



Cambridge City Council

**Licensing Hearing Panel (Licensing 2003 Act)
Sub Committee**

Date: Tuesday, 29 July 2025

Time: 10.00 am

Venue: Council Chamber, The Guildhall, Market Square, Cambridge, CB2 3QJ [access the building via Peashill entrance]

Contact: democratic.services@cambridge.gov.uk, tel:01223 457000

Agenda

- 1 Appointment of a Chair
- 2 Declarations of Interest
- 3 Meeting Procedure
- 4 Application for a Premises Licence - Cofein, 38
Chesterton Road,

(Pages 7 - 44)

Emergency Evacuation Procedure

In the event of the fire alarm sounding all persons should vacate the building by way of the nearest escape route and proceed directly to the assembly point in front St Mary's Church. The duty Officer will assume overall control during any evacuation, however in the unlikely event the duty Officer is unavailable, this responsibility will be assumed by the Committee Chair.

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- Website: <http://democracy.cambridge.gov.uk>
- Email: democratic.services@cambridge.gov.uk
- Phone: 01223 457000

Those wishing to address the meeting must complete an LRA1 form which will be sent to you by the Licensing department and returned to Democratic Services.

Licensing Act 2003 - Licensing Sub-Committee: Hearings Procedure

Preliminary Matters

1. **The Chair** will commence the hearing by introducing him/herself, the other two members of the Sub-Committee and the officers present.
2. **The Chair** will ask the applicant(s)/the responsible authorities/the interested parties present, and their representatives (if applicable), to introduce themselves and identify their interest in the proceedings.

Failure of a party to attend the hearing

3. If a party has informed the licensing authority that he/she does not intend to attend or be represented at a hearing, the hearing may proceed in his/her absence.
4. If a party who has not so indicated fails to attend or be represented at a hearing, the Sub-Committee may –
 - (a) where it considers it to be necessary in the public interest, adjourn the hearing to a specified date, or
 - (b) hold the hearing in the party's absence.
5. Where the Sub-Committee holds the hearing in the absence of a party, the Sub-Committee will consider at the hearing the application, representations or notice made by that party.
6. **The Chair** will explain the procedure to be followed at the hearing and will confirm whether the Sub-Committee must reach its decision at the end of the hearing or within 5 working days of the hearing, depending on the application being heard.
7. **The Clerk to the Sub-Committee** will indicate whether any party has requested permission for any other person(s) (other than his/her representative) to appear at the hearing to assist the Sub-Committee in relation to the application, representations or notice of the party making the request. The Sub-Committee will decide whether to grant permission to allow any other person(s) to appear at the hearing on behalf of the party; such permission will not be unreasonably withheld.
8. **The Clerk to the Sub-Committee** will ask whether any party is seeking to introduce any document(s) or other information not previously disclosed to all the other parties to the hearing and the licensing authority. If all the other parties consent, the previously undisclosed document(s) or other information can be produced by a party in support of their application, representations or notice (as applicable).
9. The hearing will take the form of a discussion led by the Chair of the Sub-Committee. Cross-examination will not be permitted unless the Sub-Committee considers that cross-examination is required to

consider the representations, application or notice as the case may require.

10. The Sub-Committee will consider any requests to permit cross-examination on a case-by-case basis. When permission is given to one party, it will also normally be extended to all other parties.

11. The Sub-Committee will decide the equal maximum period of time that each party will have to present their case.

The Hearing

12. *The Licensing Officer will present the report to the Sub-Committee.*

13. Members may ask any relevant questions of the Licensing Officer.

14. *The applicant, or the party who has initiated the hearing, will present their case first.*

15. The party shall be entitled to:

(a) give further information in support of their application, representations or notice (as applicable) in response to a specific request by the licensing authority prior to the hearing;

(b) question any other party (if permission has been given by the Sub-Committee);

(c) address the Sub-Committee.

16. If the Police are a party to the hearing, they will present their case. The Police have the rights listed in paragraph 15 (a) – (c) above.

17. If any other “responsible authority” are a party to the hearing, they will present their case in turn after the Police and have the rights listed in paragraph 15 (a) – (c) above.

18. Any other interested parties will then present their case in turn and have the rights listed in paragraph 15 (a) – (c) above.

19. Members of the Sub-Committee may ask questions of the/each party or any other person permitted to appear at the hearing in support of the party.

20. **The Chair** will invite the applicant, or the party who has initiated the hearing, and any parties making representations, to briefly summarise their points if they wish.

21. **The Chair** will ask the applicant, or the party who has initiated the hearing, and all parties making representations, that they are satisfied that they have said all they wish to.

The Decision

22. In considering any representations or notice made by a party, the Sub-Committee may take into account documentary or other information produced by a party in support of their application, representations or notice (as applicable) either before the hearing or, with the consent of all the other parties, at the hearing.

23. In reaching its decision, the Sub-Committee will disregard any information given by a party, or any person who has been permitted to appear at the hearing, which is not relevant to –

- (a) the application, representations or notice (as applicable) or in the case of another person, the application, representations or notice of the party requesting their appearance, and
- (b) the promotion of the licensing objectives or, in relation to a hearing to consider a notice given by the Police, the crime prevention objective.

24. The Sub-Committee may consider its decision in private and may move into private session where it considers that the public interest in so doing outweighs the public interest in that part of the hearing taking place in public. If the Sub-Committee do move into private session then all the parties and their representatives, any other person permitted to appear at the hearing, officers, the public and the press will be asked to leave the room whilst the decision is made.

The Chair will tell those present at the meeting the decision taken by the Sub-Committee and the reasons for the decision.

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Agenda Item



CONSIDERATION OF AN APPLICATION FOR A PREMISES LICENCE TO BE GRANTED

Cofein, 38 Chesterton Road, Cambridge, CB4 1EN

To: Licensing Sub-Committee:

Report by: Wangari Njiiri

Environmental Health and Licensing Support Team Leader

Tel: 01223 458533

E-mail: Wangari.njiiri@cambridge.gov.uk

Wards affected: West Chesterton

INTRODUCTION

- 1.1 An application under section 17 of the Licensing Act 2003 to apply for a Premises Licence for the sale by retail of alcohol with respect to Cofein, 38 Chesterton Road, Cambridge, CB4 1EN has been received. The application was served on Cambridge City Council (the Licensing Authority) on 6 June 2025. A copy of the application was also served on each responsible authority. The application and plan are attached to the report as Appendix 1 and Appendix 1a respectively.
- 1.2 The applicant is seeking to provide the following licensable activities:

- The sale of alcohol (for consumption on the premises only) from Monday to Sunday between the hours of 10:00 and 23:00.
- Recorded music (indoors) Monday to Friday between the hours of 07:00 and 23:00 and Saturday and Sunday between 09:00 to 23:00.

(Please note: The application initially indicated the provision of plays; however, the applicant clarified that the intention was to provide recorded music. This clarification is included in Appendix 1b. Responsible Authorities and online information, reflected this throughout representation period).

- 1.3 The applicant has provided measures within the application form on how they intend to promote the four licensing objectives.
- 1.4 In accordance with the regulations of the Act, the application was advertised on the premises and in Cambridge Independent on 18 June 2025 to invite representations from responsible authorities and other persons. The last date for submitting representations was 4 July 2025.
- 1.5 Representations were received from 5 'Other Persons'. The representations are attached to the report at Appendix 2 and 2a.
- 1.6 No representations were received from the other Responsible Authorities. However, conditions were agreed with Cambridgeshire Constabulary detailed within Appendix 3 and Environmental Health detailed within Appendix 4.
- 1.7 The applicant also offered up further conditions, detailed within Appendix 5.
- 1.8 The application needs to be determined.

2. RECOMMENDATION

- 2.1 That Members determine the application on its individual merits having reference to the statutory licensing objectives and Cambridge City Council's Statement of Licensing Policy and the Cumulative Impact Assessment.

3. BACKGROUND

- 3.1 The proposed premises is located within a Cumulative Impact Area (CIA) and is therefore subject to the Cumulative Impact Assessment.
- 3.2 The onus is on the applicant to demonstrate why the granting of the licence would not add to the cumulative impact already being experienced within the area.
- 3.3 The premises was previously an adult shop, and is now being used as a small independent café. The licence holder has applied for a licence in order to supply a limited selection of alcoholic beverages with their food.
- 3.4 In carrying out its licensing functions, the Licensing Authority must have regard to its Statement of Licensing Policy, the Cumulative Impact Assessment and additionally the statutory guidance issued under Section 182 of the Licensing Act 2003. The relevant sections from the Council's Statement of Licensing Policy are:
 - Objectives, section 2
 - Fundamental principles, section 4
 - Cumulative Impact, section 5
 - Licensing Hours, section 6
 - Licence Conditions, section 8

4. CONSULTATIONS

- 4.1 The Licensing Act 2003 requires applications made under section 17 of the Act to be served on the Responsible Authorities and also advertised on the premises and in a local newspaper circulating within the vicinity of the premises. During the consultation period, Responsible Authorities and Other Persons (any individual, body or business entitled to make representations to licensing authorities) may make a representation in respect of the application.
- 4.2 Statutory consultation has therefore taken place with Responsible Authorities and interested parties in accordance with the procedures set out in the Licensing Act 2003 and associated regulations made under the Act.

5. OPTIONS

- 5.1 Whilst having reference to the information provided by the applicant, the information raised in the representations and also Cambridge City Council's Statement of Licensing Policy and Cumulative Impact Assessment, the Sub-Committee's decision must be made with a view to promoting one or more of the four licensing objectives, namely:
- (a) the prevention of crime and disorder;
 - (b) public safety;
 - (c) the prevention of public nuisance; and
 - (d) the protection of children from harm.
- 5.2 Members should take such steps that they consider are necessary for the promotion of the licensing objectives. The Sub-Committee may resolve:
- (a) to grant the licence subject to the mandatory conditions and those conditions offered by the applicant which may be modified to such extent as the authority considers necessary for the promotion of the licensing objectives;
 - (b) to exclude from the scope of the licence any of the licensable activities to which the application relates;
 - (c) to refuse to specify a person in the licence as the premises supervisor;
 - (d) to reject the application.
- 5.3 Members must give reasons for their decision.

6. CONCLUSIONS

- 6.1 The Licensing Authority has a duty under the Licensing Act 2003 to promote the Licensing Objectives. Each objective has equal importance. In carrying out its licensing functions, the Licensing Authority must also have regard to its Statement of Licensing Policy, the Cumulative Impact Assessment and the Statutory Guidance under the Licensing Act 2003, and it is bound by the Human Rights Act 1998. The Council must also fulfill its obligations under Section 17 of the Crime and Disorder Act 1998 to do all that it reasonably can to prevent crime and disorder in Cambridge.

7. IMPLICATIONS

(a) Financial Implications

Cambridge City Council (the Licensing Authority) has a statutory duty to determine applications made under the Licensing Act 2003. The application fees associated with such applications are set by Central Government and are intended to cover the cost of administering the licensing regime.

There are no specific financial implications associated with this report.

(b) Staffing Implications

There are no staffing implications associated with this report.

(c) Equal Opportunities Implications

No Equality Impact Assessment has been conducted as the only consideration in reaching a decision is whether the granting of the application will undermine the statutory licensing objectives.

(d) Environmental Implications

Any environmental implications that need to be considered must specifically relate to the promotion of the statutory licensing objectives and will be contained in the representations made by the responsible authorities or interested parties.

(e) Community Safety

Cambridge Constabulary, Cambridgeshire Fire & Rescue Service, Cambridge City Council's Environmental Health Team, Cambridge City Council's Planning Service, Cambridgeshire County Council's Child Protection & Review Unit, Cambridgeshire County Council's Trading Standards Department and the Public Health Director were consulted as part of the application process and could have made representation if it was considered that the granting of the application would undermine one or more of the statutory licensing objectives.

Those making representations would have raised any relevant community safety implications.

8. BACKGROUND PAPERS: The following are the background papers that were used in the preparation of this report:

- [Licensing Act 2003](#)
- [The Licensing Act 2003 \(Premises licences and club premises certificates\) Regulations 2005](#)
- [Guidance issued under section 182 of the Licensing Act 2003](#)
- [Cambridge City Council's Statement of Licensing Policy](#)
- [Cambridge City Council's Cumulative Impact Assessment](#)

Appendix 1 – Application Form

Appendix 1a – Plan

Appendix 1b – Confirmation of application for recoded music

Appendix 2 – Representations

Appendix 2a - Representations

Appendix 3 – Cambridgeshire Constabulary agreed conditions

Appendix 4 – Environmental Health Agreed conditions

Appendix 5 - Additional Conditions offered by applicant



To inspect these documents either view the above hyperlinks or contact the Commercial & Licensing Team at taxi@cambridge.gov.uk.

The author and contact officer for queries on the report is Wangari.njiiri@cambridge.gov.uk

Date originated: 20 July 2025

Last updated: 20 July 2025

Online Application Details

General Details					
Licence Type		Premises Licence			
Application Type		Premises licence - new			
Fees		Type	Detail	Fee Multiplier	Total
		Rateable Value	Band B £4,301 to £33,000	x1	£190.00
		Capacity	0 to 4,999	x1	£0.00
Total Fee(s)		£190.00			
Location to be Licenced		38 Chesterton Road Cambridge Cambridgeshire CB4 1EN			
Trading Name		cofein			
I am the		Proposed Licence Holder			
Agent Details					
Proposed Licence Holder Details		Mr aliosman ibryam  Tel:  Mob:  Email: 			
Additional Proposed Licence Holder(s)					
Additional Contacts					
Licence Type Additional Data Setting					
Please confirm you have read the notes above on demonstrating entitlement to work in the UK		Yes			
Proposed licence holder right to work share code					
Proposed licence holder nationality					
Additional proposed licence holder right to work share code					
Additional proposed licence holder nationality					
Premises telephone number					
Non-domestic rateable value of premises (£)		10900			
In what capacity are you applying for the premises licence?		**An individual or individuals**			
Confirm the following		I am carrying on or proposing to carry on a business which involves the use of the premises for licensable activities			

When do you want the premises licence to start?	
If you wish the licence to be valid only for a limited period, when do you want it to end?	
Please confirm you have read the notes above on regulated entertainment	Yes
Please confirm you have read and understood the above declaration	Yes
Full name	aliosman ibryam
I am the	The [proposed] licence holder
Premise Alcohol Licence	
Premises description	The premises is a small, independent cafe named Cofein, located in a mixed-use area of Cambridge, close to the river and frequented by local residents, families, and visitors. The cafe serves all-day brunch, pastries, cakes, and specialty coffee. The internal layout includes a single customer area with 28 indoor seats, a service counter, kitchen, and staff facilities. There is no outdoor seating. We are applying to include a limited selection of alcoholic beverages (such as beer, wine, and pre-mixed drinks) to complement our food offering. Alcohol will be available for consumption on the premises only, served alongside meals and refreshments. We propose to serve alcohol during our trading hours, up to 11:00 PM. All alcohol sales will be supervised by trained staff. We will operate a Challenge 25 policy, ensure staff are regularly trained in licensing responsibilities, and take all necessary measures to promote the four licensing objectives ensuring a safe, responsible, and family-friendly environment.
Premises capacity	28
Will you be providing plays?	Yes
Monday start	07:00
Monday end	23:00
Tuesday start	07:00
Tuesday end	23:00
Wednesday start	07:00
Wednesday end	23:00
Thursday start	07:00
Thursday end	23:00
Friday start	07:00
Friday end	23:00
Saturday start	09:00
Saturday end	23:00
Sunday start	09:00
Sunday end	23:00
Licence location	Indoors
Further details	

Seasonal variations	
Non-standard times	
Will you be providing films?	No
Monday start	
Monday end	
Tuesday start	
Tuesday end	
Wednesday start	
Wednesday end	
Thursday start	
Thursday end	
Friday start	
Friday end	
Saturday start	
Saturday end	
Sunday start	
Sunday end	
Licence location	
Further details	
Seasonal variations	
Non-standard times	
Will you be providing indoor sporting events?	No
Monday start	
Monday end	
Tuesday start	
Tuesday end	
Wednesday start	
Wednesday end	
Thursday start	
Thursday end	
Friday start	
Friday end	
Saturday start	
Saturday end	
Sunday start	
Sunday end	
Further details	
Seasonal variations	
Non-standard times	
Will you be providing boxing or wrestling entertainment?	No
Monday start	
Monday end	

Tuesday start	
Tuesday end	
Wednesday start	
Wednesday end	
Thursday start	
Thursday end	
Friday start	
Friday end	
Saturday start	
Saturday end	
Sunday start	
Sunday end	
Licence location	
Further details	
Seasonal variations	
Non-standard times	
Will you be providing live music?	No
Monday start	
Monday end	
Tuesday start	
Tuesday end	
Wednesday start	
Wednesday end	
Thursday start	
Thursday end	
Friday start	
Friday end	
Saturday start	
Saturday end	
Sunday start	
Sunday end	
Licence location	
Further details	
Seasonal variations	
Non-standard times	
Will you be providing recorded music?	No
Monday start	
Monday end	
Tuesday start	
Tuesday end	
Wednesday start	
Wednesday end	

Thursday start	
Thursday end	
Friday start	
Friday end	
Saturday start	
Saturday end	
Sunday start	
Sunday end	
Licence location	
Further details	
Seasonal variations	
Non-standard times	
Will you be providing performance of dance?	No
Monday start	
Monday end	
Tuesday start	
Tuesday end	
Wednesday start	
Wednesday end	
Thursday start	
Thursday end	
Friday start	
Friday end	
Saturday start	
Saturday end	
Sunday start	
Sunday end	
Licence location	
Further details	
Seasonal variations	
Non-standard times	
Will you be providing anything similar to live music, recorded music or performances of dance?	No
Monday start	
Monday end	
Tuesday start	
Tuesday end	
Wednesday start	
Wednesday end	
Thursday start	
Thursday end	
Friday start	
Friday end	

Saturday start	
Saturday end	
Sunday start	
Sunday end	
Description	
Licence location	
Further details	
Seasonal variations	
Non-standard times	
Will you be providing late night refreshment?	No
Monday start	
Monday end	
Tuesday start	
Tuesday end	
Wednesday start	
Wednesday end	
Thursday start	
Thursday end	
Friday start	
Friday end	
Saturday start	
Saturday end	
Sunday start	
Sunday end	
Licence location	
Further details	
Seasonal variations	
Non-standard times	
Will you be selling or supplying alcohol?	Yes
Monday start	10:00
Monday end	23:00
Tuesday start	10:00
Tuesday end	23:00
Wednesday start	10:00
Wednesday end	23:00
Thursday start	10:00
Thursday end	23:00
Friday start	10:00
Friday end	23:00
Saturday start	10:00
Saturday end	23:00
Sunday start	10:00

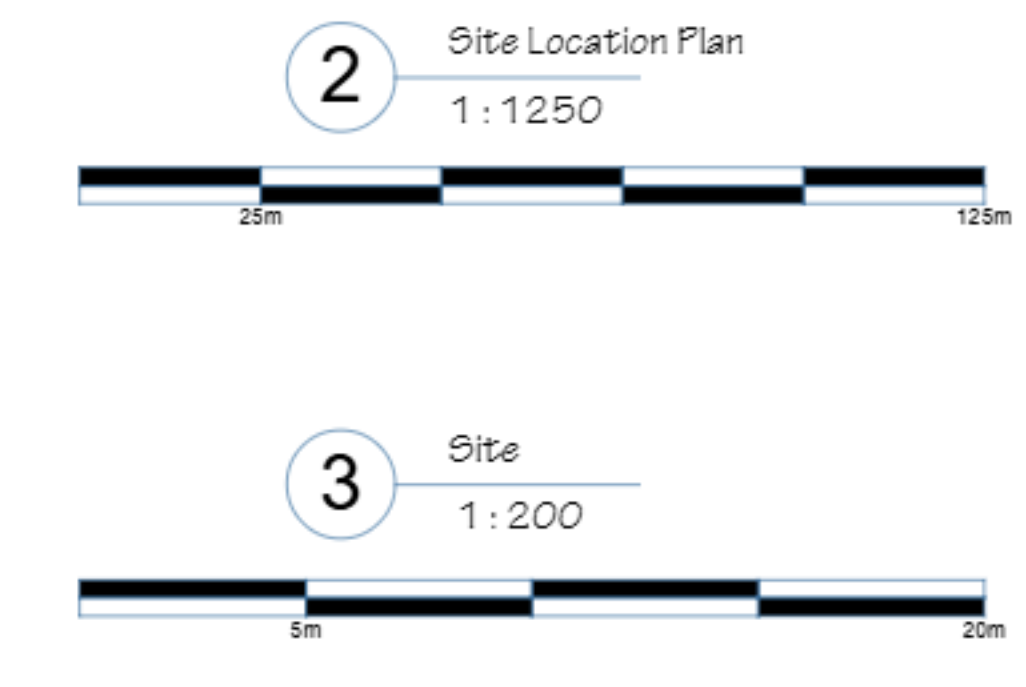
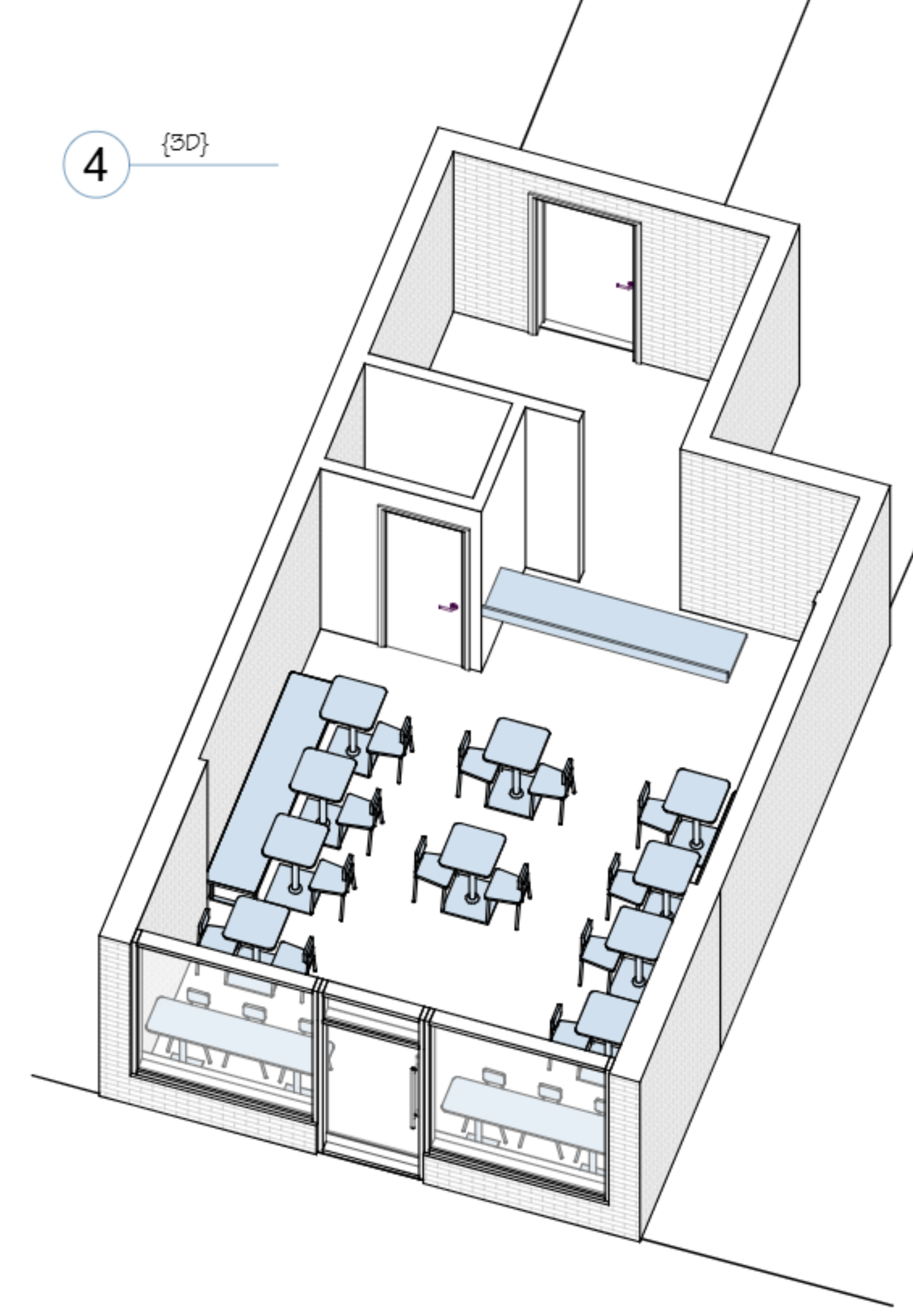
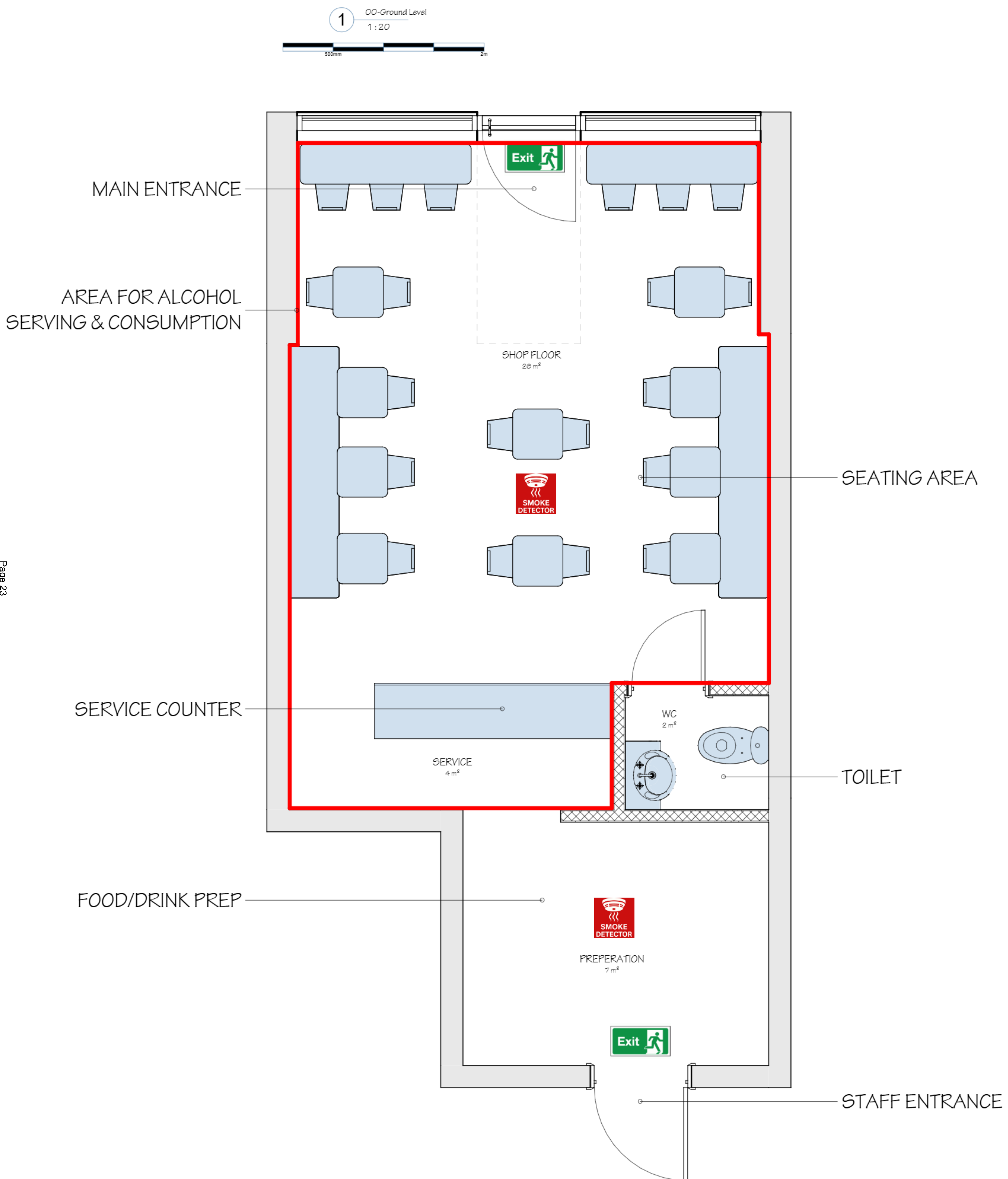
Sunday end	23:00
Licence location	For consumption on the premises
Seasonal variations	
Non-standard times	
Concerns in respect of children	There will be no adult entertainment, films, nudity, semi-nudity, or any activities of an adult nature taking place on the premises. The cafe does not have or intend to install any gaming machines or offer any age-restricted entertainment. The environment will remain family-friendly at all times, with alcohol served in a responsible manner alongside food and refreshments. We do not anticipate any matters that would give rise to concern in respect of children.
Opening hours - Monday start	07:00
Opening hours - Monday end	23:00
Opening hours - Tuesday start	07:00
Opening hours - Tuesday end	23:00
Opening hours - Wednesday start	07:00
Opening hours - Wednesday end	23:00
Opening hours - Thursday start	07:00
Opening hours - Thursday end	23:00
Opening hours - Friday start	07:00
Opening hours - Friday end	23:00
Opening hours - Saturday start	09:30
Opening hours - Saturday end	23:00
Opening hours - Sunday start	09:30
Opening hours - Sunday end	23:00
Opening hours - Seasonal variations	
Opening hours - Non-standard times	
a) General - all four licensing objectives (b,c,d,e)	We are committed to operating Cafe responsibly and in full compliance with the Licensing Act 2003. We will ensure that alcohol is sold and consumed in a safe, controlled, and family-friendly environment, with trained staff and clear policies in place. All staff involved in alcohol service will receive regular training on the licensing objectives and responsible alcohol retailing. We will maintain a Challenge 25 policy, refuse service to intoxicated individuals, and actively manage the premises to prevent crime, ensure public safety, avoid public nuisance, and protect children from harm. Our goal is to be a positive part of the community and uphold high standards of service and safety at all times.
b) The prevention of crime and disorder	All staff involved in the sale of alcohol will be trained in responsible alcohol retailing and will operate in accordance with the law. A Challenge 25 policy will be strictly enforced, requiring photographic ID (passport, driving licence, or PASS-accredited card) for anyone who appears under 25. Alcohol will only be served to seated customers consuming food or light refreshments.

	We will refuse service to anyone who appears intoxicated and will keep a refusals log. The premises will be adequately lit, and we may consider installing CCTV covering entry/exit points for added security if needed.
c) Public safety	The layout allows for safe access and egress, with clear exits and no overcrowding. Fire safety measures, including extinguishers and regular staff fire training, are in place. We will comply with all health and safety regulations, including food safety standards and regular risk assessments.
d) The protection of public nuisance	Alcohol will only be consumed indoors. There is no outdoor seating and no off-sales. Noise will be kept to a minimum, especially during the evening hours. Music will be limited to background levels only. Doors and windows will remain closed in the evenings (except for access and egress) to reduce noise leakage. We will display polite notices asking customers to leave the premises quietly and respectfully.
e) The protection of children from harm	Children will be welcome when accompanied by a responsible adult. Alcohol will not be served to anyone under 18, and the Challenge 25 policy will be strictly followed. No adult content, entertainment, or restricted material will be displayed or shown on the premises. Staff will be trained to recognise and appropriately respond to situations where a child may be at risk.
Personal Alcohol Licence Holder	
Personal Alcohol Licence	
Full name	aliosman ibryam
Contact	
Address	
Personal licence number	
Issuing licensing authority	
Please confirm that these details are for the proposed designated premises supervisor	Yes
Start Date	
End Date	
Licence Activity	
Licence activity type	
Area	
Licence Location	
Monday start	
Monday end	
Tuesday start	
Tuesday end	
Wednesday start	

Wednesday end	
Thursday start	
Thursday end	
Friday start	
Friday end	
Saturday start	
Saturday end	
Sunday start	
Sunday end	
Further details	
Seasonal variations	
Non Standard Time	

Customer Comments:

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Important notes:

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Issued for:

PLANNING - Alcohol licensing

Drawing No:

AHP OO COFEIN - Existing Plan and Site

Drawing Address:

COFEIN - 38 Chesterton Rd, Cambridge CB4 1EN

Scale:

As indicated

North



Rev:



tel [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

AHP Design Ltd

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From: cofein [REDACTED]
Sent: 08 May 2025 09:59
To: licensing (CCity) [REDACTED]
Subject: Re: Application for a new premises licence (290075)

Hello Paul

Ghanks for your email. Yes i can confirm is for recorded music not for Plays.

Thank you so much for spot in out this and thanks again for the correction on the notice.I will printed now and later on will send you the pictures.

Kind regards

A.Ibryam

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Valid representations

1. Sue Rollings, 3 Trafalgar Road, Cambridge, CB4 1EU, [REDACTED]
[REDACTED]

I am writing as a local resident to make a formal representation objecting to the application for a premises licence for Cofein, 38 Chesterton Road, which lies within the Cumulative Impact Zone (CIZ) in central Cambridge.

This objection is made on the grounds of the licensing objective of the prevention of public nuisance.

There are already a significant number of licensed premises in this area, and their cumulative effect is clearly visible in terms of increased noise, anti-social behaviour, late-night disturbance, and street littering — especially during weekends and evenings.

I am concerned that granting another alcohol licence in this already saturated area would add to these existing problems, especially if alcohol is served into the evening up until 10.30pm. Although the premises currently operates as a coffee shop, once a licence is granted, this can change the nature of the business over time, potentially leading to longer hours and more alcohol-led trade.

The area is already struggling with the effects of high alcohol availability, and introducing further licensed activity would undermine the purpose of the Cumulative Impact Policy, which exists to protect residents and manage the burden on public services.

I respectfully urge the Licensing Committee to uphold the presumption to refuse new licences within the CIZ.

Thank you for considering my representation.

Yours sincerely,

Sue Rollings

2. Sara Garnham, 2 Boathouse, Trafalgar Road, Cambridge, CB4 1DU
[REDACTED]

We welcomed cofein the coffee shop into the area. It is a welcome addition.

Its opening hours are MON - FRIDAY 7AM - 4PM SAT - SUN. 8.30AM - 5PM and it does have outside seating outside contrary to the info in the application. Photos available This request is of concern as yet another establishment that is applying for a blanket all day all night alcohol licence. The area is one in which there is already a high density of premises selling alcohol and we need the measures introduced to manage this. This premises has only just started opening 7 days a week. This application for alcohol sales set cynically for times when they are not even open seems unreasonable for the residential neighbourhood onto which it backs.

3. Ben Rollings, 5 Trafalgar Road, Cambridge CB4 1EU
[REDACTED]

Under objective (3) Prevention of Public Nuisance: I support, but on the strict conditions of: 1 No outside consumption 2 No use of rear of building in any capacity. 3 Door at rear of building closed at all times except for access. 4 No music outside.

I object under the objective of "The prevention of public nuisance". The application does not state 'no use of rear area'. Currently the rear area is used as a car park. But, if this changes and use of the rear area is used for seating/serving (of any kind) then that will have a major adverse impact on the peace and safety of all surrounding neighbours, who's gardens back on to this area. It would also set a precedent for similar business along the street to potentially open their rear entrances. This would shatter the peace and safety of all surrounding properties. I have requested to the owner that "no use of the rear area with the door remained closed at all times except for access" (or words to that effect), be added to the application, but this has not been amended.

4. Katya Mohsen & Alexis Mather, 12 Trafalgar Street, Cambridge, CB4 1ET



We are writing as local residents to formally object to the application for a premises licence at Cofein, 38 Chesterton Road, which is located within the Cumulative Impact Zone (CIZ) in central Cambridge.

Our objection is based on the licensing objective of preventing public nuisance.

This area already contains a large number of licensed premises, and the cumulative effect is clear: higher levels of noise, late-night disruption, anti-social behaviour, street litter, and traffic — particularly during evenings and weekends. The existing situation places considerable strain on both residents and public services.

Introducing another alcohol licence in this context, especially one that allows service until 10:30pm, risks compounding these issues. Although the business currently operates as a coffee shop, a premises licence creates the potential for a shift in its operating model over time — including longer hours and a greater focus on alcohol-led trade.

The Cumulative Impact Policy is specifically intended to manage this type of over-concentration and to protect the surrounding community. Granting an additional licence here would directly undermine that policy.

We therefore respectfully ask the committee to uphold the presumption against new premises licences within the CIZ and to refuse this application.

Thank you for taking the time to consider our representation.

Att.: Commercial and Licencing Team, Environmental Services,
Cambridge City Council



Objection

Application Number: 290075
Licence Type: Premises Licence
Licensee: Mr Aliosman Ibryam
Trading Name: Cofein

Licence Address:
38 Chesterton Road
Cambridge
Cambridgeshire
CB4 1EN

Concerning Licensing Objective no. 3: **The prevention of Public Nuisance**

Dear Sir/Madam,

My objection in regards to Application Number: 279321 (Licensee: Mr Aliosman Ibryam) is with the real and demonstrable risk of impact of another licensed premise (Trading Name: Cofein) in Cumulative Impact Area – Mitcham's Corner on the promotion of the licensing objectives under the Licensing Act 2003, in particular no. 3: **The prevention of Public Nuisance**.

With an already significant number of licensed premises concentrated in the immediate vicinity of the proposed premises on Chesterton Road, this increase in negative, cumulative, impact on the promotion of the four licensing objectives (prevention of Crime and Disorder; Public Safety; the prevention of Public Nuisance; and the Protection of Children from harm), as evidenced in the available statistics provided by Cambridgeshire Constabulary, by granting another premises licence within Cumulative Impact Area – Mitcham's Corner, will prove detrimental to our neighbourhood.

The above was already true last year, when the licensing authority for Cambridge City Council decided to grant a premises licence to Application Number 290075 a few doors down from the present application on 38 Chesterton Road, thereby ignoring their own rules as well as UK law by contradicting the restrictions imposed on cumulative impact areas, such as Cumulative Impact Area – Mitcham's Corner.

On top of this, current local residents in the area immediately adjacent to the proposed premises of the application (including the undersigned), agree on the obvious and unmitigable consequences of another licensed venue on the doorstep of our residential neighbourhood.

Concerns are further focused on the area behind the proposed premises, i.e., public alley between Chesterton Road and Trafalgar Street with access from Trafalgar Road (outlined in red as "Shared Access" on plan drawing "3" submitted together with the application, see below). I – and other neighbours submitting representations against this application – am further worried by the inclusion of, and language used in relation to, the area behind the premises: this is intermittently called "**Car Park**" (see map from application, below), or "**Garden**" (in application under "Conditions offered - Prevention of Public Nuisance". Both terms concerns me: I will object to any use of the "shared access" leading to the "Car Park/Garden" by patrons of the premises in question, either by foot or vehicle. If the area in question is to be used as a car park, it must be strictly for the owner and/or employees of the premises -NOT for the public/patrons. The use of the word "garden" in reference to the space in stead of "Car Park" (see application) is extremely worrying as it seems to imply a "leisure area". I am extremely worried by the potential for "license creep" i.e., an intent – or at least theoretical possibility – for future application for extension of any license to include the "Car Park"/"Garden" for public/patron use (e.g., beer garden).

These concerns are amplified further by the language used in passages of the application text. Below are examples with my comments below:

Application Specifics, Premises Licence, Description:

"There is no outdoor seating."

"We are applying to include a limited selection of alcoholic beverages (such as beer, wine, and pre-mixed drinks) to complement our food offering. Alcohol will be available for consumption on the premises only, served alongside meals and refreshments."

It is unclear to me, why the sale of alcohol is necessary for a cafe that "serves all-day brunch, pastries, cakes, and specialty coffee".

"Our goal is to be a positive part of the community and uphold high standards of service and safety at all times."

If this is the case, my neighbours and I certainly hope the applicant will heed our concerns regarding the proposed sale of alcohol, and withdraw their application.

Conditions agreed with Police

"High-Definition digital CCTV with appropriate recording equipment shall be installed, operated and maintained throughout the premises internally to cover all public areas with sufficient numbers of cameras agreed with Cambridgeshire Police."

"4 The premises shall devise and implement a dispersal policy to ensure patrons do not congregate outside the premises, and they disperse from the premises in an orderly and quiet manner so not as to disturb residents within the vicinity."

"9 It is considered that for the nature of the operation door supervisors will not be required **at all times**, however, there may be certain occasions in a year where it is considered necessary a SIA registered door supervisor will be employed by the licence holder based on a risk assessment and having regard to advice from the police." (emphasis mine).

Is it further concerning that even the idea that SIA registered door supervisor (i.e., bouncers) should be needed for a coffee place.

Conditions offered - Prevention of Crime and Disorder:

"Alcohol will only be served to seated customers consuming food or light refreshments. We will refuse service to anyone who appears intoxicated and will keep a refusals log.

Who will police these promised restrictions if a premises licence is granted?!

Conditions offered - Prevention of Public Nuisance:

"Alcohol will only be consumed indoors. There is no outdoor seating and no off-sales. Music will be limited to background levels only."

"* No alcohol to be served or consumed in the rear garden."

"* Doors and windows will remain closed during evening hours to minimise noise."

"* We will take all reasonable steps to ensure noise is kept to a minimum at all times."

Who will police these promised restrictions if a premises licence is granted?!

If the application to supply alcohol and recorded music is – for all intents and purposes – for 'all day, every day', the applicant is promising to keep all doors and windows shut throughout the premises opening hours.

Who will police these promised restrictions if a premises licence is granted?!

I therefore here submit my objection. Please see below for specification of reasoning underpinning my **objection to application 290075.**



Specification of reasoning underpinning my objection to application 290075

The Licensing Authority is required by duty to have regard to the Cumulative Impact Assessment (CIA), and thereby to actively promote the four licensing objectives. As stated on Cambridge City Council's website under 'Licences and permits > Alcohol and entertainment licensing > Licensing overview', ***"Each [licensing] objective is of equal importance. These four objectives must be addressed in every case as they apply to the consideration of all licensing matters"*** (emphasis mine).

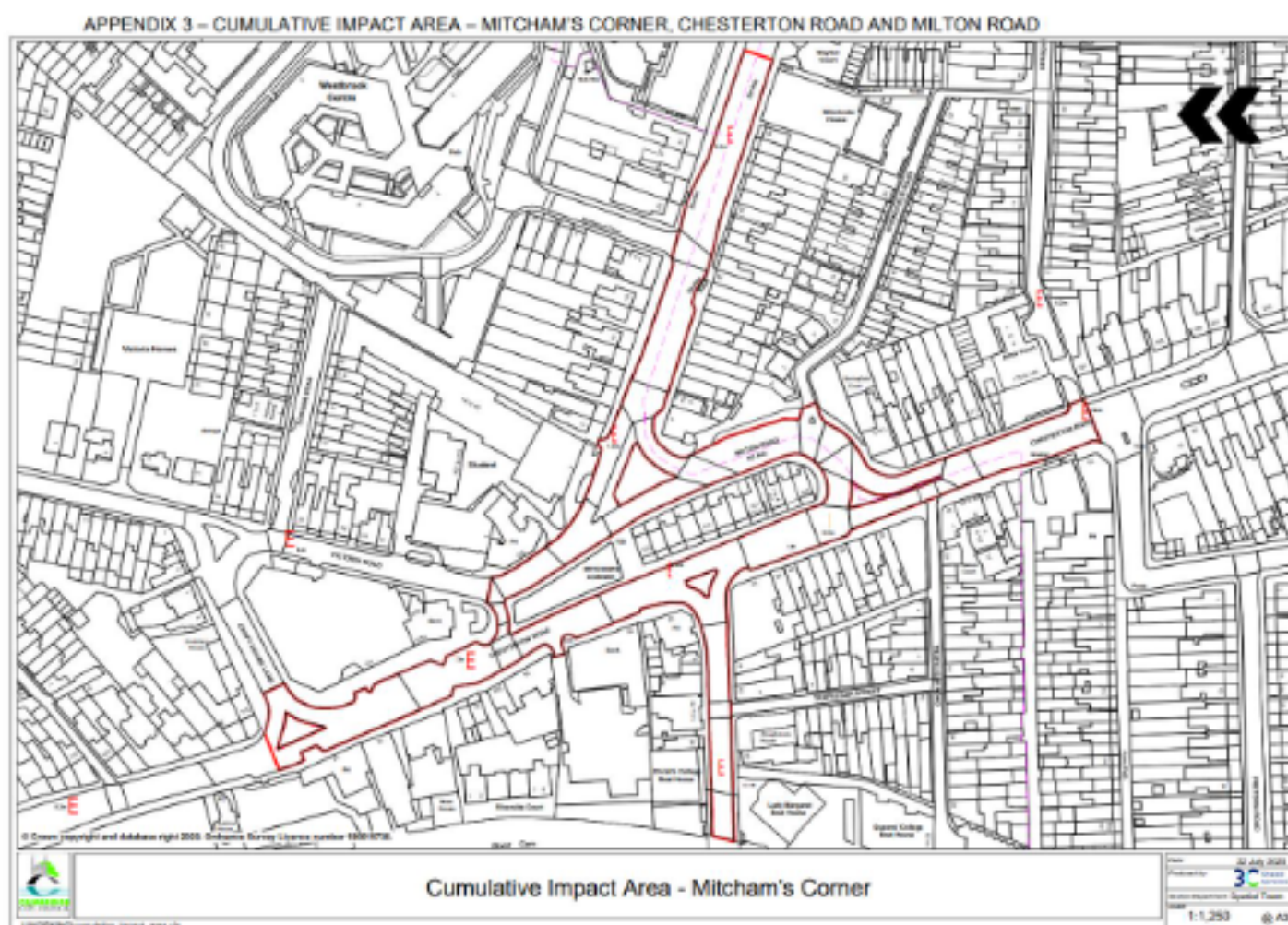
In light of this, it would be inconsistent with the Licensing Authority's duty under section 4(1) of the Licensing Act 2003 to grant any further relevant authorisations in respect of premises licences (i.e., with Supply Of Alcohol) in this part of West Chesterton Ward, i.e., Chesterton Road within Cumulative Impact Area – Mitcham's Corner, as it would demonstratively add to the rise of 'Alcohol Related Crimes' (cf. 'Cambridge City Cumulative Impact Policy Review 2023'). The rise of 'Alcohol Related Crimes' would add to the cumulative (negative) impact on the licensing objectives, which again goes against the City Council's duty of promotion of the licensing objectives as stated in 'Cumulative Impact Assessment March 2024 - Cambridge City Council, paragraph 4.5'.

This is specified in 'Cumulative Impact Assessment March 2024 - Cambridge City Council', 'Appendix 4', 'Cambridge City Cumulative Impact Policy Review 2023', p. 5:

"Whilst the figure for reported alcohol related incidents saw a reduction of -36% over the two time periods, the respective crime rate increased by 11%. Despite this both maps still show the clusters of alcohol related crime and incidents within the West Chesterton CIA [...], indicating there is still a correlation between these figures and the concentration of licensed premises, which may be justification for the existing CIA to be retained" (emphasis mine).

According to Cambridge City Council's 'Statement of Licensing Policy', paragraph 2.2, the Council ***"must fulfil its obligations under section 17 of the Crime and Disorder Act 1998 to do all that it reasonably can to prevent crime and disorder in Cambridge"*** (emphasis mine). Specifically, it is the duty of the Licensing Authority to ***"exercise its various functions with due regard to the likely effect of the exercise of those functions on, and the need to do all that it reasonably can to prevent, (a) crime and disorder in its area (including anti-social and other behaviour adversely affecting the local environment); and (b) the misuse of drugs, alcohol and other substances in its area."*** (Crime and Disorder Act 1998, c. 37, Part I, Chapter I, Miscellaneous and supplemental, Section 17(1)) (emphasis mine).

Consequently, based on the Licensing Authority's "obligation" and "duty" to ***"do all that it reasonably can to prevent [...], anti-social and other behaviour adversely affecting the local environment"***, it is certainly within reason, i.e., 'reasonable', for the Licensing Authority to refuse the application in question (290075).



Quoting now from the 'Section from Statement of Licensing Policy in regards to Cumulative Impact, Appendix 5, 5.10' (Licensing Sub Committee meeting - Monday, 15th June, 2020, 10.30 am).

*"This special policy [Cumulative Impact Areas] creates a **rebuttable presumption** that applications within the areas set out in paragraph 5.8 [as of May 2024 including Cumulative Impact Area – Mitcham's Corner] for new premises licences or club premises certificates or variations that are likely to add to the existing cumulative impact **will normally be refused, if relevant representations are received about the cumulative impact on the licensing objectives**, unless the applicant can demonstrate why the operation of the premises involved will not add to the cumulative impact already being experienced"* (emphasis mine).

The facts supporting this designation of Cumulative Impact Area – Mitcham's Corner are grounded in years of monitoring anti-social behaviour in the area in question, i.e., Cumulative Impact Area – Mitcham's Corner, combined with rigorous data analysis produced by Cambridgeshire Constabulary.

Consequently, it is clear that the applicant **will not** be able to demonstrate that the operation of the proposed premises **will not** add to the cumulative impact already being experienced, as 'Crime and Disorder' is directly linked to increase in licensed premises.

By publishing a Cumulative Impact Assessment, the Cambridge City Council claims in its 'Cumulative Impact Assessment March 2024 - Cambridge City Council', paragraph 4.5, that

“this assessment is being published because the Licensing Authority considers that the number of licensed premises and club premises certificates within the areas specified in 4.1 is such that it is likely that granting further licences or variations to licences would be inconsistent with the authority’s duty to promote the licensing objectives.” The Cambridge City Council is, we are told in paragraph 4.6, *“setting down a **strong statement of intent** about its approach to considering applications for grant and variations of premises licences or club premises certificates in the area’s set out”* (emphasis mine).

If this “strong statement of intent” is to be taken seriously, the Council must refuse the application (279321).

The Cambridge City Council continues in its paragraph 4.7 *“the contents of the Cumulative Impact Assessment does not change the fundamental ways that decisions are made under the Licensing Act 2003”,* and further that *“the Licensing Authority will make all decisions on applications within the cumulative impact area on a case by case basis **with a view on how best to promote the licensing objectives.** Each application will be considered on its own merits* (emphasis mine).”

While due consideration of every application should of course be the rule, government legislation and local police recommendations on issues of crime and public nuisance ***must take precedence and be enforced*** through this clear-cut preventive tool (i.e., Cumulative Impact Assessment) prescribed by those authorities, so as to promote the licensing objectives as faithful as possible.

Therefore, as per the definition in paragraph 4.8 of the same document, the application in question cannot in good faith be considered *“appropriate”* for approval in Cumulative Impact Area – Mitcham’s Corner, as *“the onus is on the applicant to demonstrate to the responsible authorities the suitability of how their proposal will **not add** to the cumulative impact”* (paragraph 4.10, emphasis mine). This will, however, prove impossible to demonstrate for the applicant when considering the available crime statistics, as these – as mentioned above – repeatedly show a correspondence between number of licensed premises and amount of anti-social behaviour.

As stipulated in paragraph 4.12, when *“it cannot be demonstrated that an application **will not** undermine the licensing objectives or demonstrate it **will not** increase the cumulative impact with the areas specified in paragraph 4.1, **then it shall be the policy of this Licensing Authority to refuse to grant the application**”* (emphasis mine).

In conclusion, I hope my above objection will be taken seriously into consideration in order to refuse/reject **Application** Number: 290075

From: Licensing South [REDACTED]
Sent: 23 May 2025 11:14
To: licensing (CCity) [REDACTED]
Cc: cofein [REDACTED]
Subject: RE: (290075) Application received under the Licensing Act 2003 for a new Premises Licence – Cofein

Good morning CCC licensing,

Please see the below agreement from the applicant to the below 12 conditions and a reduced time in supply of alcohol to 22:30hrs.

1. A written or electronic log will be kept of all refusals including refusals to sell alcohol. The Premises Licence holder shall ensure that refusals log is checked on a regular basis. The log will be kept and maintained at the premises and will be available at all times whilst the premises are open for inspection upon reasonable request by Cambridgeshire Police and any responsible authority.
2. No customers carrying opened bottles of alcoholic drink upon entry shall be admitted to premises at any time they are open to the public.
3. High-Definition digital CCTV with appropriate recording equipment shall be installed, operated and maintained throughout the premises internally to cover all public areas with sufficient numbers of cameras agreed with Cambridgeshire Police.. The system will be switched on and live 24 hours a day, every day. The CCTV images will record and display dates and times, and these times will be checked regularly to ensure their accuracy and will be changed when British Summer Time starts and ends. The CCTV at entrance point will record a clear facial image of every person entering in any light condition. Footage shall be stored for a minimum of 31 days. In the event that images are requested from a constable or authorised officer of a responsible authority the management will ensure a staff member who is conversant with the operation of the CCTV system shall be on the premises at all times the premises are open to the public. This staff member shall give full and immediate cooperation and technical assistance to them in the event that CCTV footage is requested for the prevention and detection of suspected or alleged crime or offence and be able to show a police officer or authorised Council officer recent data or footage. In order to comply with the above requirement management staff will be trained to download images from the system onto relevant media.

4. The premises shall devise and implement a dispersal policy to ensure patrons do not congregate outside the premises, and they disperse from the premises in an orderly and quiet manner so not as to disturb residents within the vicinity.
5. The Licensee shall take all practicable steps to ensure that any drinking vessels used are not taken from the premises.
6. No alcohol will be available for self-selection.
7. There shall be no sale of beer, lager or cider with an ABV content of 5.5% or above, except for specialist branded premium priced products.
8. All staff to receive training and refresher training every 6 months on their responsibilities under the Licensing Act 2003, including responsible alcohol sales. The training is to be documented and made available to an authorised officer of a responsible authority upon request.
9. It is considered that for the nature of the operation door supervisors will not be required at all times, however, there may be certain occasions in a year where it is considered necessary a SIA registered door supervisor will be employed by the licence holder based on a risk assessment and having regard to advice from the police.
10. All customer facing staff will be given relevant training on welfare and vulnerability, including 'Ask for Angela' safety initiative
11. Staff will take reasonable steps to ensure that customers do not take partly consumed alcoholic products or drinking receptacles away from the premises.
12. The person nominated as the DPS will join the Cambac/Pub watch scheme. This includes support of its agreed banning policy and attending meetings; personally, or by sending an authorised representative of the venue. The condition is only binding whilst the Cambac/Pub watch scheme is in existence.

Please ensure these amendments are made to the premises licence if/when granted.

Kind regards,

Clare

PC 446 Metcalfe (She/Her)

CAMBRIDGE CITY COUNCIL MEMO

To: [REDACTED] Dept: Environmental Services

From: Stacey Grundy Title: Senior Technical Officer
Commercial & Licensing

Phone: [REDACTED]

Subject: Cofein, 38 Chesterton Road Cambridge

Date: 19/05/2025

Regarding the new premises licence application for 38 Chesterton Road, Cambridge, I have considered the 'Prevention of public nuisance' objective and recognised that a further condition should be proposed.

The applicant is happy to accept the below condition be added to the licence.

- *Collections from and or deliveries to the premises, shall only take place between the hours of 07:00 and 23:00. This shall include the placing of waste, including bottles, into waste receptacles outside the premises and the emptying of waste receptacles outside the premises and the emptying of waste receptacles by a waste contractor.*

Tascomi has been updated with copies of the correspondences.

Stacey Grundy
Senior Technical Officer – Commercial & Licensing
Cambridge City Council

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From: cofein [REDACTED]
Sent: 18 June 2025 11:23
To: Paul Ryder [REDACTED]
Subject: Re: Application for a new premises licence (290075)

Subject:Amendment to Our Planning Application – Rear Garden Use

Dear Paul,

I hope you're well.

Following conversations with our neighbours, we would like to make a small but important amendment to our planning application. They have shared their past experiences with neighbouring businesses and expressed concerns about potential noise and the future use of our rear garden for serving alcohol.

We want to make it absolutely clear that we have no intention—now or in the future—of using the rear garden for serving or consuming alcohol. The space will only be used for car parking and bin storage.

As part of our commitment to being considerate neighbours, we are also happy to offer conditions ourselves, including:

- * No alcohol to be served or consumed in the rear garden.
- * Doors and windows will remain closed during evening hours to minimise noise.
- * We will take all reasonable steps to ensure noise is kept to a minimum at all times.

We genuinely like our neighbours and want to work together positively, so we are fully committed to addressing their concerns.

Could you please advise us on how we can formally add these conditions to our application?

Many thanks for your support.

Best regards,

A.Ibryam