Agenda Item 5

Statement relating to King Street Supermarket Premises Licence application.

I am PS 686 Kevin Misik of Cambridgeshire Constabulary, and I am currently station in Parkside.

I am currently the Sergeant for the Cambridge City Centre team this team covers the Market Ward, the historic City Centre. This is a role I have had for a number of years, and it has allowed me to understand the issues and challenges of the area.

Whilst it is true that Cambridge is a very affluent city that does not mean that there are not issues, and one of the main issues that my team is tasked with dealing with is street based Anti Social Behaviour. Whilst there are wide range of types of Anti Social Behaviour which effect this area the most prevalent is Street Drinking.

There are a number of key locations in the City Centre which suffer from this kind of issue but the main locations at the moment are around Kings Street notably within the Alley ways under Manor Place and Malcom Place, I have recently spoken with a number of support services who are routinely finding these passageways' taken over by street drinker. I have also seen this the passageways are narrow and easily taken over by street drinkers. We have received complaints from residents in this area about this kind of activity it leaves people feeling unsafe in their own homes.

There are routinely groups of street drinkers who are camped out on the steps up from King Street up to Malcom Place above. A number of local shops and cafes use this area and their businesses are effected by the issues caused by the street drinkers. Again this causes concern to both resident and people using the businesses in the area.

There are also issues around the Area of Christ's Pieces. This area has suffered with street drinking and associated Anti-Social Behaviour for a number of years. This area is a well used public space but there are issues with street drinking most notably near to the tennis courts, this area is right next to a well used children's play park. There have been reports of disorder most recently there was a fight in this which involved a number of street drinker one of whom was stabbed.

As well as the evidence which has been directly gathered by my team and I, I have also spoken with a number of our partner agencies to understand what their experiences of the area are. The Street Outreach team who deal with homeless and people who lead a street based existence state that there are always people who are drinking this area from early in the morning on wards. They state that the people block pathways and cause ASB. They explained that the people that they find in the area have substance misuse issues.

The manager of the Business against crime partnership also highlighted issues in the area of a similar nature.

Further I have spoken with a City Councillor who has expressed concerns around this issue.

There is a clear concern from the not only the residents but also the business owners and users about street drinking around the King Street area and concerns that a new off licence will cause further problems.



Licensing Act 2003

Delegation of responsibilities by the Chief Officer of Police

In accordance with the provisions of the Licensing Act 2003 I hereby delegate authority to Cambridgeshire Constabulary Licensing Officers to develop policies and procedures and to exercise all powers vested in the Chief Constable of Cambridgeshire Constabulary. Such delegation to include the power to delegate specific tasks to licensing Constables and support staff.

This delegation shall remain in force unless otherwise notified.

Signed



Nick Dean Chief Constable Cambridgeshire Constabulary 1 October 2018



From: <u>Licensing South</u>

To: Democratic Services (CCITY);

Cc:

Subject: SS Foods Centre Ltd, 84 King Street, Cambridge.

Date: 09 May 2025 15:54:05

Attachments: ~am432D.pna

Good afternoon.

Please find below an email from Mrs Kilic confirming the new conditions and reduced licensable hours that her client is prepared to have added or amended on the premises licence application for 84 King Street, Cambridge.

Please can you ensure they are included in the agenda package to assist the Sub-Licensing Committee, and are disseminated to the other concerned parties whom have submitted a representation for their consideration prior to the hearing.

I have confirmed that I shall <u>not</u> be withdrawing the police representation.

Kind regards,

Clare

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From: Aysen Ipek Kilic < licensing@

Sent: 09 May 2025 11:14

To: Licensing South <LicensingSouth@

Subject: re[2]: FW: SS Foods Centre Ltd, 84 King Street, Cambridge.

Caution: Someone outside of BCH police sent you this e-mail. You must only click on links or open attachments if you are expecting this e-mail and you trust

the sender.

Morning Clare,

Since there are resident representations this case will go to hearing in any case, but if we can agree with the police before the hearing, i can inform the residents prior with the agreed new hours and conditions. Therefor I really appriciate if you can reply to my email and concider to withraw your representation

Best Regards Aysen Ipek Kilic

| Police Proposed Condition/Alteration | Agreed Yes/No | Alternative proposal |
|--|------------------|---|
| Alcohol shall only be displayed in the area behind the counter and shall not be available for customers to self-serve. | | we fully understand the rationale behind restricting self-service of alcohol, it would be operationally very difficult for my client to move all wine, beer, and cider behind the counter due to space and layout constraints. We would instead propose a compromise, whereby these products remain available for customer selection but are positioned in a carefully monitored and controlled area near the counter and covered by CCTV. Spirits, as agreed, would not be available for self-service. |
| Cider products shall not be stocked in containers greater than 1 litre in volume. | х | |
| The premises will operate a Challenge 25 policy. The checkouts will be programmed to prompt the checkout assistant when an alcohol product is scanned at the till to follow the Challenge 25 policy. | х | |
| Staff training shall include conflict management, and will be provided to give them the knowledge and confidence to deal with difficult situations and reduce crime and disorder at the premises. | х | |
| A nominated person shall join and be an active member of the CAMBAC scheme. The condition is only binding whilst the CAMBAC scheme is in existence. | х | |

| I | 1 | I |
|--|---|---|
| The entrance door shall be fitted with an audible alarm as to notify staff that the door has been opened. | Х | |
| At all times when the premises is open to the public a member of staff shall be on the shop floor. | х | |
| No customers carrying opened bottles of alcoholic drink upon entry shall be admitted to premises at any time. | х | |
| A written delegation of authority record shall be kept at the premises whereby non personal licence holders are authorised to make sales on behalf of a personal licence holder. | х | |
| Amend supply of alcohol hours to: 11:00-20:00hrs | | We would respectfully request that consideration be given to allowing sales until 21:00 hours during the summer months (April—September). The reasoning behind this request is that during summer, daylight hours extend significantly, and there tends to be a greater number of people out later in the evening, creating a naturally safer and better supervised environment. Ending the licensing time of 21:00 during these months would provide a sensible, limited extension without increasing the risk of crime, disorder, or nuisance. We believe this limited seasonal adjustment would still be in keeping with the spirit of the City Council's Statement of Licensing Policy, while supporting the vitality of local businesses. |

Also confirm that you are also offering the below conditions:

| Offered conditions | Agreed yes/no |
|---|---------------|
| 1. Staff TrainingAll staff involved in the sale of alcohol will receive:Documented induction training on age-restricted | х |

| sales prior to any alcohol sales. Refresher training at six-month intervals. All training records will be kept on site and made available to the police or any authorised officer upon request. | |
|--|---|
| 2. Refusals Register All staff will be trained to use a refusals log, detailing: Date and time of refused sale. Description of the attempted purchase. Name of the refusing staff member. This log will be made available for inspection by police or authorised officers. | Х |
| 3. Incident Log An incident book will be maintained to record: | X |
| Restriction on Self-Service There will be no self-service of spirits, except for premixed spirit-based drinks. | Х |
| No Single Can Sales There will be no sale of single cans of beer, lager, or cider. | Х |
| ABV Restrictions No beers, lagers, or ciders with an ABV greater than 5.5% will be sold. | This condition does not apply to Guinness Foreign (ABV 7.5%), Dragon Stout (ABV 7.5%) and Leffe Blonde (ABV 6.6%) |

----- Original Message -----

From: "Licensing South" < LicensingSouth@

To: Aysen Ipek Kilic kilic.gensing@

Cc:

Date: 08 May 2025 16:18

Subject: RE: FW: SS Foods Centre Ltd, 84 King Street, Cambridge.

Good afternoon Mr Kilic,

I do apologise for the delay in replying, I have not been doing my normal police licensing work over the past number of shifts due to other operational police commitments.

Since our last email I have liaised with the neighbourhood Sgt who oversees the city centre, and we have carefully considered the application and your subsequent offerings. We are of the opinion that it is within the public interest to have this application decided upon at a sub-licensing committee due to it being in a CIA and the ongoing alcohol related issues associated in the local area.

Unless you have already done so, I feel it is important to capture the correspondence

and work we have the done thus far and clarify any agreements as this will assist the Sub-Licensing Committee. If you are in agreement, could you confirm below which additional conditions your client is happy to agree to and any proposed alternatives you wish to put forward:

| Police Proposed Condition/Alteration | Agreed Yes/No | Alternative proposal |
|--|------------------|----------------------|
| Alcohol shall only be displayed in the area behind the counter and shall not be available for customers to self-serve. | | |
| Cider products shall not be stocked in containers greater than 1 litre in volume. | | |
| The premises will operate a Challenge 25 policy. The checkouts will be programmed to prompt the checkout assistant when an alcohol product is scanned at the till to follow the Challenge 25 policy. | | |
| Staff training shall include conflict management, and will be provided to give them the knowledge and confidence to deal with difficult situations and reduce crime and disorder at the premises. | | |
| A nominated person shall join and be an active member of the CAMBAC scheme. The condition is only binding whilst the CAMBAC scheme is in existence. | | |
| The entrance door shall be fitted with an audible alarm as to notify staff that the door has been opened. | | |
| At all times when the premises is open to the public a member of staff shall be on the shop floor. | | |
| No customers carrying opened bottles of alcoholic drink upon entry shall be admitted to premises at any time. | | |
| A written delegation of authority record shall be kept at the premises whereby non personal licence holders are authorised to make sales on behalf of a personal licence holder. | | |
| I | 1 | |

| Amend supply of alcohol hours to: | |
|-----------------------------------|--|
| 11:00-20:00hrs | |

Also confirm that you are also offering the below conditions:

| Offered conditions | Agreed yes/no |
|--|---------------|
| Staff Training All staff involved in the sale of alcohol will receive: Occumented induction training on age-restricted sales prior to any alcohol sales. Refresher training at six-month intervals. All training records will be kept on site and made available to the police or any authorised officer upon request. | |
| Refusals Register All staff will be trained to use a refusals log, detailing: | |
| 3. Incident Log An incident book will be maintained to record: All incidents of crime, disorder, or anti-social behaviour on or around the premises. Any occasion when the police are called to the premises. This will also be made available for inspection when requested. | |
| Restriction on Self-Service There will be no self-service of spirits, except for pre-mixed spirit-based drinks. | |
| No Single Can Sales There will be no sale of single cans of beer, lager, or cider. ABV Restrictions | |
| No beers, lagers, or ciders with an ABV greater than 5.5% will be sold. | |

I will be happy to forward your reply to CCC licensing department, so it can be evidenced prior to the hearing on 20th May, when I look forward to meeting you.

Kind regards,



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From: Aysen Ipek Kilic < licensing >

Sent: 06 May 2025 09:33

To: Licensing South < <u>LicensingSouth@</u>

Subject: re: FW: SS Foods Centre Ltd, 84 King Street, Cambridge.

Caution: Someone outside of BCH police sent you this e-mail. You must only click on links or open attachments if you are expecting this e-mail and you trust the sender.

Dear PC Metcalfe,

Firstly, I would like to clarify that the statutory consultation period for this application remains open until **1st May 2025**, and it is not uncommon for constructive dialogue and negotiation to continue beyond this date and up to the Licensing Sub-Committee hearing. In that spirit, I wish to reiterate that my client remains fully open to further engagement with Cambridgeshire Constabulary in an effort to reach a mutually acceptable outcome.

While I acknowledge your concern regarding the absence of initial reference to the Cambridge City Centre Cumulative Impact Area (CIA) in the operating schedule, I must respectfully note that this application has been submitted by a licensing consultant who is ordinarily based in London. As such, the omission was not a result of disregard, but rather a genuine oversight in navigating local policy differences across authorities.

Following careful consideration with my client, I can confirm that we are happy to adopt the majority of the additional conditions you proposed, including the commitment to comprehensive staff training, robust incident and refusals logs, Challenge 25, and joining the CAMBAC scheme. We believe this demonstrates a genuine intention to uphold the licensing objectives within the City Centre Cumulative Impact Area.

In terms of licensing hours, my client is willing to restrict the alcohol sales to the hours of **11:00 to 20:00**, as you suggested, in line with recent precedent.

However, we would respectfully request that consideration be given to allowing sales until **21:00** hours during the summer months (April–September).

The reasoning behind this request is that during summer, daylight hours extend significantly, and there tends to be a greater number of people out later in the

evening, creating a naturally safer and better supervised environment. Ending the licensing time of 21:00 during these months would provide a sensible, limited extension without increasing the risk of crime, disorder, or nuisance.

We believe this limited seasonal adjustment would still be in keeping with the spirit of the City Council's Statement of Licensing Policy, while supporting the vitality of local businesses.

Regarding the display of alcohol, while we fully understand the rationale behind restricting self-service of alcohol, it would be operationally very difficult for my client to move all wine, beer, and cider behind the counter due to space and layout constraints.

We would instead propose a **compromise**, whereby these products remain available for customer selection but are positioned in a carefully monitored and controlled area near the counter and covered by CCTV. Spirits, as agreed, would not be available for self-service.

We are happy to agree that all alcohol displays would be within direct line of sight of staff at all times and that CCTV coverage will be enhanced accordingly.

We respectfully submit that, with these further proposed safeguards, the risks to the licensing objectives are appropriately mitigated.

I would be very grateful if you could consider these proposed amendments, and I remain available to discuss any further refinements if necessary.

Thank you again for your time and collaborative approach.

Kind regards, Aysen Ipek Kilic

| Original Message | |
|----------------------|--|
| | |

From: "Licensing South" <a href="LicensingSouth" <a href="LicensingSouth" <a href="LicensingSouth" <a href="LicensingSouth

Cc:

Date: 22 April 2025 14:54

Subject: FW: SS Foods Centre Ltd, 84 King Street, Cambridge.

Good afternoon,

Thank you for your response and detailing your additional offered conditions.

From my recollection over recent years the only general (non-niche) premises that have been granted an off-licence in the City Centre CIA are national supermarkets who sought pre-application advice, and went onto offer comprehensive conditions and limited licensing hours. NB. All of these applications received representations and were only granted following a Sub-licensing hearing, which goes to show the strength of feeling by Local Ward Councillors and other interested parties have in ensuring the CIAs within the city are reinforced due to the on-going issues alcohol brings to areas within the city.

Please find the below link for Tesco, East Road, Cambridge.

3C Shared Services | Council Direct | Licence Register | 285614

As you can see the agreed conditions are strict, and I would be expecting your client to have mirroring licensing hours 11:00-20:00hrs and requesting equally comprehensive conditions.

I presume it would not be workable for your client to have an SIA security person present during licensing hours therefore instead I would be requesting:

- Alcohol shall only be displayed in the area behind the counter and shall not be available for customers to self-serve. (FYI Sainsburys on St. Andrews Street has this condition. As you can see from the link above Tesco agreed not only have SIA security during licensed hours but also that all alcohol must be secured in locked cabinets during non-licensing hours).
- 2. Cider products shall not be stocked in containers greater than 1 litre in volume.
- 3. The premises will operate a Challenge 25 policy. The checkouts will be programmed to prompt the checkout assistant when an alcohol product is scanned at the till to follow the Challenge 25 policy.
- 4. Staff training shall include conflict management, and will be provided to give them the knowledge and confidence to deal with difficult situations and reduce crime and disorder at the premises.
- 5. A nominated person shall join and be an active member of the CAMBAC scheme. The condition is only binding whilst the CAMBAC scheme is in existence.
- 6. The entrance door shall be fitted with an audible alarm as to notify staff that the door has been opened.
- 7. At all times when the premises is open to the public a member of staff shall be on the shop floor.
- 8. No customers carrying opened bottles of alcoholic drink upon entry shall be admitted to premises at any time.
- A written delegation of authority record shall be kept at the premises whereby non personal licence holders are authorised to make sales on behalf of a personal licence holder.

The above conditions would requested be in addition to the ones included on the application and the extra ones you have offered below:

1. Staff Training

All staff involved in the sale of alcohol will receive:

- Documented induction training on age-restricted sales prior to any alcohol sales.
- Refresher training at six-month intervals.
- All training records will be kept on site and made available to the police or any authorised officer upon request.

2. Refusals Register

All staff will be trained to use a refusals log, detailing:

- o Date and time of refused sale.
- Description of the attempted purchase.
- Name of the refusing staff member.
- This log will be made available for inspection by police or authorised officers.

Incident Log

An incident book will be maintained to record:

- o All incidents of crime, disorder, or anti-social behaviour on or around the premises.
- Any occasion when the police are called to the premises.
- This will also be made available for inspection when requested.
- 4. Restriction on Self-Service

There will be no self-service of spirits, except for pre-mixed spirit-based drinks.

- 5. No Single Can Sales
 - There will be no sale of single cans of beer, lager, or cider.
- ABV Restrictions

No beers, lagers, or ciders with an ABV greater than 5.5% will be sold.

I would be grateful if you could discuss the above with your client, and I look forward to hearing from you.

Please note that the cut-off date for receipt of representations in respect of this application is 1st May 2025.

Kind regards,

Clare

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From: Aysen Ipek Kilic < licensing@

Sent: 22 April 2025 12:54

To: Licensing South < Licensing South@

Subject: re: SS Foods Centre Ltd, 84 King Street, Cambridge.

Caution: Someone outside of BCH police sent you this e-mail. You must only click on links or open attachments if you are expecting this e-mail and you trust Dear Clare,

Good afternoon, and thank you for your email regarding our premises licence application for SS Foods Centre Ltd, 84 King Street, Cambridge. Firstly please accept my appologies for such a late response, I was away for easter holidays and this email has skipped from my colleagues.

I would like to acknowledge and fully respect the concerns raised, particularly regarding the premises being situated within the **Cambridge City Centre Cumulative Impact Area (CIA)**. I have reviewed the current **Cambridge City Council Statement of Licensing Policy** (2021–2026), including the section on the CIA (Section 5), and understand the significance of operating a licensed premises in this sensitive area.

We recognise that the purpose of the CIA, as outlined in **paragraph 5.3**, is to manage the cumulative impact of licensed premises in an area where it is evident that the number, type, or density of licensed premises is causing problems or risks to one or more of the licensing objectives—particularly in relation to crime, disorder, and public nuisance. We fully support the council's efforts to protect the area and are committed to operating in a manner that supports and upholds these objectives.

In light of this, we would like to amend our application by offering the following **comprehensive set of conditions**, in line with **paragraph 5.11** of the policy, which encourages applicants to demonstrate how they will not add to the cumulative impact:

1. Staff Training

All staff involved in the sale of alcohol will receive:

- Documented induction training on age-restricted sales prior to any alcohol sales.
- Refresher training at six-month intervals.
- All training records will be kept on site and made available to the police or any authorised officer upon request.

2. Refusals Register

All staff will be trained to use a refusals log, detailing:

- Date and time of refused sale.
- Description of the attempted purchase.
- Name of the refusing staff member.
- This log will be made available for inspection by police or authorised officers.

3. Incident Log

An incident book will be maintained to record:

- All incidents of crime, disorder, or anti-social behaviour on or around the premises.
- Any occasion when the police are called to the premises.
- This will also be made available for inspection when requested.

4. Restriction on Self-Service

There will be no self-service of spirits, except for pre-mixed spirit-based drinks.

5. No Single Can Sales

There will be no sale of single cans of beer, lager, or cider.

6. ABV Restrictions

No beers, lagers, or ciders with an ABV greater than 5.5% will be sold.

These conditions are specifically designed to deter street drinkers and reduce the risk of anti-social behaviour, particularly in light of the issues noted in **paragraph 5.7** of the policy, which highlights concerns about "street drinking, begging and anti-social behaviour in Christ's Pieces and surrounding areas."

In addition, while we initially applied for licensing hours from 07:00 to 00:00, we are open to discussing **more restricted hours** if that would be more appropriate within the context of the CIA, and in line with similar recent applications that have been approved.

My client is committed to being a responsible operator and wish to work constructively with you and the Licensing Authority to ensure their premises contributes positively to the local area.

I hope these measures demonstrate our understanding of and respect for the CIA, as well as our willingness to adapt our operations to meet its requirements.

I look forward to your feedback.

Kind regards, **Aysen Ipek Kilic**Licensing Consultant for SS Foods Centre Ltd

------ Original Message

From: "Licensing South" < LicensingSouth@
To: "licensing@narts.org.uk" < licensing@

Cc:

Date: 07 April 2025 14:09

Subject: SS Foods Centre Ltd, 84 King Street, Cambridge.

Good afternoon Mrs Aysen,

I am in receipt of the new premises licence application for SS Foods Centre Ltd, 84 King Street, Cambridge.

I have a number of concerns regarding this application. Firstly, that there is no reference in the application to the fact the premises is located within the City Centre Cumulative Impact Area (CIA), an area that has been deemed by Cambridge City Council as being sensitive to alcohol related crime and violence. May I signpost you towards the City Council's statement of licencing policy Statement of Licensing Policy - Cambridge City Council

Not only does the city centre suffer from NTE related alcohol related incidents, it is also significantly impacted upon by anti-social behaviour associated with street drinkers, at all times of day.

Secondly, the licensing hours applied for appear excessive that would attract street drinkers to the premises who frequent the area of Christ's Pieces that backs onto the premises. FYI other new premises that have been granted an off-licence within recent

years in this CIA have comprehensive conditions, limited licensing hours and are either restricted by what alcohol they are permitted to sell and limited to a maximum 5.5% ABV).

I do not believe that the current volunteered conditions and request hours are comprehensive enough to satisfy my concerns that the premises would not adversely affect the CIA. Therefore, as it stands I will be submitting a representation relating to this application.

I look forward to hearing from you.

Kind regards, Clare

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