

From: Licensing South <[REDACTED]>
Sent: 22 April 2025 14:54
To: Aysen Ipek Kilic [REDACTED]
Subject: FW: SS Foods Centre Ltd, 84 King Street, Cambridge.

Good afternoon,

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

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

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

[3C Shared Services | Council Direct | Licence Register | 285614](#)

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

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

1. Alcohol shall only be displayed in the area behind the counter and shall not be available for customers to self-serve. (FYI Sainsburys on St. Andrews Street has this condition. As you can see from the link above Tesco agreed not only have

SIA security during licensed hours but also that all alcohol must be secured in locked cabinets during non-licensing hours).

2. Cider products shall not be stocked in containers greater than 1 litre in volume.
3. The premises will operate a Challenge 25 policy. The checkouts will be programmed to prompt the checkout assistant when an alcohol product is scanned at the till to follow the Challenge 25 policy.
4. Staff training shall include conflict management, and will be provided to give them the knowledge and confidence to deal with difficult situations and reduce crime and disorder at the premises.
5. A nominated person shall join and be an active member of the CAMBAC scheme. The condition is only binding whilst the CAMBAC scheme is in existence.
6. The entrance door shall be fitted with an audible alarm as to notify staff that the door has been opened.
7. At all times when the premises is open to the public a member of staff shall be on the shop floor.
8. No customers carrying opened bottles of alcoholic drink upon entry shall be admitted to premises at any time.
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.

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

1. Staff Training

All staff involved in the sale of alcohol will receive:

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

2. Refusals Register

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

- o Date and time of refused sale.

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

3. Incident Log

An incident book will be maintained to record:

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

4. Restriction on Self-Service

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

5. No Single Can Sales

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

6. ABV Restrictions

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

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

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

Kind regards,

Clare

[Redacted Signature]

[Redacted Title]

Operational Planning and Licensing| Partnerships and Operational Support

[Redacted Contact Information]

[Cambridgeshire Constabulary](#)

[Redacted Address Line 1]

[Redacted Address Line 2]

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Working together to deliver an inclusive and professional policing service

With: Fairness, Integrity, Diligence and Impartiality.



From: Aysen Ipek Kilic <[REDACTED]>
Sent: 22 April 2025 12:54
To: Licensing South <[REDACTED]>
Subject: re: SS Foods Centre Ltd, 84 King Street, Cambridge.

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

Dear Clare,

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

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

We recognise that the purpose of the CIA, as outlined in **paragraph 5.3**, is to manage the cumulative impact of licensed premises in an area where it is evident that the number, type, or density of licensed premises is causing problems or risks to one or more of the licensing objectives—particularly in relation to crime, disorder, and public

nuisance. We fully support the council's efforts to protect the area and are committed to operating in a manner that supports and upholds these objectives.

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

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- 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.

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

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

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

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

I look forward to your feedback.

Kind regards,

Aysen Ipek Kilic

Licensing Consultant for SS Foods Centre Ltd

----- **Original Message** -----

From: "Licensing South" <[REDACTED]> [k>](#)

To: "[REDACTED]" <[REDACTED]>

Cc:

Date: 07 April 2025 14:09

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

Good afternoon Mrs Aysen,

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

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

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

Secondly, the licensing hours applied for appear excessive that would attract street drinkers to the premises who frequent the area of Christ's Pieces that backs onto the premises. FYI other new premises that have been granted an off-licence within recent years in this CIA have comprehensive conditions, limited licensing hours and are either restricted by what alcohol they are permitted to sell and limited to a maximum 5.5% ABV).

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

I look forward to hearing from you.

Kind regards,

Clare

[REDACTED]

[REDACTED]

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[REDACTED]

[Cambridgeshire Constabulary](#)