



Licensing Sub-Committee

MINUTES of the OPEN section of the Licensing Sub-Committee held on Thursday 24 July 2025 at 10.00 am at Online/Virtual

PRESENT: Councillor Renata Hamvas (Chair)
Councillor Jon Hartley
Cllr Ellie Cumbo (Reserve)

OFFICER SUPPORT: Debra Allday, legal officer
Toyin Calfos, legal officer
Jayne Tear, licensing officer
Andrew Weir, constitutional officer

1. APOLOGIES

The chair explained to the participants and observers how the meeting would run.

Everyone then introduced themselves.

There were apologies from Councillor Dora Dixon-Fyle. Councillor Ellie Cumbo was in attendance as the reserve member.

2. CONFIRMATION OF VOTING MEMBERS

The voting members were confirmed verbally.

3. NOTIFICATION OF ANY ITEMS OF BUSINESS WHICH THE CHAIR DEEMS URGENT

There were none.

4. DISCLOSURE OF INTERESTS AND DISPENSATIONS

There were none.

5. LICENSING ACT 2003: TESCO EXPRESS, 29-35 LORDSHIP LANE, LONDON SE22 8EW

The licensing officer presented their report. Members had questions for the licensing officer.

The applicant addressed the sub-committee. Members had questions for the applicant.

The sub-committee noted the written representation from the other person objecting to the application.

The meeting adjourned at 10.56am for the sub-committee to consider its decision.

The meeting reconvened at 11.16am and the chair advised the attendees of the decision.

RESOLVED:

That the application made by Tesco Stores Limited for a premises licence to be granted under the Licensing Act 2003 in respect of the premises known as Tesco Express, 29-35 Lordship Lane, London SE22 8EW be granted as follows:

Supply of Alcohol (off Sales)	Monday to Sunday from 06:00 to 00:00
Late Night Refreshment (Indoors)	Monday to Sunday from 23:00 to 00:00
Opening hours	Monday to Sunday from 06:00 to 00:00

Conditions

The operation of the premises under the licence shall be subject to relevant mandatory conditions, conditions derived from the operating schedule highlighted in Parts I J, K, L, and M of the application form and the conditions agreed with the Metropolitan Police Service.

Conditions agreed with the Metropolitan Police Service:

1. That a CCTV system shall be installed and maintained in full working order. The CCTV system will record footage of evidential quality in all lighting conditions and should be able to capture a clear facial image of all persons that enter the premises. Public areas will be covered by the CCTV system including the entrance and exit of the premises.
2. That all CCTV footage shall be kept for a period of thirty-one (31) days and shall be made available to police and authorised council officers, subject to GDPR.

3. That at least one member of staff should be on duty at all times at the premises is open for licensable activities is trained in the use of the CCTV and able to view and download images to a removable device on request of police and authorised council officers, subject to GDPR.
4. That clearly legible signage shall be prominently displayed where it can easily be seen and read by customers advising to the effect that CCTV is in operation at the premises. The signage shall be kept free from obstructions at all times.
5. That all relevant staff shall be trained in age restricted sales. Training records shall be kept at the premises and be updated twice a year and be made available to police and authorised council officers, subject to GDPR. The training records shall include the trainee's name and the date(s) of training.
6. That a record of all staff authorised to sell alcohol at the premises shall be kept at the premises and will be made available to police and authorised council officers, subject to GDPR, immediately on request.
7. That no beers/ ciders with an alcohol by volume (ABV) of above 7.5% shall be displayed, sold or offered for sale at the premises with the exception of premium or craft products.
8. That alcohol shall not be stored or displayed less than two (2) meters away from the premises entrance unless stored behind the staff counter.
9. That a notice shall be displayed in a prominent position at the exit of the premises, asking customers to respect nearby residents and to leave quietly.
10. That a challenge 25 scheme shall be operated at the premises and staff will be trained to request ID from a customer who looks under 25 years old, and who is attempting to purchase or take receipt of alcohol, provides valid photographic identification proving that the customer is at least 18 years old. Valid photographic identification is composed of a photo driving licence, passport, UK armed services photo ID card, any Proof of Age Standards Scheme (PASS) or any age verification card accredited by the Home Office or Secretary of State.
11. That all staff involved in the sale of alcohol shall be trained in the prevention of sales of alcohol to underage persons (including the prevention of 'proxy sales') and the challenge 25 scheme.

12. That clearly legible signs shall be prominently displayed where they can easily be seen and read by customers stating to the effect that a challenge 25 policy is in operation at the premises, that customers may be asked to provide proof of age and stating what the acceptable forms of proof of age are. Such signage shall be displayed at all entrances, points of sale and in all areas where alcohol is displayed for sale.
13. That an incident log shall be kept at the premises to record details of any of the following occurrences at the premises:
 - a) Instances of anti-social or disorderly behaviour
 - b) Calls to the police or other emergency services.
 - c) Any malfunction in respect of the CCTV system
 - d) Crimes reported by customers, or observed by staff at the premises.

The incident log shall be made available for inspection by the police and authorised council officers on request.

14. That all off sales shall be made in sealed containers for consumption away from the premises.

Reasons

The licensing sub-committee convened to consider an application for a new premises licence in respect of the premises known as Tesco Express, 29-35 Lordship Lane, London SE22 8EW.

The licensing sub-committee heard from the licensing officer who outlined the nature of the application. The officer confirmed that the premises was not located within a CIA and that the hours applied for, were consistent with Southwark's statement of licensing policy 2021-2026.

The officer went on to state that the only objecting responsible authority, the Metropolitan Police Service, had conciliated after the applicant had agreed to abide by a number of conditions put forward by the police.

The officer explained that she had attempted on several occasions to contact the remaining objector "other person", to explain the conditions of conciliation. She stated she had spoken with the objector once, where they confirmed that they wished to maintain their representations, but had not been able to establish contact with them since that call.

The licensing officer explained, Poundland previously held a premises licence at the premises before it was surrendered.

The licensing sub-committee heard from three of the applicant's representatives who addressed various aspects of the workings of the store and the organisation as a whole and how compliance with the licensing objectives would be achieved.

It was stated that most of the Tesco stores in the area have licenses until midnight or 23:00. One of the representatives stated the store would have around 20 colleagues and four managers, meaning that there would always be somebody with managerial responsibility in the store during opening hours. In terms of recruitment, the roles would be offered to staff from existing stores within the area to ensure there were enough experienced people working within the new store. Vacant roles would be advertised in the normal way. All staff would be on site, four weeks before the store opens.

The representative went on to say, the company is a good neighbour locally and would happily join any resident or local groups in the community with the aim of dealing quickly with issues, which may arise.

When asked by a committee member about the issues raised by the other person in their representations, it was stated that no specific issues had been raised by the police concerning local stores run by the organisation.

The representative went on to mention that the organisation has good relations with statutory authorities and that they sat on a number of industry groups/committees that look at how alcohol is sold within the industry, with the aim of setting best practice and good standards for the industry.

In terms of underaged drinking, they stated that the organisation actively looked at diversionary activities such as football and training partnerships such as hairdressing to divert young people away from drinking. They stated, a think 25 policy operates in all stores where prompts are given at point of sale effectively freezing the checkout until a decision is made about whether alcohol could be sold during that particular transaction. Only ID approved by the Home Office is accepted as proof of age.

They outlined the training given to staff and said that it included how to deal with somebody who may be attempting to purchase alcohol while they are drunk, how to spot them and how managers support staff in that situation. They said there is a policy of "you say no, we say no"; meaning, if a colleague makes a decision about not wanting to sell alcohol to somebody then managers will not undermine that decision. They confirmed there are strong policies around not selling alcohol to anyone that is drunk.

In relation to expected increases in incidences of theft, they stated, that the company works closely with the police to ensure that repeat offenders are prosecuted. That the store employs security staff who have body cameras. They mentioned that it was difficult to respond specifically to the objector's representation in this regard, as it lacked sufficient detail.

In answer to the chair's questions, one of the representatives mentioned that the main part of the business is groceries, with alcohol sales being a small but important part within the model. The company thrived to be a good neighbour, not contributing to anti-social behaviour in the area. It was confirmed, the delivery of alcohol is consolidated within the grocery deliveries and there were no issues around planning.

In relation to noise and rubbish collection, they stated that the London vehicles are electric and do not rely on diesel. They went on to say that the refrigeration systems worked even if the truck has its engine turned off. Rubbish is collected in store and stored in bags and cages which is picked up on returning deliveries and is taken to the depot to be sorted and recycled. All cages have rubber wheels to reduce noise.

It was confirmed that there are no restrictions around planning for delivery times and as a matter of routine, deliveries were very rarely made after 8:00 in the evening.

In summing up, it was stated that the organisation has worked hard to reduce the plastic packaging generally and, plastics were not used for alcoholic products. The company remained committed to reducing the use of plastics throughout.

As the other person did not attend the meeting, upon hearing from the applicants, the licensing sub-committee retired to consider the application, representations and all the conditions put forward by the Metropolitan Police Service.

The members of the licensing sub-committee were impressed with the application. It felt the training and policies adopted by the organisation promoted the licensing objectives. They were also impressed with the measures put in place to prevent noise nuisance and anti-social behaviour.

Upon considering the objections and conditions agreed; the licensing sub-committee were persuaded that the objections raised could be allayed by the conditions adopted through the conciliation process and Tesco's own policies

In reaching this decision the licensing sub-committee had regard to all the relevant considerations, its equality duties and the four licensing objectives and considered that this decision was appropriate and proportionate.

Appeal rights

The applicant may appeal against any decision:

- a. To impose conditions on the licence
- b. To exclude a licensable activity or refuse to specify a person as premises supervisor.

Any person who made relevant representations in relation to the application who desire to contend that:

- a. The licence ought not to be granted; or
- b. That on granting the licence, the licensing authority ought to have imposed different or additional conditions to the licence, or ought to have modified them in a different way

may appeal against the decision.

Any appeal must be made to the Magistrates' Court for the area in which the premises are situated. Any appeal must be commenced by notice of appeal given by the appellant to the justices' clerk for the Magistrates' Court within the period of 21 days beginning with the day on which the appellant was notified by the licensing authority of the decision appealed against.

6. LICENSING ACT 2003: OLI'S BAKERY LTD, ARCH 141, EAGLE YARD, HAMPTON STREET, LONDON SE1 6SP

The licensing officer presented their report. Members had questions for the licensing officer.

The applicant addressed the sub-committee. Members had questions for the applicant.

The sub-committee noted the written representations of the other persons objecting to the application, who were not present at the meeting.

The applicant was given up to five minutes for summing up.

The meeting adjourned at 11.48am for the sub-committee to consider its decision.

The meeting reconvened at 12.02pm and the chair advised the attendees of the decision.

RESOLVED:

That the application made by Oli's Bakery Ltd to grant application under Section 17 of the Licensing Act 2003 in respect of the premises known as Oli's Bakery Ltd, Arch 141, Eagle Yard, Hampton Street, London SE1 6SP be granted as follows:

Hours

Recorded music (indoors)	<ul style="list-style-type: none">• Monday to Saturday: 08:00 to 23:00• Sunday: 10:00 to 22:00
The sale by retail of alcohol (on the premises):	<ul style="list-style-type: none">• Monday to Friday: 11:00 to 22:00• Saturday: 10:00 to 22:30• Sunday: 11:00 to 21:30
Opening hours:	<ul style="list-style-type: none">• Monday to Sunday: 07:00 to 23:00.

Conditions

The operation of the premises under the licence shall be subject to relevant mandatory conditions, conditions derived from the operation schedule highlighted in section M of the application form, the conditions agreed with the Metropolitan Police Service and trading standards and the following additional condition agreed by the sub-committee:

1. That the outside area shall be closed and table and chairs shall be rendered inoperative by no later than 21:00.
2. That the delivery and collection of goods from the premises shall only occur between 08:00 and 20:00.

Reasons

This was an application made by Oli's Bakery Ltd for a premises known as Oli's Bakery Ltd, Arch 141, Eagle Yard, Hampton Street, London SE1 6SP.

The licensing sub-committee heard from the applicant who explained that the premises was a small family run bakery with a restaurant upstairs. The applicant had previously held a licence at the premises under the name of Casa Columbia Limited until the company was dissolved in November 2020.

The premises was located across two levels and could accommodate a total of 40 diners across both floors.

A licence to sell alcohol was sought to compete with the other premises in the vicinity, as some customers enjoy a beer with their meal. The applicant intended to offer a small range of beers to be sold ancillary to a meal. It was expected that no more than three or four cases of beer would be sold per week. The primary business was the bakery, selling bread, sandwiches and English breakfast, coffees etc. Everything was fresh and made on site.

The licensing officer confirmed that she had visited the premises on one occasion to check the blue notice. The visit was around lunchtime and there were people queuing inside the premises and a couple outside purchasing sandwiches and take away coffees.

Concerning the issues raised by the other persons, the applicant was confident that the complaints could not relate to his premises, because it had only operated for two months. The issues raised by the other persons predated the operation of Oli's Bakery. It was also confirmed that the applicant had not operated under any temporary event notices. The licensing officer confirmed that there had been no reported issues at the premises at any time when operating as either Oli's Bakery or Casa Columbia Bakery.

The applicant accepted that a local resident had complained about the noise from the extractor fan/ducting system, which had now been fixed.

The sub-committee were aware of the issues of noise and anti-social behaviour in the area. Noise was a particular issue. Following the construction of the Strata Building, a tunnel effect had been created, and noise would echo and amplify in Eagle Yard. Noise complaints, particularly those from early morning deliveries, could also not be the fault of the premises, because deliveries to the premises tended to take place between 14:00 to 15:00 each day. The applicant was agreeable to a condition that deliveries would take place between 08:00 to 20:00.

Regarding litter and the collection of rubbish from the premises, it was understood that the applicant had a contract with Southwark for the collection of waste and had an agreement with the Crossway Church to store their rubbish there which was then picked up.

During the informal discussion part of the hearing, the applicant confirmed that he had a pavement licence allowing two tables and a total of eight persons.

It was noted that these tables did not form part of the alcohol licence application and if the applicant should wish to serve alcohol (ancillary to meals) in this outside area, then a variation application would need to be submitted. A condition had been conciliated with the police, allowing no more than four customers to smoke outside at any one time.

The applicant had conciliated with the police and trading standards which included a reduction in hours and a suite of conditions.

The applicant had also conciliated with the police not to use single use plastics.

The licensing sub-committee noted the representations from four other persons who were not in attendance at the hearing and whose objections concerned the prevention of crime and disorder and public nuisance licensing objectives.

The sub-committee was satisfied that the conditions conciliated with the responsible authorities and those added by the sub-committee sufficiently addressed the concerns of the local residents.

In reaching this decision the licensing sub-committee had regard to all the relevant considerations, its equality duties and the four licensing objectives and considered that this decision was appropriate and proportionate.

Appeal rights

The applicant may appeal against any decision:

- a) To impose conditions on the licence
- b) To exclude a licensable activity or refuse to specify a person as premises supervisor.

Any person who made relevant representations in relation to the application who desires to contend:

- a) That the licence ought not to have been granted; or
- b) That, on granting the licence, the licensing authority ought not to have imposed different or additional conditions to the licence, or ought to have modified them in a different way

may appeal against the decision.

Any appeal must be made to the Magistrates' Court for the area in which the premises are situated. Any appeal must be commenced by notice of appeal given by the appellant to the justices' clerk for the Magistrates' Court within the period of 21 days beginning with the day on which the appellant was notified by the licensing authority of the decision appealed against.

The meeting ended at 12.06pm.

CHAIR:

DATED: