Nuisance to the Public:

Noise is managed through controlled entry. Waste is collected daily, and customers are encouraged to leave in a quiet, respectful manner.

D. Protecting Children from Harm:

All employees are trained to:

- Identify vulnerable persons, whether due to age, intoxication, or substance misuse
- Follow set procedures for conflict handling
- Document and record all training
- Share staff training logs with police or council officials upon request
- Attend refresher sessions every 8 weeks, with all sessions logged and dated

Late-Night Food Offering with Cultural Distinction

Station Grill stands as the only Brighton food venue offering a combination of freshly made Egyptian and Turkish meals available late into the evening for takeaway and delivery, bringing valuable culinary variety to Brighton's night-time economy.

Evident Community Demand

There is significant late-night demand for healthy, hot food, particularly from students, healthcare staff, and workers commuting or finishing shifts. Station Grill is currently the only business capable of fully meeting this demand in the area.

High-Traffic Location Serves the Public

Sussex Police have acknowledged Queens Road as a busy route, especially late at night. Station Grill is ideally situated to serve this traffic and already does so in a safe, orderly fashion.

CIZ Location with Unmatched Safety Measures

Even though the premises lie within the CIZ, they're well-positioned for exemption based on:

- Having an SIA-trained security supervisor on site
- Keeping a detailed incident log
- Enforcing refuse policies
- Zero alcohol sales—significantly reducing disorder risks

No Planning Permission Required for This Use

This application is entirely licensing-related. As a Class E(b) business, Station Grill may serve takeaway, collection, and delivery without needing planning permission—as long as those services are secondary and not the primary focus.

Compliant with the Matrix Principles

The matrix already allows restaurants to stay open until midnight. Because Station Grill doesn't sell alcohol, their request for extended hours is consistent with current policy under managed conditions.

Irrelevance of Crime Statistics

Late-night crime in this zone is mostly alcohol-fuelled. Since Station Grill doesn't sell alcohol and has had zero issues, **it's inappropriate to judge this application using unrelated data.**

Manager Has Proven Late-Night Experience

The manager holds an SIA licence and has over a year of night food service experience, including on West Street. Since managing Station Grill, he has operated without incident, confirming his readiness for late-night trading.

Operation Will Not Add Negative Impact

The venue is food-focused, professionally managed, and runs in a quiet, clean manner. Its continued operation will not worsen crime, public nuisance, or any cumulative concerns.

Exceptional Justification for Licence Approval

This is a clear-cut case of an exceptional venue: no alcohol served, a spotless record, and a highly desired menu. Granting this licence would be a positive deviation from standard rules.

Outstanding Food Safety and Cultural Uniqueness

Station Grill is unmatched in terms of hygiene and culinary offerings. Their 5-star environmental health score and Egyptian-Turkish menu set them apart from all nearby takeaways.

Unfair Licensing Discrepancies

It is concerning that police policies seem to discourage clean new businesses while permitting older outlets—sometimes with poor hygiene—to operate late into the night. This creates a de facto curfew and limits consumer choice.

Inconsistent Treatment Between Businesses

The neighbouring business at 61 Queens Road operates until 3:00 AM. Station Grill, at 62, is denied the same. If the only difference is ownership age, obtaining their license on an early date, or establishment date, then this is unfair and could be discriminatory.

Human Rights and Fair Licensing

The Licensing Policy references the Human Rights Act 1998:

Article 1 of the First Protocol protects the peaceful operation of businesses. Rejecting Station Grill's application under these conditions could violate that right, **especially when the adjacent business immediately next door at 61 Queens Road, enjoys late-night trading. While Station Grill is not allowed to trade on a similar conditions.**

Equal Treatment for New and Old Operators

Every compliant business—regardless of owner age or operating history—deserves the same consideration. Station Grill has proven itself to be responsible, safe, and qualified to operate beyond midnight.

Local Residents Want Broader Choice

Residents living near the restaurant want varied late-night food choices. Denying Station Grill a licence restricts those options and benefits only older venues with legacy licences.

This issue is clearly illustrated by the contrast between 61 and 62 Queens Road. The former is allowed to stay open until 3:00 AM, while the latter (Station Grill) is refused. This creates inequality.

Equal Rights for Fair Business

All businesses should be treated equally under the law. Station Grill is not being given a fair opportunity, despite meeting all expectations and serving the public well.

Community Value and Need

The availability of fresh, healthy, culturally distinctive food late at night is rare. Station Grill fills this gap and enhances Brighton's local food offerings.

Respectful Request for Licence Approval

Considering all these facts, I respectfully ask the Licensing Authority, Sussex Police, and the Court to support and approve Station Grill's Late Night Refreshment Licence. They operate with care, quality, and responsibility.

Final Statement

Station Grill is a responsible, diverse, and essential part of Brighton's food scene. It deserves to have its licence approved to meet the city's growing late-night food needs.

Kind Regards

S38

From: REDACTED

Sent: 17 July 2025 09:40

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

Subject: Support Station Grill

SC CON ENDS: 25.07.2025 VALID PCD, PPN, PS, PCH & CIZ (S)

Witness Statement: Support for Late Night Refreshment Licence Application

My Name: REDACTED

My Address: REDACTED

Date: 16 / 07 / 2025

Venue Name: Station Grill, 62 Queens Road, Brighton, BN1 3XD

To Be Submitted To: Brighton & Hove City Council Licensing Authority, Sussex Police Licensing, and the Court.

Dear sir / madam,

As someone who regularly eats at Station Grill on 62 Queens Road, Brighton, I am submitting this formal statement in full support of their application for a Late Night Refreshment Licence (no alcohol involved).

Well-Managed Venue and Support of Licensing Goals

Being a frequent customer, I have repeatedly observed how efficiently Station Grill is operated. The team is professional, courteous, and always ensures a welcoming, hygienic, and secure space. The manager, a certified SIA door supervisor, consistently creates a peaceful atmosphere and works proactively to uphold the four licensing objectives—focusing on cleanliness, polite communication, efficient customer service, and quick intervention when needed.

Distinctive Menu Enhancing Cultural Variety

Station Grill serves a unique and appealing menu blending Egyptian and Turkish dishes, which are not offered anywhere else in Brighton—especially late in the evening. The meals are fresh, authentic, and consistently high in quality. This brings valuable cultural representation to Brighton's food sector.

Demand for Quality Food During Late Hours

As someone who's often out during late hours, it's challenging to find well-made food late at night. Station Grill is already serving an essential role for key groups such as students, security staff, NHS professionals, and night shift workers. Allowing them to extend their trading hours would be a major advantage for the community.

Ideal Location with High Footfall

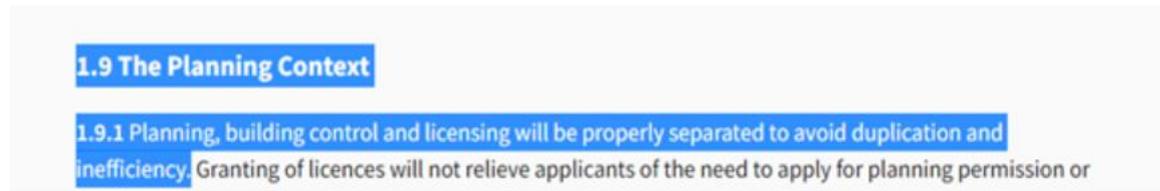
Queens Road is a well-used pedestrian route linking Brighton Station with the city centre. Many people walk by the venue at night, and Station Grill could serve as a safe, reliable food outlet without alcohol—a much-needed option in the area.

Safety and Hygiene Even Within the CIZ

Despite its location within the Cumulative Impact Zone (CIZ), Station Grill remains secure and well-run. The presence of trained staff, its orderly service, and cleanliness clearly show this business is responsible and should be considered an exception to the CIZ rule.

Licensing Focus Only – Planning Not an Issue

As per SoLP :



As per 1. Authority Monitoring Report 2020/21,

“Any use within the new E use class is able to change to another use, or mix of uses, within the same use class without the need for planning permission.”

To the best of my understanding, this is strictly a licensing issue. Selling hot food for delivery or takeaway past midnight does not require planning approval, and thus, planning concerns should not affect the outcome of this application.

Consistency with the Licensing Matrix

Brighton’s licensing matrix supports food venues remaining open until midnight. Station Grill, which does not sell alcohol and already operates responsibly, should be permitted to stay open longer under clearly defined safeguards.

No History of Crime or Anti-Social Incidents

It’s well known through local news and conversations that most late-night disturbances are linked to alcohol. Station Grill, as a food-only establishment, has no such associations. I have never seen any issues during my visits.

Competent, Experienced Management

The manager has valuable experience in the late-night food sector, including more than a year spent operating a food outlet on West Street. Since Station Grill began operating, it has had no complaints or problems, showing the team can run a late-night service safely.

No Adverse Impact on Local Environment

Extending the restaurant's opening hours would not cause problems in the neighbourhood. On the contrary, having a quiet, clean, and sober venue open late may help reduce public disorder by offering a peaceful place to collect food or delivery to residential address.

This Licence is Justified as an Exception

3.1.9 Furthermore, this special policy is not absolute. Upon receipt of a relevant representation, the licensing authority will always consider the circumstances of each case and whether there are exceptional circumstances to justify departing from its special policy in the light of the individual circumstances of the case. If an application is unlikely to add to the cumulative impact of the area, it may be granted. The impact can be expected to be different for premises with different styles and characteristics. For example, while a large nightclub or high capacity public house might add to problems of cumulative impact, a small restaurant, theatre or live music venue (where alcohol is not the primary activity) may be considered exceptional circumstances.

Notes on matrix as per SoLP

Subject to the following notes, the policy, as represented in the matrix, will be strictly adhered to:

*5- Exceptional circumstances may include: consultation with and meeting requirements of responsible authorities, As I have been told and I trust and confirm that (**THE MANAGEMENT ARE HAPPY TO CO-OPERATE WITH THE POLICE AND ACCEPT POLICE PROPOSED CONDITIONS, INCLUDING INSTALLING CCTV, AND the manager is A SIA DOOR SUPERVISOR AND have a CONTRACT WITH MSU**), an appropriate corporate social responsibility policy(their plan showing how my business will **act responsibly and support the local community for example, Hiring local staff, Reducing noise or litter Offering discounts to NHS workers and students, Sponsoring local events or charities**),community contribution to offset impact (such as financial contribution to infrastructure)(they will be offering something to **compensate for any potential negative impact** such as Help fund extra street cleaning, Install outdoor bins, Contribute to a community safety scheme (like CCTV on the street or any other approved schemes or projects). community support (as far as I Know , the licensing team and the management have received too many witness statements from the local residents, customers and neighbours to support **this application** and they **confirmed the premises is beneficial, the shop will help keep the area safer, They prefer regulated food options, the business provides a good community service**),alcohol sale **ancillary to business activity** (demonstrable to responsible authorities and licensing authority, for instance by licence condition allowing authorised officers access to sales accounts)(Station Grill will **NOT** sell alcohol at all and this should*

make their case **stronger** in the CIZ and be considered as exceptional circumstance)

*The following licensing activities are encouraged and valued by the licensing authority: outdoor regulated entertainment, community-based street parties, members clubs, traditional pubs outside the city centre and **non-alcohol led licensable activities, particularly within city centre (which is Station Grill case as a restaurant in the city centre).***

The premises is:

- **Non-alcoholic**
- **Food-focused**
- **Small in size**
- **Willing to accept licence conditions**
- **Committed to hiring trained staff and implementing public safety measures**

Given the distinction between this operation and typical late-night venues in the area, I strongly believe that this application **meets the criteria for exceptional circumstances**. Its presence will not increase disorder, and may instead help reduce it.

The statement of licensing policy (SoLP) states that, '*if an application is unlikely to add to the cumulative impact of an area, it may be granted. The impact can be expected to be different for premises with different styles and characteristics*'. **And it does not give to what extent and what percentage, it says unlikely, and we believe that this application will not negatively add to the cumulative impact in the area and that exceptional circumstances do exist.**

Because of Station Grill's exceptional hygiene, unique food offering, community support, and responsible business practices, I firmly believe this application qualifies as a justified exception to the CIZ restrictions.

As you can see that a restaurant without selling alcohol should be granted a license.

Hygiene and Standards Outclass Competitors

Nearby late-night outlets generally do not meet the same standards. For example, the closest has a 3-star hygiene score. Station Grill holds a 5-star rating and is the only local venue offering Egyptian cuisine, giving it a significant advantage.

Actively Supporting Licensing Objectives

The Station Grill team, particularly the manager, has implemented solid measures to meet all four licensing criteria:

A. Preventing Crime and Disorder:

The premises are monitored via CCTV both inside and outside. Incident records are maintained. As a licensed SIA supervisor, the manager can manage crowds and ensure the premises remain secure.

B. Promoting Public Safety:

The premises comply with fire safety and health regulations. All emergency exits are clearly marked, and pathways are unobstructed.

C. Preventing Nuisance to the Public:

Noise is managed through controlled entry. Waste is collected daily, and customers are encouraged to leave in a quiet, respectful manner.

D. Protecting Children from Harm:

All employees are trained to:

- Identify vulnerable persons, whether due to age, intoxication, or substance misuse
- Follow set procedures for conflict handling
- Document and record all training
- Share staff training logs with police or council officials upon request
- Attend refresher sessions every 8 weeks, with all sessions logged and dated

Late-Night Food Offering with Cultural Distinction

Station Grill stands as the only Brighton food venue offering a combination of freshly made Egyptian and Turkish meals available late into the evening for takeaway and delivery, bringing valuable culinary variety to Brighton's night-time economy.

Evident Community Demand

There is significant late-night demand for healthy, hot food, particularly from students, healthcare staff, and workers commuting or finishing shifts. Station Grill is currently the only business capable of fully meeting this demand in the area.

High-Traffic Location Serves the Public

Sussex Police have acknowledged Queens Road as a busy route, especially late at night. Station Grill is ideally situated to serve this traffic and already does so in a safe, orderly fashion.

CIZ Location with Unmatched Safety Measures

Even though the premises lie within the CIZ, they're well-positioned for exemption based on:

- Having an SIA-trained security supervisor on site
- Keeping a detailed incident log
- Enforcing refuse policies
- Zero alcohol sales—significantly reducing disorder risks

No Planning Permission Required for This Use

This application is entirely licensing-related. As a Class E(b) business, Station Grill may serve takeaway, collection, and delivery without needing planning permission—as long as those services are secondary and not the primary focus.

Compliant with the Matrix Principles

The matrix already allows restaurants to stay open until midnight. Because Station Grill doesn't sell alcohol, their request for extended hours is consistent with current policy under managed conditions.

Irrelevance of Crime Statistics

Late-night crime in this zone is mostly alcohol-fuelled. Since Station Grill doesn't sell alcohol and has had zero issues, **it's inappropriate to judge this application using unrelated data.**

Manager Has Proven Late-Night Experience

The manager holds an SIA licence and has over a year of night food service experience, including on West Street. Since managing Station Grill, he has operated without incident, confirming his readiness for late-night trading.

Operation Will Not Add Negative Impact

The venue is food-focused, professionally managed, and runs in a quiet, clean manner. Its continued operation will not worsen crime, public nuisance, or any cumulative concerns.

Exceptional Justification for Licence Approval

This is a clear-cut case of an exceptional venue: no alcohol served, a spotless record, and a highly desired menu. Granting this licence would be a positive deviation from standard rules.

Outstanding Food Safety and Cultural Uniqueness

Station Grill is unmatched in terms of hygiene and culinary offerings. Their 5-star environmental health score and Egyptian-Turkish menu set them apart from all nearby takeaways.

Unfair Licensing Discrepancies

It is concerning that police policies seem to discourage clean new businesses while permitting older outlets—sometimes with poor hygiene—to operate late into the night. This creates a de facto curfew and limits consumer choice.

Inconsistent Treatment Between Businesses

The neighbouring business at 61 Queens Road operates until 3:00 AM. Station Grill, at 62, is denied the same. If the only difference is ownership age, obtaining their license on an early date, or establishment date, then this is unfair and could be discriminatory.

Human Rights and Fair Licensing

The Licensing Policy references the Human Rights Act 1998:

Article 1 of the First Protocol protects the peaceful operation of businesses. Rejecting Station Grill's application under these conditions could violate that right, **especially when the adjacent business immediately next door at 61 Queens Road, enjoys late-night trading. While Station Grill is not allowed to trade on a similar conditions.**

Equal Treatment for New and Old Operators

Every compliant business—regardless of owner age or operating history—deserves the same consideration. Station Grill has proven itself to be responsible, safe, and qualified to operate beyond midnight.

Local Residents Want Broader Choice

Residents living near the restaurant want varied late-night food choices. Denying Station Grill a licence restricts those options and benefits only older venues with legacy licences.

This issue is clearly illustrated by the contrast between 61 and 62 Queens Road. The former is allowed to stay open until 3:00 AM, while the latter (Station Grill) is refused. This creates inequality.

Equal Rights for Fair Business

All businesses should be treated equally under the law. Station Grill is not being given a fair opportunity, despite meeting all expectations and serving the public well.

Community Value and Need

The availability of fresh, healthy, culturally distinctive food late at night is rare. Station Grill fills this gap and enhances Brighton's local food offerings.

Respectful Request for Licence Approval

Considering all these facts, I respectfully ask the Licensing Authority, Sussex Police, and the Court to support and approve Station Grill's Late Night Refreshment Licence. They operate with care, quality, and responsibility.

Final Statement

Station Grill is a responsible, diverse, and essential part of Brighton's food scene. It deserves to have its licence approved to meet the city's growing late-night food needs.

Kind Regards

S39

Witness Statement in Support of Late Night Refreshment Licence Application

Premises: Station Grill, 62 Queens Road, Brighton, BN1 3XD

Submitted to: Brighton & Hove City Council Licensing Authority, Sussex Police Licensing, and the Court

From:

Address :

Date:

SC CON ENDS: 25.07.2025 VALID PCD, PPN, PS, PCH & CIZ (S)

I am a regular customer of Station Grill, located at 62 Queens Road, Brighton, and I am writing this statement in full support of their application for a Late Night Refreshment Licence (without alcohol).

1. Responsible Management and Support for Licensing Objectives

As a frequent visitor, I have witnessed first-hand how well-managed Station Grill is. The manager and staff are professional, polite, and clearly dedicated to ensuring a safe, clean, and welcoming environment. The manager, who I understand is also an SIA door supervisor, always maintains a calm and controlled atmosphere, supporting the four licensing objectives through

practical steps such as cleanliness, polite service, clear customer communication, and quick response to any potential issues.

2. Unique and Valuable Food Offering

Station Grill offers a unique combination of Egyptian and Turkish cuisine, which is not available elsewhere in Brighton—especially not during late hours. The food is freshly prepared and genuinely stands out for its authenticity, quality, and taste. This variety brings cultural value to the local food scene.

3. High Demand for Late-Night Food

As someone who needs food late at night, I find it very difficult to find good-quality, hot food late at night. Station Grill has already become a reliable option for students, NHS staff, night shift workers, and security staff. Extending their hours would be a huge benefit to the local workforce and community.

4. Busy and Well-Suited Location

Queens Road is a very busy and well-used route from Brighton Station to the city centre. I often see people passing by late at night, many of whom would benefit from a clean, safe place to get food without needing to rely on venues that serve alcohol.

5. Security and Cleanliness

Despite being in the Cumulative Impact Zone (CIZ), Station Grill has always felt safe and secure. The presence of trained staff, cleanliness, and controlled service make it a responsible business. I believe these security measures justify treating this application as an exception to the CIZ policy.

6. Clarification on Planning

From my understanding, this is a licensing matter only, and no planning permission is needed to serve hot food after midnight for takeaway or delivery. That should not be an obstacle to granting the licence.

7. Matrix Policy Considerations

The Council's matrix already supports restaurants staying open until midnight. Since Station Grill does not serve alcohol and already operates responsibly, it makes sense to allow them to open later under controlled conditions.

8. No Link to Crime or Disorder

From local news and conversations, I understand that most late-night disturbances in the area are related to alcohol consumption, not to food-only venues like Station Grill. I have never seen any disorder or nuisance associated with this business.

9. Experienced and Reliable Management

The manager's background in working in the late-night food sector, particularly on West Street, shows his understanding of how to manage such

an operation responsibly. In the time Station Grill has been open, there have been no problems at all, which proves its capability to operate safely during extended hours.

10. No Negative Impact on the Area

Granting this licence would not have any negative impact on the neighbourhood. In fact, having a clean, well-run, alcohol-free venue open late might help reduce noise and disorder by giving people a place to eat and wind down.

11. Exceptional Circumstances Justify This Licence

Given its unique menu, strong community support, high hygiene standards, and responsible operation, I strongly believe this is an exceptional case and should be granted a licence despite the CIZ policy.

12. Hygiene and Quality Compared to Other Late-Night Options

The nearest alternative takeaway has a lower hygiene rating (3 stars) and is nowhere near as clean or high-quality as Station Grill, which has a 5-star food hygiene rating. Also, none of the nearby takeaways serve Egyptian food, which adds even more weight to this application.

13. **Promotion of the Licensing Objectives**

the responsible manager of Station Grill is fully committed to promoting all four licensing objectives:

- A. Prevention of Crime and Disorder: CCTV is installed covering all key areas both inside and outside the premises, and a record of incidents will be kept. He is a licensed SIA door supervisor which give advantages to the premises to manage any crowds and provide security to the area
 - B. Public Safety: The premises comply with all fire and safety regulations, including clear signage and safe access routes.
 - C. Prevention of Public Nuisance: Waste disposal is managed daily, noise is kept to a minimum with controlled entry, and customers are encouraged to leave the premises quietly.
 - D. Protection of Children from Harm: All staff will be trained in:
 - Identifying persons who are vulnerable which could include but not limited to, their age or due to intoxication and or drugs as well as identifying potential perpetrators.
- Conflict management. The operator will have a policy in place assisting staff in how to deal with such situations.
- All training undertaken by staff members will be fully documented and recorded.

- All training records will be made available to Sussex Police, officers of the local authority and officers from the Trading Standards team upon request.
- Further verbal reinforcement/refresher training covering the above will be carried out thereafter at intervals not to exceed 8 weeks, with the date and time of the verbal reinforcement/refresher training documented.

14. • Unique Culinary Offering

Station Grill is the only late-night food venue in Brighton offering a mixed Egyptian and Turkish cuisine, freshly prepared on-site and available for takeaway and delivery. The menu adds cultural and culinary diversity to the city's night-time economy.

15. • Community Demand

There is a high demand for fresh, hot food late at night, particularly from students, NHS staff, night-shift workers, security personnel, and members of the public commuting through the area. This demand is not currently being met by existing food venues in the area.

16. • Location and Footfall

Sussex Police have acknowledged that Queens Road is a busy thoroughfare, with significant foot traffic from Brighton Station to the city centre, particularly during late hours. Station Grill is ideally located to serve this high demand.

17. • Cumulative Impact Zone (CIZ) and Exceptional Security Measures

Although the premises are situated within the CIZ, we believe this application is justified as an exceptional case due to the nature of the business and their proactive approach to safety:

18. A trained SIA-licensed door supervisor is on site during late-night hours.
19. Clear incident logs, refuse control, and staff training policies are in place.
20. There is no alcohol sold or consumed on the premises, which significantly reduces the risk of alcohol-related disorder.

21. • Planning Permission Clarification

This application concerns licensing only and does not require planning permission to serve hot food for takeaway or delivery after midnight as these are standard operations for any restaurants, which has been clarified under the relevant planning and licensing legislation. As the premises is on class E(b), so they are a restaurant and can-do delivery, takeaway and collection without the need for planning permission as long as these operations are ancillary and not prominent to the premises

22. • Support from the Licensing Matrix

Brighton & Hove's Licensing Matrix supports restaurants operating until midnight. Given that Station Grill offers food only and no alcohol, they seek to operate beyond this threshold with robust safeguards in place.

23. • Irrelevance of Crime Data

Crime data cited in the area largely relates to alcohol-related incidents, which are not applicable to Station Grill. The premises do not serve alcohol, and the existing operations have not contributed to crime or disorder.

24. • Manager's Experience

He holds an SIA Door Supervisor licence and have more than a year of experience working in the night-time economy, including late-night kebab shop on West Street, Brighton. He managed Station Grill for over a year, with no incidents or complaints logged during that time.

25. • No Negative Cumulative Impact

Their operation is responsibly run, professionally managed, and strictly food-based. As such, there will be no negative cumulative impact on the licensing objectives, especially regarding crime, disorder, or public nuisance.

26. • Exceptional Circumstances Justifying the Application

Given the type of cuisine, **NO ALCOHOL WE BE SOLD**, clean safety record, and very high public demand, this application should be considered as an exceptional case, warranting a departure from the Council's Special Policy.

27. • Food Hygiene and Quality Standards

Nearby alternatives do not maintain the same standard. The closest LNR has a 3-star food hygiene rating, while Station Grill has a 5-star rating, inspected and certified by local Environmental Health. Additionally, no other venue offers Egyptian cuisine, which distinguishes the premises further.

28. Unfair Restrictions and Implied Curfew

It is concerning that the police appear to be discouraging new late-night food venues from opening, while existing premises—some of which have lower hygiene ratings—continue to operate until very late (e.g. 3:00 am). This approach creates an environment where people are forced to buy from older, less clean establishments, as if an informal curfew on people and new businesses is in place. That is not fair to consumers, nor does it align with Brighton's image as a progressive and diverse city.

29. Disparity and Possible Discrimination

It is unfair and possibly discriminatory that a neighbouring takeaway is allowed to trade until 03:00 am, while Station Grill is being prevented from doing the same. If the only difference is that the other shop has been there longer or the owner is older, that should not entitle them to more favourable treatment. Station Grill's manager is younger but just as responsible, experienced, and capable, and he deserves a fair chance to operate on equal terms.

30. Human Rights and Fair Treatment

It is important to note that the Licensing Policy itself acknowledges the relevance of the Human Rights Act 1998, including:

- Article 1 of the First Protocol, which protects the right to peaceful enjoyment of possessions, including the right to operate a lawful business without unfair restrictions.
- In this case, I believe that refusing or discouraging Station Grill's licence application, despite its high standards, responsible management, and very high public demand, could be seen as a breach of these rights, especially when a neighbouring business, next door at 61 Queens road , Brighton, BN13XD is allowed to operate until 3:00 am under similar circumstances.

31. Every business owner—regardless of age or how long they've been trading—should be treated fairly, with decisions based on evidence and merit, not on arbitrary factors. Station Grill meets every reasonable expectation of a responsible, safe, and valuable late-night food venue, and should therefore be given equal opportunity to trade.

32. As residents living adjacent to the premises, we believe it is our right to have access to a variety of late-night refreshment providers. Denying a late-night refreshment licence to new businesses effectively limits our choices and compel us to purchase from a small number of long-established shops that were granted such licences many years ago.

This practice raises concerns of unfair discrimination, as it allows existing licence holders to continue trading late into the night while new businesses are excluded from the same opportunity. Such a policy disproportionately favours older establishments and individuals who were able to open their businesses in the past, while disadvantaging newer business owners—often younger entrepreneurs—who are now being denied access to the same trading rights.

- For instance, the premises at 61 Queens Road, directly adjacent to Station Grill at 62 Queens Road, is permitted to trade until 3:00 AM. Meanwhile, Station Grill has been refused a comparable licence, placing it at a clear competitive disadvantage.
- We believe this situation undermines the principles of fairness and equal opportunity. Every lawful business should be granted the ability to operate

under the same regulatory conditions, without arbitrary restrictions. Equal access to trading rights is not only a matter of economic justice but also a basic human right.

33. We find it increasingly difficult to access hot, healthy, freshly prepared food during late-night hours—particularly Egyptian and Turkish cuisine. There is a clear demand in the area for clean, friendly, welcoming premises offering this type of food, and such an establishment would be a valuable addition to the local community.

34. In light of the above points,

I respectfully request that the Licensing Authority, Sussex Police, and the Court consider this application on its merits and grant the Late Night Refreshment Licence for Station Grill. they are committed to providing a safe, clean, culturally enriching, and much-needed food service to the Brighton community during late-night hours.

Conclusion:

Station Grill is a valuable part of the Brighton community. It is safe, unique, well-managed, and offers something that is currently missing in the city's late-night economy. I respectfully urge the Licensing Authority, Police Licensing, and the Court to approve their Late Night Refreshment Licence application.

Signed: Signature: Date :

REDACTED

S40

From: REDACTED

Sent: 11 July 2025 10:24

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

Cc: REDACTED

Subject: Support station grill

SC CON ENDS: 25.07.2025 VALID PCD, PPN, PS, PCH & CIZ (S)

Witness Statement in Support of Late Night Refreshment Licence Application..My name is REDACTED

Premises: Station Grill, 62 Queens Road, Brighton, BN1 3XD

Submitted to: Brighton & Hove City Council Licensing Authority, Sussex Police Licensing, and the Court

Name: REDACTED

Address: REDACTED

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Station Grill offers a unique combination of Egyptian and Turkish cuisine, which is not available elsewhere in Brighton—especially not during late hours. The food is freshly prepared and genuinely stands out for its authenticity, quality, and taste. This variety brings cultural value to the local food scene.

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4.

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Queens Road is a very busy and well-used route from Brighton Station to the city centre. I often see people passing by late at night, many of whom would benefit from a clean, safe place to get food without needing to rely on venues that serve alcohol.

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Security and Cleanliness

Despite being in the Cumulative Impact Zone (CIZ), Station Grill has always felt safe and secure. The presence of trained staff, cleanliness, and controlled service make it

a responsible business. I believe these security measures justify treating this application as an exception to the CIZ policy.

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Clarification on Planning

From my understanding, this is a licensing matter only, and no planning permission is needed to serve hot food after midnight for takeaway or delivery. That should not be an obstacle to granting the licence.

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Matrix Policy Considerations

The Council's matrix already supports restaurants staying open until midnight. Since Station Grill does not serve alcohol and already operates responsibly, it makes sense to allow them to open later under controlled conditions.

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Granting this licence would not have any negative impact on the neighbourhood. In fact, having a clean, well-run, alcohol-free venue open late might help reduce noise and disorder by giving people a place to eat and wind down.

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Exceptional Circumstances Justify This Licence

Given its unique menu, strong community support, high hygiene standards, and responsible operation, I strongly believe this is an exceptional case and should be granted a licence despite the CIZ policy.

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13.

Promotion of the Licensing Objectives

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A.

Prevention of Crime and Disorder: CCTV is installed covering all key areas both inside and outside the premises, and a record of incidents will be kept. He is a licensed SIA door supervisor which give advantages to the premises to manage any crowds and provide security to the area

B.

Public Safety: The premises comply with all fire and safety regulations, including clear signage and safe access routes.

C.

Prevention of Public Nuisance: Waste disposal is managed daily, noise is kept to a minimum with controlled entry, and customers are encouraged to leave the premises quietly.

D.

Protection of Children from Harm: All staff will be trained in:

-

Identifying persons who are vulnerable which could include but not limited to, their age or due to intoxication and or drugs as well as identifying potential perpetrators.

- Conflict management. The operator will have a policy in place assisting staff in how to deal with such situations.

-

All training undertaken by staff members will be fully documented and recorded.

-

All training records will be made available to Sussex Police, officers of the local authority and officers from the Trading Standards team upon request.

-

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

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- Unique Culinary Offering

Station Grill is the only late-night food venue in Brighton offering a mixed Egyptian and Turkish cuisine, freshly prepared on-site and available for takeaway and delivery. The menu adds cultural and culinary diversity to the city's night-time economy.

15.

- Community Demand

There is a high demand for fresh, hot food late at night, particularly from students, NHS staff, night-shift workers, security personnel, and members of the public commuting through the area. This demand is not currently being met by existing food venues in the area.

16.

- Location and Footfall

Sussex Police have acknowledged that Queens Road is a busy thoroughfare, with significant foot traffic from Brighton Station to the city centre, particularly during late hours. Station Grill is ideally located to serve this high demand.

17.

- Cumulative Impact Zone (CIZ) and Exceptional Security Measures

Although the premises are situated within the CIZ, we believe this application is justified as an exceptional case due to the nature of the business and their proactive approach to safety:

18.

A trained SIA-licensed door supervisor is on site during late-night hours.

19.

Clear incident logs, refuse control, and staff training policies are in place.

20.

There is no alcohol sold or consumed on the premises, which significantly reduces the risk of alcohol-related disorder.

21.

- Planning Permission Clarification

This application concerns licensing only and does not require planning permission to serve hot food for takeaway or delivery after midnight as these are standard operations for any restaurants, which has been clarified under the relevant planning and licensing legislation. As the premises is on class E(b), so they are a restaurant and can-do delivery, takeaway and collection without the need for planning permission as long as these operations are ancillary and not prominent to the premises

22.

- Support from the Licensing Matrix

Brighton & Hove's Licensing Matrix supports restaurants operating until midnight. Given that Station Grill offers food only and no alcohol, they seek to operate beyond this threshold with robust safeguards in place.

23.

- Irrelevance of Crime Data

Crime data cited in the area largely relates to alcohol-related incidents, which are not applicable to Station Grill. The premises do not serve alcohol, and the existing operations have not contributed to crime or disorder.

24.

- Manager's Experience

He holds an SIA Door Supervisor licence and have more than a year of experience working in the night-time economy, including late-night kebab shop on West Street, Brighton. He managed Station Grill for over a year, with no incidents or complaints logged during that time.

25.

- No Negative Cumulative Impact

Their operation is responsibly run, professionally managed, and strictly food-based. As such, there will be no negative cumulative impact on the licensing objectives, especially regarding crime, disorder, or public nuisance.

26.

- Exceptional Circumstances Justifying the Application

Given the type of cuisine, NO ALCOHOL WILL BE SOLD, clean safety record, and very high public demand, this application should be considered as an exceptional case, warranting a departure from the Council's Special Policy.

27.

- Food Hygiene and Quality Standards

Nearby alternatives do not maintain the same standard. The closest LNR has a 3-star food hygiene rating, while Station Grill has a 5-star rating, inspected and certified by local Environmental Health. Additionally, no other venue offers Egyptian cuisine, which distinguishes the premises further.

28.

Unfair Restrictions and Implied Curfew

It is concerning that the police appear to be discouraging new late-night food venues from opening, while existing premises—some of which have lower hygiene ratings—continue to operate until very late (e.g. 3:00 am). This approach creates an environment where people are forced to buy from older, less clean establishments, as if an informal curfew on people and new businesses is in place. That is not fair to consumers, nor does it align with Brighton's image as a progressive and diverse city.

29.

Disparity and Possible Discrimination

It is unfair and possibly discriminatory that a neighbouring takeaway is allowed to trade until 03:00 am, while Station Grill is being prevented from doing the same. If the only difference is that the other shop has been there longer or the owner is older, that should not entitle them to more favourable treatment. Station Grill's manager is younger but just as responsible, experienced, and capable, and he deserves a fair chance to operate on equal terms.

30.

Human Rights and Fair Treatment

It is important to note that the Licensing Policy itself acknowledges the relevance of the Human Rights Act 1998, including:

-

Article 1 of the First Protocol, which protects the right to peaceful enjoyment of possessions, including the right to operate a lawful business without unfair restrictions.

-

In this case, I believe that refusing or discouraging Station Grill's licence application, despite its high standards, responsible management, and very high public demand, could be seen as a breach of these rights, especially when a neighbouring business,

next door at 61 Queens road , Brighton, BN13XD is allowed to operate until 3:00 am under similar circumstances.

31.

Every business owner—regardless of age or how long they've been trading—should be treated fairly, with decisions based on evidence and merit, not on arbitrary factors. Station Grill meets every reasonable expectation of a responsible, safe, and valuable late-night food venue, and should therefore be given equal opportunity to trade.

32.

As residents living adjacent to the premises, we believe it is our right to have access to a variety of late-night refreshment providers. Denying a late-night refreshment licence to new businesses effectively limits our choices and compel us to purchase from a small number of long-established shops that were granted such licences many years ago.

This practice raises concerns of unfair discrimination, as it allows existing licence holders to continue trading late into the night while new businesses are excluded from the same opportunity. Such a policy disproportionately favours older establishments and individuals who were able to open their businesses in the past, while disadvantaging newer business owners—often younger entrepreneurs—who are now being denied access to the same trading rights.

•

For instance, the premises at 61 Queens Road, directly adjacent to Station Grill at 62 Queens Road, is permitted to trade until 3:00 AM. Meanwhile, Station Grill has been refused a comparable licence, placing it at a clear competitive disadvantage.

•

We believe this situation undermines the principles of fairness and equal opportunity. Every lawful business should be granted the ability to operate under the same regulatory conditions, without arbitrary restrictions. Equal access to trading rights is not only a matter of economic justice but also a basic human right.

33.

We find it increasingly difficult to access hot, healthy, freshly prepared food during late-night hours—particularly Egyptian and Turkish cuisine. There is a clear demand in the area for clean, friendly, welcoming premises offering this type of food, and such an establishment would be a valuable addition to the local community.

34.

In light of the above points,

I respectfully request that the Licensing Authority, Sussex Police, and the Court consider this application on its merits and grant the Late Night Refreshment Licence for Station Grill. they are committed to providing a safe, clean, culturally enriching, and much-needed food service to the Brighton community during late-night hours.

Conclusion:

Station Grill is a valuable part of the Brighton community. It is safe, unique, well-managed, and offers something that is currently missing in the city's late-night economy. I respectfully urge the Licensing Authority, Police Licensing, and the Court to approve their Late Night Refreshment Licence application.

Signed:

Date: 11/ 07 / 2025

S41

From: REDACTED

Sent: 19 July 2025 17:19

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

Subject: Support Station Grill

SC CON ENDS: 25.07.2025 VALID PCD, PPN, PS, PCH & CIZ (S)

Witness Statement: Support for Late Night Refreshment Licence Application

My Name: REDACTED

My Address: REDACTED

· **Date: 15 / 07 / 2025**

Venue Name: Station Grill, 62 Queens Road, Brighton, BN1 3XD

To Be Submitted To: Brighton & Hove City Council Licensing Authority, Sussex Police Licensing, and the Court.

Dear sir / madam,

As a resident and neighbour who regularly eats at Station Grill on 62 Queens Road, Brighton, I am submitting this formal statement in full support of their application for a Late Night Refreshment Licence (no alcohol involved).

Well-Managed Venue and Support of Licensing Goals

Being a frequent customer, I have repeatedly observed how efficiently Station Grill is operated. The team is professional, courteous, and always ensures a welcoming, hygienic, and secure space. The manager, a certified SIA door supervisor, consistently creates a peaceful atmosphere and works proactively to uphold the four licensing objectives—focusing on cleanliness, polite communication, efficient customer service, and quick intervention when needed.

Distinctive Menu Enhancing Cultural Variety

Station Grill serves a unique and appealing menu blending Egyptian and Turkish dishes, which are not offered anywhere else in Brighton—especially late in the evening. The meals are fresh, authentic, and consistently high in quality. This brings valuable cultural representation to Brighton's food sector.

Demand for Quality Food During Late Hours

As someone who's often out during late hours, it's challenging to find well-made food late at night. Station Grill is already serving an essential role for key groups such as students, security staff, NHS professionals, and night shift workers. Allowing them to extend their trading hours would be a major advantage for the community.

Ideal Location with High Footfall

Queens Road is a well-used pedestrian route linking Brighton Station with the city centre. Many people walk by the venue at night, and Station Grill could serve as a safe, reliable food outlet without alcohol—a much-needed option in the area.

Safety and Hygiene Even Within the CIZ

Despite its location within the Cumulative Impact Zone (CIZ), Station Grill remains secure and well-run. The presence of trained staff, its orderly service, and cleanliness clearly show this business is responsible and should be considered an exception to the CIZ rule.

Licensing Focus Only – Planning Not an Issue

As per SoLP :

As per 1. Authority Monitoring Report 2020/21,

“Any use within the new E use class is able to change to another use, or mix of uses, within the same use class without the need for planning permission.”

To the best of my understanding, this is strictly a licensing issue. Selling hot food for delivery or takeaway past midnight does not require planning approval, and thus, planning concerns should not affect the outcome of this application.

Consistency with the Licensing Matrix

Brighton’s licensing matrix supports food venues remaining open until midnight. Station Grill, which does not sell alcohol and already operates responsibly, should be permitted to stay open longer under clearly defined safeguards.

No History of Crime or Anti-Social Incidents

It’s well known through local news and conversations that most late-night disturbances are linked to alcohol. Station Grill, as a food-only establishment, has no such associations. I have never seen any issues during my visits.

Competent, Experienced Management

The manager has valuable experience in the late-night food sector, including more than a year spent operating a food outlet on West Street. Since Station Grill began operating, it has had no complaints or problems, showing the team can run a late-night service safely.

No Adverse Impact on Local Environment

Extending the restaurant’s opening hours would not cause problems in the neighbourhood. On the contrary, having a quiet, clean, and sober venue open late may help reduce public disorder by offering a peaceful place to collect food or delivery to residential address.

This Licence is Justified as an Exception

3.1.9 Furthermore, this special policy is not absolute. Upon receipt of a relevant representation, the licensing authority will always consider the circumstances of each case and whether there are exceptional circumstances to justify departing from its special policy in the light of the individual circumstances of the case. If an application is unlikely to add to the cumulative impact of the area, it may be granted. The impact can be expected to be different for premises with different styles and characteristics. For example, while a large nightclub or high capacity public house might add to problems of cumulative impact, a small restaurant, theatre or live music venue (where alcohol is not the primary activity) may be considered exceptional circumstances.

Notes on matrix as per SoLP

Subject to the following notes, the policy, as represented in the matrix, will be strictly adhered to:

5- Exceptional circumstances may include: consultation with and meeting requirements of responsible authorities, As I have been told and I trust and confirm that (**THE MANAGEMENT ARE HAPPY TO CO-OPERATE WITH THE POLICE AND ACCEPT POLICE PROPOSED CONDITIONS, INCLUDING INSTALLING CCTV, AND the manager is A SIA DOOR SUPERVISOR AND have a CONTRACT WITH MSU**), an appropriate corporate social responsibility policy(their plan showing how my business will **act responsibly and support the local community for example, Hiring local staff, Reducing noise or litter Offering discounts to NHS workers and students, Sponsoring local events or charities**),community contribution to offset impact (such as financial contribution to infrastructure)(they will be offering something to **compensate for any potential negative impact** such as Help fund extra street cleaning, Install outdoor bins, Contribute to a community safety scheme (like CCTV on the street or any other approved schemes or projects). community support (as far as I Know , the licensing team and the management have received too many witness statements from the local residents, customers and neighbours to support **this application** and they **confirmed the premises is beneficial, the shop will help keep the area safer, They prefer regulated food options, the business provides a good community service**),**alcohol sale ancillary to business activity** (demonstrable to responsible authorities and licensing authority, for instance by licence condition allowing authorised officers access to sales accounts)(Station Grill will **NOT** sell alcohol at all and this should make their case **stronger** in the CIZ and be considered as exceptional circumstance)

The following licensing activities are encouraged and valued by the licensing authority: outdoor regulated entertainment, community-based street parties, members clubs, traditional pubs outside the city centre and **non-alcohol led licensable activities, particularly within city centre (which is Station Grill case as a restaurant in the city centre).**

The premises is:

- **Non-alcoholic**
- **Food-focused**
- **Small in size**
- **Willing to accept licence conditions**
- **Committed to hiring trained staff and implementing public safety measures**

Given the distinction between this operation and typical late-night venues in the area, I strongly believe that this application **meets the criteria for exceptional circumstances**. Its presence will not increase disorder, and may instead help reduce it.

The statement of licensing policy (SoLP) states that, *'if an application is unlikely to add to the cumulative impact of an area, it may be granted. The impact can be expected to be different for premises with different styles and characteristics'*. **And it does not give to what extent and what percentage, it says unlikely, and we believe that this application will not negatively add to the cumulative impact in the area and that exceptional circumstances do exist.**

Because of Station Grill's exceptional hygiene, unique food offering, community support, and responsible business practices, I firmly believe this application qualifies as a justified exception to the CIZ restrictions.

As you can see that a restaurant without selling alcohol should be granted a license.

Hygiene and Standards Outclass Competitors

Nearby late-night outlets generally do not meet the same standards. For example, the closest has a 3-star hygiene score. Station Grill holds a 5-star rating and is the only local venue offering Egyptian cuisine, giving it a significant advantage.

Actively Supporting Licensing Objectives

The Station Grill team, particularly the manager, has implemented solid measures to meet all four licensing criteria:

A. Preventing Crime and Disorder:

The premises are monitored via CCTV both inside and outside. Incident records are maintained. As a licensed SIA supervisor, the manager can manage crowds and ensure the premises remain secure.

B. Promoting Public Safety:

The premises comply with fire safety and health regulations. All emergency exits are clearly marked, and pathways are unobstructed.

C. Preventing Nuisance to the Public:

Noise is managed through controlled entry. Waste is collected daily, and customers are encouraged to leave in a quiet, respectful manner.

D. Protecting Children from Harm:

All employees are trained to:

- Identify vulnerable persons, whether due to age, intoxication, or substance misuse

- Follow set procedures for conflict handling
- Document and record all training
- Share staff training logs with police or council officials upon request
- Attend refresher sessions every 8 weeks, with all sessions logged and dated

Late-Night Food Offering with Cultural Distinction

Station Grill stands as the only Brighton food venue offering a combination of freshly made Egyptian and Turkish meals available late into the evening for takeaway and delivery, bringing valuable culinary variety to Brighton's night-time economy.

Evident Community Demand

There is significant late-night demand for healthy, hot food, particularly from students, healthcare staff, and workers commuting or finishing shifts. Station Grill is currently the only business capable of fully meeting this demand in the area.

High-Traffic Location Serves the Public

Sussex Police have acknowledged Queens Road as a busy route, especially late at night. Station Grill is ideally situated to serve this traffic and already does so in a safe, orderly fashion.

CIZ Location with Unmatched Safety Measures

Even though the premises lie within the CIZ, they're well-positioned for exemption based on:

- Having an SIA-trained security supervisor on site
- Keeping a detailed incident log
- Enforcing refuse policies
- Zero alcohol sales—significantly reducing disorder risks

No Planning Permission Required for This Use

This application is entirely licensing-related. As a Class E(b) business, Station Grill may serve takeaway, collection, and delivery without needing planning permission—as long as those services are secondary and not the primary focus.

Compliant with the Matrix Principles

The matrix already allows restaurants to stay open until midnight. Because Station Grill doesn't sell alcohol, their request for extended hours is consistent with current policy under managed conditions.

Irrelevance of Crime Statistics

Late-night crime in this zone is mostly alcohol-fuelled. Since Station Grill doesn't sell alcohol and has had zero issues, **it's inappropriate to judge this application using unrelated data.**

Manager Has Proven Late-Night Experience

The manager holds an SIA licence and has over a year of night food service experience, including on West Street. Since managing Station Grill, he has operated without incident, confirming his readiness for late-night trading.

Operation Will Not Add Negative Impact

The venue is food-focused, professionally managed, and runs in a quiet, clean manner. Its continued operation will not worsen crime, public nuisance, or any cumulative concerns.

Exceptional Justification for Licence Approval

This is a clear-cut case of an exceptional venue: no alcohol served, a spotless record, and a highly desired menu. Granting this licence would be a positive deviation from standard rules.

Outstanding Food Safety and Cultural Uniqueness

Station Grill is unmatched in terms of hygiene and culinary offerings. Their 5-star environmental health score and Egyptian-Turkish menu set them apart from all nearby takeaways.

Unfair Licensing Discrepancies

It is concerning that police policies seem to discourage clean new businesses while permitting older outlets—sometimes with poor hygiene—to operate late into the night. This creates a de facto curfew and limits consumer choice.

Inconsistent Treatment Between Businesses

The neighbouring business at 61 Queens Road operates until 3:00 AM. Station Grill, at 62, is denied the same. If the only difference is ownership age, obtaining their license on an early date, or establishment date, then this is unfair and could be discriminatory.

Human Rights and Fair Licensing

The Licensing Policy references the Human Rights Act 1998:

Article 1 of the First Protocol protects the peaceful operation of businesses. Rejecting Station Grill's application under these conditions could violate that right, **especially when the adjacent business immediately next door at 61 Queens Road, enjoys late-night trading. While Station Grill is not allowed to trade on a similar conditions.**

Equal Treatment for New and Old Operators

Every compliant business—regardless of owner age or operating history—deserves the same consideration. Station Grill has proven itself to be responsible, safe, and qualified to operate beyond midnight.

Local Residents Want Broader Choice

Residents living near the restaurant want varied late-night food choices. Denying Station Grill a licence restricts those options and benefits only older venues with legacy licences.

This issue is clearly illustrated by the contrast between 61 and 62 Queens Road. The former is allowed to stay open until 3:00 AM, while the latter (Station Grill) is refused. This creates inequality.

Equal Rights for Fair Business

All businesses should be treated equally under the law. Station Grill is not being given a fair opportunity, despite meeting all expectations and serving the public well.

Community Value and Need

The availability of fresh, healthy, culturally distinctive food late at night is rare. Station Grill fills this gap and enhances Brighton's local food offerings.

Respectful Request for Licence Approval

Considering all these facts, I respectfully ask the Licensing Authority, Sussex Police, and the Court to support and approve Station Grill's Late Night Refreshment Licence. They operate with care, quality, and responsibility.

Final Statement

Station Grill is a responsible, diverse, and essential part of Brighton's food scene. It deserves to have its licence approved to meet the city's growing late-night food needs.

Kind Regards