



Cambridge City Council

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

Date: Monday, 5 January 2026

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 Consideration of an application for a Premises
Licence to be Granted - King Street Supermarket, 84
King Street, Cambridge, CB1 1LN

(Pages 7 - 58)

Licensing Hearing Panel (Licensing 2003 Act) Sub Committee
Members: Clough, McPherson and Swift

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

Democratic Services aim to live stream this meeting on the Council's YouTube channel. However, please note that live streaming may not always be possible. If the service cannot be provided, this will be clearly stated on the agenda page of the City Council's website. Regardless of whether the meeting is streamed, members of the public are welcome to attend the meeting in person.

If you wish to speak at this meeting, you must complete an LAR1 form which will be sent to you by the Licensing Department to register with Democratic Services.

Licensing Act 2003 - Licensing Sub-Committee: Hearings Procedure

Preliminary Matters

1. A chair is appointed and confirmation of chair by the Legal Advisor.
2. **The Chair** will ask if there are any declarations of interest
3. **The Chair** will commence the hearing by introducing him/herself, the other two members of the Sub-Committee and the officers present.
4. **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

5. 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.
6. 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.
7. 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.
8. **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 workings days of the hearing beginning with the day or the last day on which the hearing was held, depending on the application being heard.
9. **The Committee Manager of 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.
10. **The Committee Manager 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).

11. 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.
12. 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.
13. The Sub-Committee will decide the equal maximum period of time that each party will have to present their case.

The Hearing

14. The Licensing Officer will present the report to the Sub-Committee.
15. Members may ask any relevant questions of the Licensing Officer.
16. The applicant or applicants representatives may ask any points of clarification to the Licensing Officer.
17. Any other interested parties may ask any points of clarification to the Licensing Officer.
18. The applicant, or the party who has initiated the hearing, will present their case first.
19. The applicant / party shall be entitled to:
 - 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;
 - question any other party (if permission has been given by the Sub-Committee);
 - address the Sub-Committee.
20. Members may ask any relevant questions of the applicant or party.
21. The Licensing Officer may ask any points of clarification to the applicant or party .
22. Any other interested parties may ask any points of clarification to the applicant or party.
23. If the Police are a party to the hearing, they will present their case. The Police have the rights listed in paragraph 17 (a) – (c) above.
24. 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 17 (a) – (c) above.
25. Any other interested parties will then present their case in turn and have the rights listed in paragraph 17 (a) – (c) above.
26. 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.
27. **The Chair** will invite the Licensing Officer and any other interested

parties making representations, to briefly summarise their points if they wish.

28. **The Chair** will then invite the applicant, or the party who has initiated the hearing, to briefly summarise their points

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

The Decision

30. 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.

31. 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) 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) 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.

32. 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.

33. The subcommittee will complete the record of decision and shall be signed by all subcommittee members

34. The subcommittee may choose not to make the decision on the day, but the decision must be made within 5 working days beginning with the day or the last day on which the hearing was held and published.

35. If the decision is made on the day The Chair will tell those present at the meeting the decision taken by the Sub-Committee and the reasons for the decision.

36. Once signed by subcommittee the Committee Manager will send to the Licensing Officer to issue to the applicant copying in the Legal Advisor and Committee Manager.

37. The Committee Manager will publish the decision.

38. The Licensing Officer will amend the licence if necessary and issue the license to the applicant.
39. **There is a right of appeal for any decision which must be made within 21 days of the decision being sent to the relevant parties.**

Agenda Item



CONSIDERATION OF AN APPLICATION FOR A PREMISES LICENCE TO BE GRANTED

**KING STREET SUPERMARKET, 84 KING STREET,
CAMBRIDGE, CB1 1LN**

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: Market

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 King Street Supermarket, 84 King Street, CB1 1LN has been received from SS Foods Centre Limited. The application was served on Cambridge City Council (the Licensing Authority) on 6 November 2025. A copy of the application was also served on each responsible authority. The application, supporting statement with proposed conditions and plan are attached to the report as Appendix 1, Appendix 1b and Appendix 1c respectively.

- 1.2 The applicant is seeking to provide the sale of alcohol only (for consumption off the premises only) from Monday to Sunday between the hours of 11:00 and 20:00.
- 1.3 The applicant has offered conditions and a rebuttal statement to support their application, attached to the report as Appendix 1b.
- 1.4 In accordance with the regulations of the Act, the application was advertised on the premises and in Cambridge News on 13 November 2025 to invite representations from responsible authorities and other persons. The last date for submitting representations was 3 December 2025.
- 1.5 A Representation was received from Cambridgeshire Constabulary, acting as a Responsible Authority and is included in this report as Appendix 2. After the close of the representation period, Cambridgeshire Constabulary provided supplementary information in support of their representation, which is attached as Appendix 2a.
- 1.6 No additional representations were received from Responsible Authorities. However Environmental Health agreed additional conditions, which are detailed in Appendix 3. Planning Enforcement also responded advising the premises required planning permission to change use of unit. Planning response is contained within report as Appendix 4.
- 1.7 No representations were received from 'Other persons'.
- 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. Appendix 5 details a map, showing premises with licences for the Supply of Alcohol, within the surrounding area of premises seeking licence, excluding restaurants.
- 3.4. The premises was previously a tattoo studio, and is now being used as a convenience store, with the intention of also being an off-licence, should a premises licence be granted.
- 3.5. The proposed licence holder previously submitted a premises application in April 2025, for the sale of alcohol 07:00 to 00:00. Following the receipt of representations, on 20 May 2025, the application was considered by Members during Licensing Sub-Committee. The application was subsequently refused. Record of Decision is contained within report as Appendix 6.
- 3.6. 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 1b – Rebuttal Statement and Proposed conditions

Appendix 1c – Plans

Appendix 2 – Cambridgeshire Constabulary representation

Appendix 2a - Cambridgeshire Constabulary supplementary statement

Appendix 3 – Environmental Health agreed conditions

Appendix 4 – Planning Enforcement response

Appendix 5 – Map of premises with Premises Licence for the supply of alcohol in surrounding area

Appendix 6 – 20 May 2025 Licensing Sub-Committee Record of Decision

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: 15 December 2025

Last updated: 17 December 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		84 King Street Cambridge Cambridgeshire CB1 1LN			
Trading Name		KING STREET SUPERMARKET			
I am the		Agent			
Agent Details		Mr Oisin Daly Absolute Licence Solutions LTD 1 Western Avenue Brentwood CM14 4XR Tel: [REDACTED] Email: [REDACTED]			
Proposed Licence Holder Details		SS FOODS CENTRE LIMITED 84 King Street Cambridge Cambridgeshire CB1 1LN Tel: [REDACTED] Mob: [REDACTED] Email: [REDACTED]			
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 (£)		12750			

In what capacity are you applying for the premises licence?	**A limited company / limited liability partnership**
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?	04-12-2025
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
Proposed DPS date of birth	2
Proposed DPS place of birth	
Proposed DPS nationality	
Please confirm you have read and understood the above declaration	Yes
Full name	Oisin Daly
I am the	An agent acting on behalf of the [proposed] licence holder
Premise Alcohol Licence	
Premises description	Convenience Store
Premises capacity	
Will you be providing plays?	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 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	11:00
Monday end	20:00
Tuesday start	11:00
Tuesday end	20:00
Wednesday start	11:00
Wednesday end	20:00
Thursday start	11:00
Thursday end	20:00
Friday start	11:00
Friday end	20:00
Saturday start	11:00
Saturday end	20:00
Sunday start	11:00
Sunday end	20:00
Licence location	For consumption off the premises
Seasonal variations	
Non-standard times	
Concerns in respect of children	n/a

Opening hours - Monday start	08:00
Opening hours - Monday end	00:00
Opening hours - Tuesday start	08:00
Opening hours - Tuesday end	00:00
Opening hours - Wednesday start	08:00
Opening hours - Wednesday end	00:00
Opening hours - Thursday start	08:00
Opening hours - Thursday end	00:00
Opening hours - Friday start	08:00
Opening hours - Friday end	00:00
Opening hours - Saturday start	08:00
Opening hours - Saturday end	00:00
Opening hours - Sunday start	08:00
Opening hours - Sunday end	00:00
Opening hours - Seasonal variations	
Opening hours - Non-standard times	
a) General - all four licensing objectives (b,c,d,e)	SEE ATTACHED DOCS
b) The prevention of crime and disorder	SEE ATTACHED DOCS
c) Public safety	SEE ATTACHED DOCS
d) The protection of public nuisance	SEE ATTACHED DOCS
e) The protection of children from harm	SEE ATTACHED DOCS
Personal Alcohol Licence Holder	
Personal Alcohol Licence	
Full name	Sule Kumas
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:

REBUTTAL STATEMENT TO THE CAMBRIDGE CITY CENTRE CUMULATIVE IMPACT ASSESSMENT

IN SUPPORT OF A NEW PREMISES LICENCE APPLICATION FOR

KING STREET SUPERMARKET, 84 KING STREET, CAMBRIDGE CB1 1LN

This statement is submitted in support of a new premises licence application for King Street Supermarket, 84 King Street, Cambridge. The applicant fully acknowledges that the premises is situated within the Cambridge City Centre Cumulative Impact Area, and therefore the rebuttable presumption applies. This statement explains, in detail, how the operation of the premises will not add to cumulative impact and how substantial changes have been made since the previous application was refused.

Following the Sub-Committee's decision in May 2025, the applicant undertook a comprehensive review of every concern raised by Members, the police and local residents. The new application incorporates significant operational, structural and managerial improvements, each specifically designed to address the issues highlighted during the previous hearing. As a result, the business now presents as a low-risk, tightly controlled grocery store with a limited and carefully managed alcohol offer.

A new CCTV system will provide full coverage of the shop interior, blind spots, and the external frontage, with live monitoring available at all times. These upgrades directly respond to the Committee's concerns regarding visibility and crime prevention.

The applicant has implemented a structured training programme covering age-restricted sales, conflict management, incident reporting and refusal procedures. Training is refreshed every six months and recorded in a log available for inspection. This ensures a competent, consistent approach to dealing with challenging situations and customers, including those involved in street drinking.

The alcohol offer has been fundamentally revised. Spirits will be kept behind the counter in locked display, while all other alcohol will be contained in a small, highly visible area closest to the till. A lockable alcohol fridge has been installed. The range of alcohol has been deliberately restricted: there will be no single cans, no beers, lagers or ciders above 5.5% ABV, and no miniatures or small high-strength bottles. These measures go beyond the restrictions imposed on many existing off-licences in the area and directly address the police's concerns regarding the purchasing habits of the local street community.

The applicant has voluntarily proposed operating hours from 11:00 to 20:00 each day, matching the hours suggested by the police during the previous consultation. This removes any argument that the premises might contribute to late-evening or night-time disorder. The applicant no longer seeks any seasonal extensions and accepts that the ASB concerns identified in the previous hearing exist throughout the day. Operating strictly within these hours ensures that the premises cannot add to late-night alcohol availability and cannot reasonably be connected to the type of behaviours occurring in the early hours of the morning.

The business has also committed to joining CAMBAC immediately upon the grant of the licence. A comprehensive incident log, refusal log, staff authorisation register and training log will be maintained and available for inspection. Staff will be present on the shop floor at all times the premises is open, and a door chime alert will notify staff of all customer entries and exits. These measures create a robust framework for early intervention, crime prevention and operational transparency.

The police evidence presented at the previous hearing centred heavily on long-standing ASB patterns in Christ's Pieces, King Street and the alleyways around Manor Place and Malcolm Place. While the applicant recognises that these issues exist, there remains no evidence linking them to this premises, nor is there any evidence that the controlled sale of alcohol from this small grocery store would exacerbate them. The conditions offered, combined with restricted hours and a limited alcohol range, ensure that the premises cannot become a source of supply for the local street drinking community. Indeed, the operational model is consistent with harm reduction: stronger controls, lower-strength products, no single cans and high visibility all work to deter problematic customers rather than attract them.

The Sub-Committee previously expressed concern that the applicant's business model was heavily alcohol-driven, partly due to an application for a Temporary Event Notice linked to a beer festival. The applicant has reflected on this and will not seek any TENs related to alcohol-led events in the future. The purpose of this licence is now clearly and exclusively tied to providing a modest, responsibly managed grocery store with a small, strictly controlled alcohol selection.

The overall approach of this new application is to reduce risk at every layer of operation. The premises now benefits from improved visibility, enhanced staff capability, superior CCTV, stricter product controls, a reduced alcohol footprint and carefully limited hours. These changes directly address each of the concerns raised in the Sub-Committee's decision, particularly those regarding visibility, supervision, staff experience, advertising, community impact, alcohol range and security. When considered in combination, these measures create a premises that is significantly lower risk than several existing licensed premises in the same area.

For these reasons, the applicant submits that the presumption against granting a licence has now been successfully rebutted. The revised operating model demonstrates that this premises will not add to the cumulative impact of licensed premises in the City Centre and, through its enhanced controls and partnership commitments, may even contribute positively to the local area by reducing opportunities for crime and disorder. The application is proportionate, carefully tailored to its surroundings and fully aligned with the promotion of all four licensing objectives.

The Licensing Act 2003 requires decision makers to adopt an evidence-based, proportionate approach. The applicant has listened to the concerns raised previously and taken active steps to remedy each identified weakness. The strengthened operating schedule, restricted alcohol offer, robust conditions and enhanced management arrangements now provide a solid basis upon which the Sub-Committee can confidently grant the licence.

Proposed Licence Conditions:

Conditions

1. Alcohol shall only be displayed in the area behind the counter and shall not be available for customers to self-serve. Outside of licensable hours, alcohol shall not be on display.
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.

9. 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.

10. 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.

11. 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.

12. 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.

13. Restriction on Self-Service

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

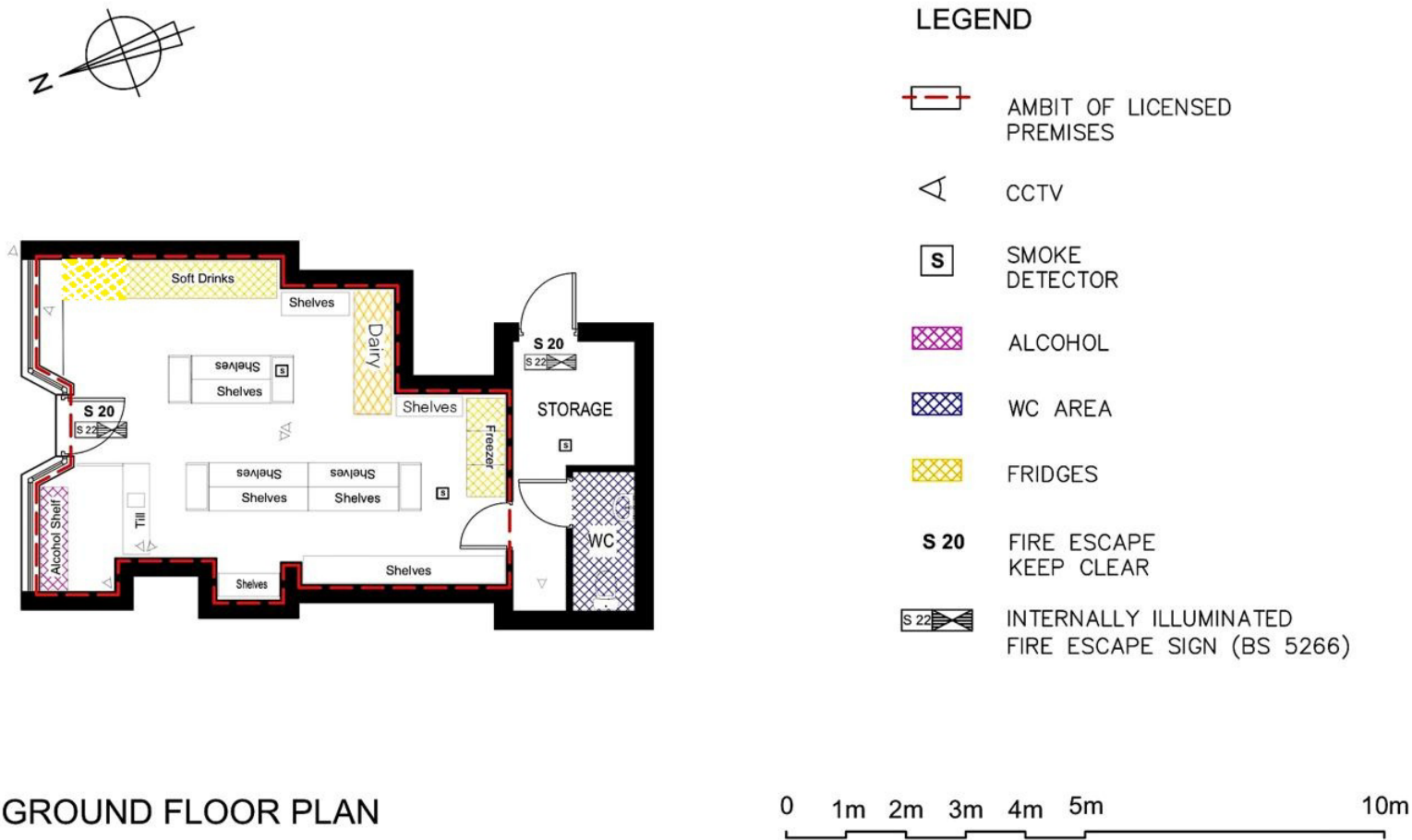
14. No Single Can Sales

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

15. ABV Restrictions

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

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		GENERAL NOTES:	ADRESS	DRAWING DATE	TOTAL AREA
			84 King Street Cambridge CB1 1LN	06/10/2025	ADD
			DRAWING NAME:	SCALE: 1:100 @A4	SHEET: 1
			Ground Floor Plan	DRAWN BY: HSN	CONTROL BY: HSN

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Our Ref: PC446 Licensing/King Street Supermarket

Licensing Officer
Cambridge City Council
4, Regent Street
Cambridge
CB2 1BY



28/11/2025

Dear Sir,

SUBJECT: Representation – King Street Supermarket, 84 King Street, Cambridge,
Cambridgeshire, CB1 1LN.

Please find attached Police representation relating to the Premises Licence application for the retail off-sale of alcohol. This representation has regard to licensing objectives for Prevention of Crime and Disorder, and Public Nuisance under Licensing Act 2003.

Yours Sincerely,



PC 446 Clare Metcalfe
(ProQual Level 4 Certificate for Police Alcohol Licensing Officers)
Operational Planning and Licensing Officer,
Partnerships and Operational Support Department,
Cambridgeshire Constabulary,
Hinchbrook Park,
Huntingdon,
PE29 6NP.

**THE LICENSING ACT 2003
REPRESENTATION FORM FOR "RESPONSIBLE AUTHORITY"**

Please delete as applicable: **POLICE**

Your name	PC446 Clare Metcalfe
Job Title	Cambridgeshire Constabulary Licensing Officer
Postal Address (inc post code)	Partnerships and Operational Support Department, Cambridgeshire Constabulary, Hinchingsbrooke Park, Huntingdon, PE29 6NP.
Contact telephone number:	n/a
Mobile Number:	
Email address:	

Name of Premises you are making a representation about:	King Street Supermarket.
Address of the premises you are making a representation about:	84 King Street Cambridge, CB1 1LN

This section is about your representation/s. They must relate to one or more of the Licensing Objectives. Please detail the evidence supporting your representation, (under the relevant headings) and the reason for your representation/s. *It is important that you detail all matters that you wish to be considered. (Use additional sheets if necessary). Regulations provide that in considering representations the authority may take into account documentary or other information produced by the party either before the hearing or, with the consent of all parties, at the hearing.*

Which licensing objective(s) does your representation relate to?	Please see below
The prevention of crime and disorder See below	Public safety N/A
The prevention of public nuisance See below	Protection Of Children from Harm N/A

Details of application

The application is for a new premises licence to permit the retail sale of alcohol at a convenience store King Street Supermarket, 84 King Street, Cambridge that opened on 16th April 2025. (Appendix 1 – Photo of premises).

The premises is located within the Market Ward Cumulative Impact Area, details of which can be found in the Cambridge City Council's Cumulative Impact Assessment [Statement of Licensing Policy: Cumulative Impact Assessment - Cambridge City Council](#)

Section 4.5 of Cambridge City Council's Cumulative Impact Assessment, states:

"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 licenses or variations to licenses would be inconsistent with the authority's duty to promote the licensing objectives".

This is the second application seeking a premises licence at this location this year, the first application was submitted on 03rd April 2025. This application received a number of valid representations, including one from Cambridgeshire Constabulary, resulting in a Sub-Licensing Committee hearing on 20th May 2025. The police had significant concerns over the initial application.

The Member's decision was to refuse the Premises Licence.

Some of the concerns commented upon in the Record of Decision for the previous application have been addressed by the inclusion of robust conditions and reduced licensing hours. On this occasion the applicant has employed a new Licensing Agent to act on their behalf, and pre-application advice was sought from police.

Appendix 2 – Pre-application correspondence between agent and police licensing.

The Supply of Alcohol Hours being applied for are:

	Start	End
Monday – Sunday	11:00	20:00

I agree with Mr Daly comments that he submitted alongside the volunteered rebuttal conditions; that *"substantial changes have been made since the previous application was refused"*. However, despite these changes being made, they do not address a lot of the points highlighted in the Decision to Refuse the previous application.

To this end Cambridgeshire Constabulary object to this new application under the following Licensing objectives:

- The prevention of crime and disorder
- The prevention of public nuisance

It is also felt that for transparency purposes, the Sub-Committee Members are given to opportunity to decide on this application.

Concerns

Table below cites the Determination points for the refusal of previous application and the concerns that still remain outstanding:

Determination point not addressed	Outstanding Concern/Changes since previous application.
1. The premises opened 16 April 2025 and is in a Cumulative Impact Zone.	No change
2. The police maintain their opposition to the Application.	No change
3. There are seven licensed premises concentrated in a tight area in the King Street area.	No change

<p>These have the potential to impact on the promotion of the licensing objectives including the prevention of crime and disorder and prevention of public nuisance. The applicant initially gave evidence that there were only five such premises (Agenda 6, page 2) but accepted there were seven in the vicinity, and the closest was approximately 170 meters away. The Applicant additionally identified the following five establishments: Tesco Express – Approximately 0.2 miles away (322 meters); Sainsbury's Local – Approximately 0.3 miles away ((483 meters)); Cambridge Wine Merchants – Approximately 0.4 miles away; Bacchanalia – Approximately 0.5 miles away Thirsty Cambridge – Approximately 0.6 miles away. Members concluded this represents a significant concentration of off-licence options within walking distance of the proposed premises, which may contribute significantly to cumulative impact concerns.</p>	
<p>4. The premises backs onto Christ's Pieces, one of the City's premier green flag spaces. It includes a small playpark, used by mothers and their children, and tennis courts. The police stated that the proximity of Christ's Pieces to the Premises was a cause of concern as it suffers from alcohol related anti-social behaviour primarily caused by members of the street community. They frequent the area to congregate and drink alcohol. There is an additional problem of drug taking.</p>	<p>No change</p>
<p>5. The police identified in statements and in oral submissions at the hearing the following significant problems of crime and nuisance in the specific area covered by the CIA and made a direct link to the concentrated availability of alcohol as a contributing factor. The following crime statistics and information were provided:</p> <p>a. Alleyways along King Street have become 'no-go' areas. The Street community were camping out in, for example, Manor Place and Malcom Place. These included tight stairwells where the public struggled to get passed drinkers day and night.</p> <p>b. Recently an individual was stabbed close to the tennis court in Christ's Pieces and alcohol was a causative factor. This is very close to the premises.</p> <p>c. Aggressive and prolific shoplifting occurs in this area.</p> <p>d. Police Sergeant Kevin Misik gave evidence that staff in adjacent shops in the vicinity feel their life is blighted by street drinkers. They suffer significant racial abuse, threats of violence and fear going to work in the area. The police linked this directly to street drinkers and the prevalence of alcohol. He referred Members to a photo of the area with 4 or 5 Street drinkers setting up a 'camp' outside the premises close to the Applicant's.</p> <p>e. Support services confirm the passageways are routinely taken over by street drinkers.</p> <p>f. The police Street Outreach Team confirmed there are always people drinking in this area from early in the morning, blocking pathways and causing</p>	<p>Over recent months some 'designing out crime' work had been undertaken along King Street. A gate has been installed at the entrance to a covered alleyway between shops, meaning the problematic group of Street Drinkers who used to frequent that specific area have been displaced, and are no longer able to congregate there. They have currently dispersed to other areas of the city centre.</p> <p>h. lack of relevant retail experience with street drinkers would exacerbate problems.</p>

<p>ASB. The people they find in the area have substance misuse issues.</p> <p>g. The manager of the business against crime partnership has highlighted the same issues.</p> <p>h. The Applicant's Operating Schedule, the physical limitations of the premises, and the lack of relevant retail experience with street drinkers supported PS Misik in his view that, if granted, then the problems described would be exacerbated.</p>	
<p>7. Local residents also raised extensive complaints, including through ward representative, Councillor Bick. He explained that:</p> <p>a. This was a mixed residential street. It included Manor and Malcom Place. There is extensive social housing for vulnerable tenants. Families with young children live in the vicinity.</p> <p>b. A much higher set of problems concentrated in King Street than anywhere else in the ward.</p> <p>c. Residents' windows butt up against the pavement line. This leaves already vulnerable residents very exposed to ASB in the street close to the proposed premises.</p> <p>d. Residents attend ward surgeries and report they are intimidated by street drinkers.</p> <p>e. Advertising for alcohol on hoardings and windows in front of shop had been in place 2 or 3 months before the hearing.</p>	<p>No update available.</p>
<p>8. Members welcomed the Applicant's offer during the Hearing to alter proposed conditions by limiting the sale of alcohol between the hours of 11:00 – 20:00 hrs. However, Members did not accept the Applicant's linked submission that street drinkers created ASB, crime and nuisance mainly between 20:00 to 05:00 hrs and therefore it would be closed at during the period of impact. Members preferred police evidence that the street group congregated in the area and created problems at all times of day and night. The Applicant will add to supply of alcohol.</p>	<p>Reduced licensing hours offered from the outset on this application, (11:00 to 20:00 each day) but would still be open during times when street drinkers congregated in the area who created problems at all times of day and night. Applicant will still add to supply of alcohol.</p>
<p>9. When asked to compare the proposed application to other licensed premises Members noted that other Applicants had attempted to mitigate potential breaches of the licensing objectives by offering conditions which included dedicated security staff, to deal with aggressive beggars and shoplifting. The Applicant did not make such, or similar, proposals (although it had agreed not to sell alcohol in single cans or with a high ABV). The agent maintained that security staff would not be appropriate for this small premises. The size of shop made it difficult to have a cordoned area behind the counter for all alcohol sales to be controlled, although a lockable fridge would discourage some aggressive beggars shoplifting. Members had concerns with the degree of control that the Applicant could exert given the nature of problems. The Applicant did not dispute the description of the neighbourhood or incidents given by PS Misik.</p>	<p>No offer to employ dedicated security staff as was the case with some other licensed premises in the Market Ward CIA.</p> <p>The range of alcohol has been restricted: there will be no single cans, no beers, lagers or ciders above 5.5% ABV, and no miniatures or small high-strength bottles.</p> <p>There is a contradiction within the application, and confirmation is required to establish which of the below statements/conditions are being offered:</p> <ul style="list-style-type: none"> • Spirits will be kept behind the counter in locked display, while all other alcohol will be contained in a small, highly visible area closest to the till. A lockable alcohol fridge has been installed, and,

	<ul style="list-style-type: none"> • There will be no self-service of spirits, except for pre-mixed spirit-based drinks. or. • Condition 1 as stated: alcohol shall only be displayed in the area behind the counter and shall not be available for customers to self-serve. Outside of licensable hours, alcohol shall not be on display. (The plan drawing would support the validity of this condition as the only alcohol display annotated on the plan is behind the counter).
<p>10. Members noted the proposal to use CCTV. The Applicant conceded that the CCTV monitors would not be viewable by staff in the rear of the shop. The Applicant conceded that the advertising in a front window and a display in another impeded staff from seeing what is going on outside the premises and, similarly, a large display of vape products inside obscures the view of the alcohol cabinet from the rear. The Applicant did not challenge the Members suggestion that they would need better visibility to prepare against crime prevention and shoplifting.</p>	<p>A new CCTV system will provide full coverage of the shop interior, blind spots, and the external frontage, with live monitoring available at all times.</p> <p>Would be useful to have confirmation of camera positions and positioning of monitor.</p> <p>Has not addressed the direct view to outside being obscured by the advertising sticker on the front window.</p>
<p>11. The Members listened carefully to the Applicant's suggestion that an off licence approximately 170 meters away had an older style licence and that such a licence would not include a condition limiting the ABV of 5.5% on individual cans / drinks sold would mean that street customers would choose that off-licence over the applicant's store, and therefore the Applicant would not add to the cumulative impact. The Members noted no real evidence was offered to support this contention. The Members felt that it was just as likely that street drinkers be attracted to the Applicant's store because of its closer and more convenient location to Christ's Pieces and the alleyways. Neither proposition had been satisfactorily evidenced, and it was not persuasive.</p>	<p>Premises convenient location to Christ's Pieces would still make the shop attractive to street drinkers who frequent this area.</p>
<p>12. Members questioned the retail experience of the proposed staff in the UK, this was limited given the challenging customer base and the sensitive location where ASB and shoplifting are real issues. The Applicant explained its intention was to employ family members only. Their background experiences included running a similar supermarket in Turkey, work as a nurse and work in accountancy.</p>	<p>Staff are still relatively inexperienced operators, who are new to both the retail trade and running a licensed premises in this country, and lack experience dealing with street drinkers.</p>
<p>13. Members understood that the Applicant wished to present itself as a community store, but the dominating images of alcohol, including a large Hennessey bottle in the shop window undermined that community emphasis. While the Applicant suggested it was targeting a different clientele, the advertising suggested that the street drinkers were at least an equal target. When Members probed the 'footfall' to ascertain the alternative profile suggested the Applicant merely indicated that low numbers were currently using the store.</p>	<p>Window sticker remains in place, though the word 'off-licence' has only been covered over. An attempt has been made to cover over the images of bottles of alcohol.</p>

<p>14. The Applicant conceded that it had already made extensive preparation and incurred costs associated with the sale of alcohol. Its application for a Temporary Events Notice to sell alcohol to coincide with a beer festival taking place a considerable distance from its King Street location concerned Members. It suggested the Applicant would be more focused on supplying alcohol than intimated by the Applicant's submissions that it was a small, responsibly managed grocery store in which alcohol represented a minor component. The Applicant's agent confirmed in his final submissions that the enterprise would not survive as a business unless it could sell alcohol. Members felt that it was fair to infer that the Applicant needed to drive sales of alcohol to survive, which added risk and alcoholic volume. Such a conclusion was not at odds with the Applicant's submission that alcohol would encourage people into the shop and allow cross-selling of other products.</p>	<p>Condition that No TENs related to alcohol-led events in the future will be sought.</p> <p>The previous agent confirmed in his final submissions that the enterprise would not survive as a business unless it could sell alcohol.</p> <p>Has anything changed from this statement? Isn't it still fair to infer that the applicant needs to drive sales of alcohol to survive? This will only put added pressure on operators/staff to sell alcohol and age restricted products to maximise income.</p>
<p>15. The Members were not persuaded that the applicant had shown that if granted, the application would not negatively add to the cumulative impacts experienced in the relevant cumulative impact area.</p>	<p>The inclusion of mitigating conditions and reduced licensing hours means the business presents a lower risk of negatively impacting the Cumulative Impact Area, but not as claimed by the agent "that the business now presents as a low-risk, tightly controlled grocery store with a limited and carefully managed alcohol offer".</p>
<p>16. Members noted Statutory Guidance at 14.29 that where there is evidence of a cumulative impact in crime statistics, or via oral and written testimony, on the promotion of the licensing objectives, which relates to the relevant problems identified in the area, the licensing authorities are able to draw upon this as evidence of cumulative impact. Guidance also directs the licensing authority to take account of complaints raised by local residents or residents' associations. The Members found the evidence satisfied the threshold.</p>	<p>No change</p>
<p>17. Where a successive number of applicants obtain alcohol licences within the area of a small CIA, and the police oppose the application suggesting that the area is densely concentrated with outlets selling alcohol, Members need to have a correspondingly sharp focus on the licensing objectives and whether the operating schedule is sufficient to uphold them.</p>	<p>No change</p>
<p>18. Members considered that it was open to them to grant the Application if it demonstrated through its operating schedule that it would not add to the cumulative impact being experienced. However, Members and the police questioned why, in all the circumstances, so little pre-application advice had been sought given the location in such a sensitive area. Members probed the Applicant's proposals for training staff and felt they were vague and unsatisfactory. There was no granular evidence as to how the proposed on-line course would equip the staff to deal successfully with challenging customer behaviour or theft.</p>	<p>The volunteered conditions are a positive step, and new agent has sought pre-application advice, and offered many additional conditions and reduced licensing hours. Appears to have used the findings of the previous hearing as a starting point for this application.</p>
<p>19. Members considered Cambridge City Council's Licensing Policy states that if the number of</p>	<p>No Change</p>

premises licences and/or club premises certificates in one or more parts of the area... is such that it is likely that granting further licences would be inconsistent with the authority's duty to promote the licensing objectives, as required by the Statutory Guidance at 14.26, it should reject the application.	
20. Members concluded that the Applicant did not show that the application, if granted, would not negatively add to the cumulative impacts experienced in the relevant cumulative impact area.	To be determined

As you can see in the pre-application correspondence with Mr Daly (Appendix 2) he mentioned the possible inclusion of a condition that would mean alcohol would only be sold alongside grocery products, however, it hasn't been included as a volunteered condition in this application.

The possible condition stated:

- Alcohol shall only be sold at the premises as ancillary to a grocery sale of at least equal or more than the cost of the alcohol. Grocery must include food items. For the purpose of the condition, liquids (soft drinks or otherwise), tobacco or nicotine products (cigarettes or vapes), non-perishable items (e.g. electronics, washing powder, baby milk or anything considered similar) or anything without a best before date shall not be considered a grocery item.

This is not a familiar condition, one which hasn't been used within Cambridgeshire before. For such a condition or similar condition, careful consideration would be required around its enforceability, and how feasible it would be for staff to adhere to.

Conclusion

Section 4.10 Cambridge City Council's Cumulative Impact Assessment, states:

"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".

It is the opinion of Cambridgeshire Constabulary that the applicant has not sufficiently demonstrated on the operating schedule how they would not add to the cumulative impact on an area deemed sensitive to alcohol related crime and anti-social behaviour, it would be unhelpful if a premises licence was granted. Therefore, Cambridgeshire Police respectfully recommend that this application is refused.

Appendix 1 – Photo of premises.



Appendix 2 – Pre-application correspondence between agent and police licensing.

Good morning Oisin,

Thank you for your email, apologies for the delay in replying.

I appreciate your suggestion that the agreed conditions at the previous licensing hearing as the starting point, also the below mentioned enhanced conditions.

As PS Misik reiterated to the Committee during the licensing hearing the surrounding area where the shop is located is where there is an ongoing issue with street-drinkers causing alcohol related crime and disorder, and anti-social behaviour within the Market Ward CIA.

Also evidenced by Councillor Bick who also spoke at the hearing, detailing the alcohol issues within the area.

Upon receipt of any application, I will discuss them with the neighbourhood Sgt for that area and consider them under their own merits, and a further application on behalf of your client would be no different.

To assist you and your client you may find the attached publicly available Record of Determination for another recent off-licence application in the Market Ward.

Kind regards,

Clare

PC 446 Metcalfe (She/Her)

(ProQual Level 4 Certificate for Police Alcohol Licensing Officers)

Operational Planning and Licensing| Partnerships and Operational Support

Tel: Mobile: [REDACTED]

[Cambridgeshire Constabulary](#)

Hinchingbrooke Park,

Huntingdon, PE29 6NP

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With: Fairness, Integrity, Diligence and Impartiality.

From:	O	Daly	<[REDACTED]>
Sent:	07	October	2025 22:52
To:	Licensing	South	[REDACTED]
Subject:	Kings Street Supermarket		

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.

Good Evening,

I've been asked by the owner of Kings Street Supermarket to consider whether an application for a premises licence would be viable considering the decision of the committee to refuse earlier this year.

I note that conditions were advanced during the consultation period and wonder, if these were considered a starting point, would there be any room for further consideration of reaching some form of agreement in principle on whether a premises licence could be granted with the CIZ.

Having read through the pack and submitted evidence from the Police side, it would appear that street drinking is the primary concern within the area. I'd be confident of training staff in how to

identify street drinkers, but, even with an enhanced training condition it might leave room for a bit of ambiguity.

Given it is in the CIZ, I was thinking of a condition which went along the lines of alcohol ancillary to food but in this case was alcohol ancillary to grocery shopping .

For example: Alcohol shall only be sold at the premises as ancillary to a grocery sale of at least equal or more than the cost of the alcohol. Grocery must include food items. For the purpose of the condition, liquids (soft drinks or otherwise), tobacco or nicotine products (cigarettes or vapes), non-perishable items (e.g. electronics, washing powder, baby milk or anything considered similar) or anything without a best before date shall not be considered a grocery item. Should a customer attempt to make a purchase of this type then then the licence holder shall refuse the sale rather than be forced to refund any items.

My thinking behind that is that with restricted ABV and multi pack sales (as an example a 4 pint multi pack of Heineken is RRP marked at £7.99) then street drinkers would be deterred by the fact they would be required to essentially double the cost of their purchase and the condition would price them out of using the premises.

Would be happy to discuss if possible?

Kind Regards,

Oisin Daly

Director

Tel: [REDACTED]

Absolute Licence Solutions Ltd
Co. No. 12211951



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



Simon Megicks
Chief Constable
Cambridgeshire Constabulary
29 September 2025

Statement relating to Kings Street Supermarket Premises Licence application.

I am PS 1886 Kevin SUTCLIFFE of Cambridgeshire Constabulary, and I am currently station in Parkside.

I am currently the Sergeant for the Cambridge City Centre Neighbourhood team. This team covers the Market Ward, the historic City Centre. This is a role that allows 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 to deal 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 are Street Drinking and homelessness.

Kings Street is a side street with a mixture of commercial and residential premises and is a cut through to and from the city centre

Historically there has been ASB issues in King Street from homeless people, street drinking and sleeping in shop doorways and alleyways and using these locations as toilets. Joint working from the Police, the Street Outreach team, Jesus and Sidney Sussex college, Bidwells as well as Highline Security have managed to reduce those issues. The issues were having a detrimental effect on Students living and trying to study in their accommodation, other residents trying to go about their daily business as well upsetting customers going to local businesses being intimidated and put off by the stench of urine and faeces.

Kings Street runs along side Christ Pieces with a couple of footpaths cutting through making easy access to and from the park. This location is a very popular location for people to relax and enjoy the open space. There is a children's play park next to one of these entrances. Street drinkers and members of the homeless community do congregate on benches within the park which is an ongoing issue being managed by the Police and Cambridge City council.

With easier access to alcohol in the area it will lead to an increase in harm to the individuals themselves. The fact that they need to walk further afield to obtain their alcohol is a restricting measure for them at present. The knock-on effect will be an increase in rough sleeping in the area and shop doorways and substance abuse.

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 City Council are continuing to have complaints of intoxicated individuals in the area, although this has reduced due to the work that has already been done and the weather.

Sidney Sussex College and Jesus College who own a lot of accommodation within the area have a duty to safeguard their students and have spent time and money trying to resolve some of the issues around Kings Street/Manor Place. They do not want anything that would facilitate further street drinking and the ASB which I have already described.

The manager of the Business against crime partnership has raised concerns that there would be a rise in noise complaints if alcohol was bought from the location and then consumed either on the street or on Christ Pieces. They also see a link from the consumption of alcohol in the street

and increase in ASB, violence behaviour. They highlight that Kings Street already has a significant level of ASB and that this location falls within the Cumulative Impact Zone.



PS 1886 SUTCLIFFE

5th December 2025

**LICENSING ACT 2003
ENVIRONMENTAL HEALTH REPRESENTATION FORM**

To: **Commercial & Licensing Manager**

From: **Environmental Health Manager**

Premises: **84 King Street, Cambridge, Cambridgeshire, CB1 1LN**

Reference: 418489

Environmental Health has **no representation** to make.

However, I recommend that the following conditions be attached, which have been agreed with the applicant:

1. 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.

Signed:

Date: **25 November 2025**

Luke Catchpole
Senior Technical Officer

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From: HSBA <[REDACTED]>
Sent: 11 November 2025 14:59
To: Naomi Horwood <[REDACTED]>
Subject: RE: (295833) Application received under the Licensing Act 2003 for a new Premises Licence – King Street Supermarket, 84 King Street, Cambridge, CB1 1LN

Good afternoon,

84 King Street - **15/1116/FUL** granted planning permission for a Change of use from A1 retail to a Tattoo and Body Piercing Studio (sui generis). Planning permission is required to change of use of this unit to class E – Commercial, Business and Service.

Kind regards,

B. Clark | Senior Planning Officer

Please note my primary form of contact is email.

When you contact us, we will do our very best to help you. Please note our colleagues have the right to be treated with respect while they try to help you, threatening behaviour or verbal abuse will not be tolerated. We reserve the right to terminate contact if these guidelines are not followed.

My working days are: Monday – Thursday

We're listening: [Tell us what worked and what didn't](#)



Greater Cambridge Shared Planning Service

South Cambridgeshire Hall | Cambourne Business Park | Cambourne | Cambridge | CB23 6EA

The Guildhall | Market Square | Cambridge | CB2 3QJ

The Greater Cambridge Shared Planning Service is a strategic partnership between Cambridge City Council and South Cambridgeshire District Council.

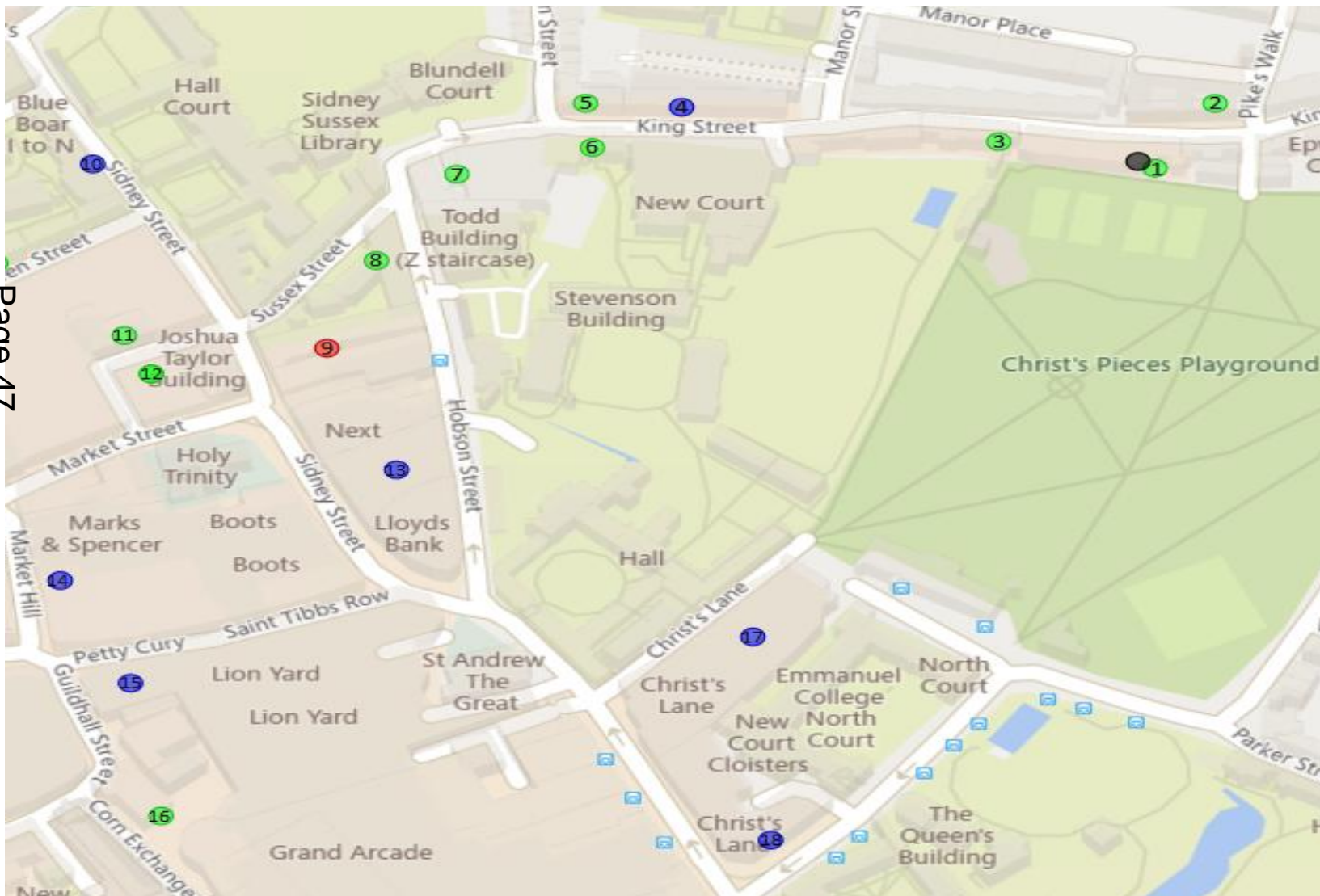
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5a: Map detailing premises with Premises Licence for the Supply of alcohol in area (Supermarkets, shops, bars and clubs)

Key:

Blue: For consumption off the premises **Green:** For consumption on and off the premises

Red: For consumption on the premises **Black:** New Premises Application



Map number	Trading Name	Address	Supply of Alcohol
1	King Street Run Public House	86 - 88, King Street, Cambridge, Cambridgeshire, CB1 1LN	Sunday – Thursday: 11:00 – 23:00 Friday and Saturday: 11:00 – 00:00
2	King Street Cellar	99 King Street, Cambridge, Cambridgeshire, CB1 1LD	Monday – Sunday: 11:00 – 23:00
3	Champion Of The Thames	68, King Street, Cambridge, Cambridgeshire, CB1 1LN	Sunday – Thursday: 10:00 – 23:30 Friday and Saturday: 10:00 – 00:00
4	Barot Stores Ltd	11 King Street, Cambridge, Cambridgeshire, CB1 1LH	Monday – Saturday: 07:00 – 21:00 Sunday: 08:00 – 20:00
5	The Cambridge Brew House	1, King Street, Cambridge, Cambridgeshire, CB1 1LH	Monday – Thursday: 10:00-23:30 Friday and Saturday: 10:00 – 00:00 Sunday: 11:00 – 23:30
6	Cambridge Taproom	18 King Street, Cambridge, Cambridgeshire	Monday – Thursday: 11:00-22:30 Friday and Saturday: 11:00 – 23:00 Sunday: 11:00 – 22:00
7	D'Arrys Wine Bar & Liquor Loft	2 King Street, Cambridge, Cambridgeshire, CB1 1LN	Sunday – Wednesday: 10:00- 23:00 Thursday – Saturday: 10:00 – 00:00
8	Robert Graham	9 Sussex Street, Cambridge, Cambridgeshire, CB1 1PA	Monday – Sunday: 10:00 – 22:00
9	Vinyl	22 Sidney Street, Cambridge, Cambridgeshire	Monday – Sunday: 10:00 – 04:00
10	Sainsbury's	44 - 46 Sidney Street, Cambridge, Cambridgeshire, CB2 3HX	Monday – Sunday: 06:00 – 00:00

11	The Town and Gown	8, Market Passage, Cambridge, Cambridgeshire, CB2 3PF	Sunday – Thursday: 07:00 – 00:00 Friday and Saturday: 07:00 – 01:00
12	Ta Bouche	10 - 15 Market Passage, Cambridge, Cambridgeshire, CB2 3PF	Monday – Thursday: 11:00 – 01:00 Friday and Saturday: 11:00 – 02:00 Sunday: 11:00 – 00:00
13	Marks & Spencer	6 - 11 Sidney Street, Cambridge, Cambridgeshire, CB2 3HH	Monday – Saturday: 08:00 -23:00 Sunday: 10:00 – 22:30
14	Marks & Spencer	5 Market Hill, Cambridge, Cambridgeshire, CB2 3NJ	Monday – Saturday: 08:00 -23:00 Sunday: 10:00 – 22:30
15	Tesco Express	3 - 5 Petty Cury, Cambridge, Cambridgeshire, CB2 3NE	Monday – Sunday: 11:00 – 20:00
16	Kiki	1, Guildhall Chambers, Guildhall Place, Cambridge, Cambridgeshire, CB2 3AE	Monday – Thursday: 11:00 – 03:30 Friday and Saturday: 11:00 – 04:00 Sunday: 11:00 – 02:30
17	Tesco Express	5 Christs Lane, Cambridge, Cambridgeshire, CB1 1NP	Monday – Sunday: 11:00 – 20:00
18	Local	1 Emmanuel Street, Cambridge, Cambridgeshire, CB1 1NE	Monday – Saturday: 08:00 -23:00 Sunday: 10:00 – 22:30



RECORD OF DECISION

To be completed and signed before Members return to open session to announce their decision.

RECORD OF DECISION: APPLICATION UNDER LICENSING ACT 2003

Taxi Licensing Sub-Committee
Hearing Date: 20th May 2025

Members:

1. Cllr Wade
2. Cllr McPherson (Chair)
3. Cllr Clough

To consider the application of **SS Foods Centre Limited** in regard to the premises **King Street Supermarket, 84 King Street, Cambridge, CB1 1LN** licence to **provide the following licensable activities:**

- Supply of alcohol (off the premises)
Monday – Sunday 07:00 to 00:00

We heard representations from the following persons:

Mrs Sultan Altun
Mrs Sule Kumas
Mr Mahir Kilic
Mr Robert Sutherland
Police Sergeant Miski
PC Clare Metcalfe
Councillor Bick, Ward Councillor for Market

The reason you appeared before the Sub-Committee:

Cambridge City Council received 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 King Street Supermarket, 84 King Street, CB1 1LN has been received. The application was served on Cambridge City Council on 3 April 2025. In accordance with the regulations, the application was advertised on the premises and in Cambridge News on 14 April 2025 to invite representations from responsible authorities and other persons. The last date for submitting representations was 1 May 2025.

The proposed premises is located within a Cumulative Impact Area (CIA) and is therefore subject to the Cumulative Impact Assessment. Appendix 5 details a map and supply of alcohol information of premises licences in surrounding area, within the Market ward, excluding restaurants. 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.

As part of the consultation the Responsible Authorities as determined by the Licensing Act 2003 were consulted on the application. Cambridgeshire Constabulary opposed the application and that it was necessary to refuse the application in order to promote the licensing objectives. During correspondence between the applicant and Cambridgeshire Constabulary, the applicant proposed a set of conditions, to which Cambridgeshire Constabulary suggested additional conditions. However, no final agreement was reached, and the Constabulary re-iterated their opposition and a hearing was required.

During the period for representations a total of seven valid representations were received from 'other persons'

In making our decision we considered the following:

List:

Statutory provisions (Licensing Act 2003)

Statutory Guidance

Cambridge City Council's Statement of Licensing Policy

Reports

Advice from Legal Officer

Representations from

Evidence from

Decision

Having listened to all the evidence and considered the above the Members determined to REFUSE the Premises Licence. We found the following facts:

1. The premises opened 16 April 2025 and is in a Cumulative Impact Zone.
2. The police maintain their opposition to the Application.

3. There are seven licensed premises concentrated in a tight area in the King Street area. These have the potential to impact on the promotion of the licensing objectives including the prevention of crime and disorder and prevention of public nuisance. The applicant initially gave evidence that there were only five such premises (Agenda 6, page 2) but accepted there were seven in the vicinity, and the closest was approximately 170 meters away. The Applicant additionally identified the following five establishments: Tesco Express – Approximately 0.2 miles away (322 meters); Sainsbury's Local – Approximately 0.3 miles away ((483 meters)); Cambridge Wine Merchants – Approximately 0.4 miles away; Bacchanalia – Approximately 0.5 miles away Thirsty Cambridge – Approximately 0.6 miles away. Members concluded this represents a significant concentration of off-licence options within walking distance of the proposed premises, which may contribute significantly to cumulative impact concerns.
4. The premises backs onto Christ's Pieces, one of the City's premier green flag spaces. It includes a small playpark, used by mothers and their children, and tennis courts. The police stated that the proximity of Christ's Pieces to the Premises was a cause of concern as it suffers from alcohol related anti-social behaviour primarily caused by members of the street community. They frequent the area to congregate and drink alcohol. There is an additional problem of drug taking.
5. The police identified in statements and in oral submissions at the hearing the following significant problems of crime and nuisance in the specific area covered by the CIA and made a direct link to the concentrated availability of alcohol as a contributing factor. The following crime statistics and information were provided:
 - a. Alleyways along King Street have become 'no-go' areas. The Street community were camping out in, for example, Manor Place and Malcom Place. These included tight stairwells where the public struggled to get passed drinkers day and night.
 - b. Recently an individual was stabbed close to the tennis court in Christ's Pieces and alcohol was a causative factor. This is very close to the premises.
 - c. Aggressive and prolific shoplifting occurs in this area.
 - d. Police Sergeant Kevin Misik gave evidence that staff in adjacent shops in the vicinity feel their life is blighted by street drinkers. They suffer significant racial abuse, threats of violence and fear going to work in the area. The police linked this directly to street drinkers and the prevalence of alcohol. He referred Members to a photo of the area with 4 or 5 Street drinkers setting up a '*camp*' outside the premises close to the Applicant's.
 - e. Support services confirm the passageways are routinely taken over by street drinkers.
 - f. The police Street Outreach Team confirmed there are always people drinking in this area from early in the morning, blocking

- pathways and causing ASB. The people they find in the area have substance misuse issues.
- g. The manager of the business against crime partnership has highlighted the same issues.
 - h. The Applicant's Operating Schedule, the physical limitations of the premises, and the lack of relevant retail experience with street drinkers supported PS Misik in his view that, if granted, then the problems described would be exacerbated.
6. Police Sergeant Misik confirmed that due to serious, immediate concerns for ASB in the vicinity, he intended to increase the patrols there, but that this could only be a temporary measure. This reactive, 'dispersal work'. ASB, crime and nuisance issues linked to alcohol would return to the vicinity when police patrols stop.
 7. Local residents also raised extensive complaints, including through ward representative, Councillor Bick. He explained that:
 - a. This was a mixed residential street. It included Manor and Malcom Place. There is extensive social housing for vulnerable tenants. Families with young children live in the vicinity.
 - b. A much higher set of problems concentrated in King Street than anywhere else in the ward.
 - c. Residents' windows butt up against the pavement line. This leaves already vulnerable residents very exposed to ASB in the street close to the proposed premises.
 - d. Residents attend ward surgeries and report they are intimidated by street drinkers.
 - e. Advertising for alcohol on hoardings and windows in front of shop had been in place 2 or 3 months before the hearing.
 - f. Representations referred to amplified music and public nuisance in the Princess Diana Rose garden
 8. Members welcomed the Applicant's offer during the Hearing to alter proposed conditions by limiting the sale of alcohol between the hours of 11:00 – 20:00 hrs. However, Members did not accept the Applicant's linked submission that street drinkers created ASB, crime and nuisance mainly between 20:00 to 05:00 hrs and therefore it would be closed at during the period of *impact*. Members preferred police evidence that the street group congregated in the area and created problems at all times of day and night. The Applicant will add to supply of alcohol.
 9. When asked to compare the proposed application to other licensed premises Members noted that other Applicants had attempted to mitigate potential breaches of the licensing objectives by offering conditions which included dedicated security staff, to deal with aggressive beggars and shoplifting. The Applicant did not make such, or similar, proposals (although it had agreed not to sell alcohol in single cans or with a high ABV). The agent maintained that security staff would not be appropriate for this small premises. The size of shop

made it difficult to have a cordoned area behind the counter for all alcohol sales to be controlled, although a lockable fridge would discourage some aggressive beggars shoplifting. Members had concerns with the degree of control that the Applicant could exert given the nature of problems, The Applicant did not dispute the description of the neighbourhood or incidents given by PS Misik.

10. Members noted the proposal to use CCTV. The Applicant conceded that the CCTV monitors would not be viewable by staff in the rear of the shop. The Applicant conceded that the advertising in a front window and a display in another impeded staff from seeing what is going on outside the premises and, similarly, a large display of vape products inside obscures the view of the alcohol cabinet from the rear. The Applicant did not challenge the Members suggestion that they would need better visibility to prepare against crime prevention and shoplifting.
11. The Members listened carefully to the Applicant's suggestion that an off licence approximately 170 meters away had an older style licence and that such a licence would not include a condition limiting the ABV of 5.5% on individual cans / drinks sold would mean that street customers would choose that off-licence over the applicant's store, and therefore the Applicant would not add to the cumulative impact. The Members noted no real evidence was offered to support this contention. The Members felt that it was just as likely that street drinkers be attracted to the Applicant's store because of its closer and more convenient location to Christ's Pieces and the alleyways. Neither proposition had been satisfactorily evidenced, and it was not persuasive.
12. Members questioned the retail experience of the proposed staff in the UK, this was limited given the challenging customer base and the sensitive location where ASB and shoplifting are real issues. The Applicant explained its intention was to employ family members only. Their background experiences included running a similar supermarket in Turkey, work as a nurse and work in accountancy.
13. Members understood that the Applicant wished to present itself as a *community store*, but the dominating images of alcohol, including a large Hennessy bottle in the shop window undermined that community emphasis. While the Applicant suggested it was targeting a different clientele, the advertising suggested that the street drinkers were at least an equal target. When Members probed the '*footfall*' to ascertain the alternative profile suggested the Applicant merely indicated that low numbers were currently using the store.
14. The Applicant conceded that it had already made extensive preparation and incurred costs associated with the sale of alcohol. Its application for a Temporary Events Notice to sell alcohol to coincide with a beer

festival taking place a considerable distance from its King Street location concerned Members. It suggested the Applicant would be more focused on supplying alcohol than intimated by the Applicant's submissions that it was a small, responsibly managed grocery store in which alcohol represented a minor component. The Applicant's agent confirmed in his final submissions that the enterprise would not survive as a business unless it could sell alcohol. Members felt that it was fair to infer that the Applicant needed to drive sales of alcohol to survive, which added risk and alcoholic volume. Such a conclusion was not at odds with the Applicant's submission that alcohol would encourage people into the shop and allow cross-selling of other products.

15. The Members were not persuaded that the applicant had shown that if granted, the application would not negatively add to the cumulative impacts experienced in the relevant cumulative impact area.
16. Members noted Statutory Guidance at 14.29 that where there is evidence of a cumulative impact in crime statistics, or via oral and written testimony, on the promotion of the licensing objectives, which relates to the relevant problems identified in the area, the licensing authorities are able to draw upon this as evidence of cumulative impact. Guidance also directs the licensing authority to take account of complaints raised by local residents or residents' associations. The Members found the evidence satisfied the threshold.
17. Where a successive number of applicants obtain alcohol licences within the area of a small CIA, and the police oppose the application suggesting that the area is densely concentrated with outlets selling alcohol, Members need to have a correspondingly sharp focus on the licensing objectives and whether the operating schedule is sufficient to uphold them.
18. Members considered that it was open to them to grant the Application if it demonstrated through its operating schedule that it would not add to the cumulative impact being experienced. However, Members and the police questioned why, in all the circumstances, so little pre-application advice had been sought given the location in such a sensitive area. Members probed the Applicant's proposals for training staff and felt they were vague and unsatisfactory. There was no granular evidence as to how the proposed on-line course would equip the staff to deal successfully with challenging customer behaviour or theft.
19. Members considered Cambridge City Council's Licensing Policy states that if the number of premises licences and/or club premises certificates in one or more parts of the area... is such that it is likely that granting further licences would be inconsistent with the authority's duty to promote the licensing objectives, as required by the Statutory Guidance at 14.26, it should reject the application.

20. Members concluded that the Applicant did not show that the application, if granted, would not negatively add to the cumulative impacts experienced in the relevant cumulative impact area.

Signed
Cllr Wade

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Cllr Russ McPherson

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Cllr Hugh Clough

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Dated 27 May 2025

The applicant or those who made a relevant representation has the right of appeal to a Magistrates Court within 21 days from the date of this decision notice by contacting:
Cambridgeshire Magistrates Court, The Court House, Bridge Street, Peterborough, PE1 1ED.

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