

Item No. 5.	Classification: Open	Date: 1 March 2019	Meeting Name: Licensing Sub-Committee
Report Title		Licensing Act 2003: Unit 1, Canada Water Retail Park, Surrey Quays Road, London SE16 2XU	
Ward(s) of group(s) affected		Rotherhithe	
From		Strategic Director of Environment and Leisure	

RECOMMENDATION

1. That the licensing sub-committee considers whether an application submitted by Venue Lab Limited for a premises licence be granted under the Licensing Act 2003 in respect of the premises known as Unit 1, Canada Water Retail Park, Surrey Quays Road, London SE16 2XU.
2. Notes:
 - a) The application was submitted under Section 17 of the Licensing Act 2003 and is for a premises licence. The application is subject to representations and is therefore referred to the sub-committee for determination.
 - b) Paragraphs 8 to 12 of this report provide a summary of the application under consideration by the sub-committee. A copy of the full application is attached as Appendix A.
 - c) Paragraphs 13 to 20 of this report deal with the representations submitted in respect of the application. Copies of the representations are attached to this report in Appendices B and C. A map showing the location of the premises is attached to this report as Appendix D.
 - d) A copy of the council's approved procedure for hearings of the sub-committee in relation to an application made under the Licensing Act 2003, along with a copy of the hearing regulations, has been circulated to all parties to the meeting.

BACKGROUND INFORMATION

3. The Licensing Act 2003 provides a licensing regime for:
 - The sale of and supply of alcohol
 - The provision of regulated entertainment
 - The provision of late night refreshment.
4. Within Southwark the licensing responsibility is wholly administered by this council.
5. The Act requires the licensing authority to carry out its functions under the Act with a view to promoting the four stated licensing objectives. These are:
 - The prevention of crime and disorder
 - The promotion of public safety
 - The prevention of nuisance

- The protection of children from harm.
6. In carrying out its licensing functions, a licensing authority must also have regard to
- The Act itself
 - The guidance to the act issued under Section 182 of the Act
 - Secondary regulations issued under the Act
 - The licensing authority's own statement of licensing policy
 - The application, including the operating schedule submitted as part of the application
 - Relevant representations.
7. The premises licence application process involves the provision of all relevant information required under the Act to the licensing authority with copies provided by the applicant to the relevant responsible bodies under the Act. The application must also be advertised at the premises and in the local press. The responsible authorities and other persons within the local community may make representations on any part of the application where relevant to the four licensing objectives

KEY ISSUES FOR CONSIDERATION

The premises licence application

8. On 21 December 2018 Venue Lab Limited applied to this council for the grant of a premises licence in respect of Unit 1, Canada Water Retail Park, Surrey Quays Road, London SE16 2XU.
9. The application is summarised as follows:

The provision of plays, films, indoor sporting events, boxing or wrestling entertainment, live music, recorded music, performances of dance, anything similar to live music, recorded music and performances of dance:

- Monday to Saturday: 08:00 to 01:00 the following day
- Sunday: 08:00 to 00:00 (midnight)

The provision of late night refreshment:

- Monday to Saturday: 23:00 to 01:00 the following day
- Sunday; 23:00 to 00:00

The ales of alcohol to be consumed on and off the premises:

- Monday to Saturday: 08:00 to 01:00 the following day
- Sunday: 08:00 to 00:00

Opening hours

- Monday to Saturday: 08:00 to 01:00 the following day
- Sunday: 08:00 to 00:00

Non standard timings as follows:

- That on New Year's Eve licensable activities shall also be permitted between the end of hours permitted for licensable activities on New Year's Eve until the start of hours permitted for licensable activities on New year's Day.
10. The intended operation of the premises is stated in the application as follows:
- “The premises will operate as a multi functional events space and entertainment venue with a maximum capacity of 1,500 people in line with granted planning permission. Flexibility is required to market the premises for different types of events.”
11. The premises licence application form provides the applicant's operating schedule. Parts A, B, C, D, E, F, G, H, I, J, K, L, and M of the operating schedule set out the proposed licensable activities, operating hours and operating control measures in full, with reference to the four licensing objectives as stated in the Licensing Act 2003. Should a premises licence be issued in respect of the application then the information provided in part M of the operating schedule will form the basis of conditions that will be attached to any licence granted subsequent to the application. A copy of the application is attached to this report as appendix A.

Designated premises supervisor

12. The proposed designated premises supervisor (DPS) is Rebecca Blatter.

Representations from responsible authorities

13. Representations have been submitted by this council's environmental protection team, the Metropolitan Police Service and this council's licensing responsible authority.
14. The environmental protection team's representation has been submitted in respect of the prevention of public nuisance licensing objective. The representation is concerned with the proximity of the premises to local residents, the dispersal of the proposed 1500 patrons from the premises and the cumulative impact that the proposed operation of the premises, and the existing operation of the neighbouring 'Paintworks' and 'Hawkers House' venues will have on the locale. The representation seeks clarification of the proposed noise management plan and also details of any noise propagation tests that have been undertaken or are to be undertaken. The representation contends that suitable planning permission has not yet been granted in respect of the intended operation of the premises. The representation notes that the premises' proposed smoking area is not shown on the plan of the premises.
15. The Metropolitan Police Service's representation notes that the premises does not fall within any category of licensed premises regarding the closing times suggested in this council's statement of licensing policy. The representation is concerned with the possible cumulative impact that the proposed operation of the premises, and the operation of a neighbouring venue with a capacity of up to 6500 patrons, will have on the locale. The representation has suggested a limit on the number of events per year that can take place at the premises and that such events are not operated at the same time that events are taking place at the neighbouring 'Printworks' venue. The representation seeks clarification of the proposed dispersal policy in respect of the premises and objects to the granting of the application until such time that the Metropolitan Police Service are satisfied that a dispersal policy suitable to promote the licensing objectives has been devised.

16. The licensing responsible authority's representation has been submitted in respect of the prevention of crime and disorder and the prevention of public nuisance licensing objectives. The representation notes the closing times suggested in respect of differing types of licensed premises stated in this council's statement of licensing policy. The representation recommends that sales of alcohol cease at least 30 minutes prior to the premises' closing time on each day and also requests the provision of a dispersal policy. The representation is further concerned that off sales are offered in the application for up to 1500 people and recommended that off sales be removed from the application.
17. Copies of the representations submitted by responsible authorities, and any related correspondence, are attached to this report as Appendix B.

Representations from other persons

18. One representation has been submitted by an other person, being a local tenants and residents association.
19. The representation recommends that the operating hours of the premises be amended to finish at 23:00 hours daily given the residential nature of the surrounding area. The representation raises various questions with reference to the clearing away and cleaning up of any waste caused by the operation of the premises, the proposed security provision at the premises, the operation of any external areas of the premises, the provision of toilets at the premises and the dispersal of patrons from the area.
20. A copy of the representation submitted by the other person is attached as Appendix C.

Conciliation

21. The applicant was sent the representations that were submitted, and was advised to address the concerns within the representations.
22. On 25 January 2019 the applicant met with this council's environmental protection team, the Metropolitan Police Service and this council's licensing responsible authority to discuss the application and the intended operation of the premises. The applicant agreed to make some amendments to the application and to also consider further amendments suggested by the environmental protection team, the Metropolitan Police Service and the licensing responsible authority.
23. The applicant provided a response to the matters discussed at the meeting. The response included a dispersal policy, agreement to amend the hours for the sale of alcohol so that they finish 30 minutes prior to the premises' closing time on each day, a proposed condition to delineate the type of events that can be held at the premises and a proposed condition to address the regular taking of acoustic readings when the premises are in operation.
24. The environmental protection team replied to the response and requested further conditions. The applicant in turn provided a reply accepting the conditions and attempting to address the further concerns of the environmental protection team. Copies of correspondence outlining the applicant's reply to the environmental protection team, the Metropolitan Police Service and licensing responsible authority and the subsequent correspondence between the environmental protection team and the applicant are included in Appendix B. The dispersal policy is not included

because it is a confidential operational document. Copies of the dispersal policy will be provided to the licensing sub-committee at the hearing to determine this application.

25. Notwithstanding the above, at this time all of the representations submitted remain outstanding and must be considered by the licensing sub-committee. At the hearing to determine the application an update will be provided to the licensing sub-committee regarding any further proposed amendments to the application.

Premises history

26. On 21 December 2018 Venue Lab Limited applied to this council for the grant of a premises licence in respect of Unit 1, Canada Water Retail Park, Surrey Quays Road, London SE16 2XU.

Deregulation of entertainment

27. On 6 April 2015 entertainment became deregulated and as a result:
- Live unamplified music is deregulated between 08:00 and 23:00 on any premises.
 - Live amplified music and recorded music are deregulated between 08:00 and 23:00 at on licensed premises for an audience of up to 500 people.
 - Plays and the performance of dance are deregulated between 08:00 and 23:00 for an audience of up to 500 people.
 - Indoor sporting events are deregulated between 08:00 and 23:00 for an audience of up to 1000 people.
28. Live music and recorded music can become licensable in on-licensed premises if the licensing authority removes the effect of deregulation following a licence review ('licence review mechanism').
29. The showing of films has not been deregulated.

Map

30. A map showing the location of the premises is attached to this report as Appendix D. The following licensed premises are also shown on the map and provide licensable activities as stated:

The Printworks, 1 Surrey Quays Road, London SE16 7ND licensed for:

- Live music, recorded music, entertainment similar to live / recorded music, films, indoor sporting events plays, the sale of alcohol to be consumed on or off the premises
 - Sunday to Thursday: 10:00 to 01:00
 - Friday and Saturday: 10:00 to 02:00
- Late night refreshment:
 - Sunday to Thursday: 23:00 to 01:00

- Friday and Saturday: 23:00 to 02:00.

Odeon, Surrey Quays Leisure Park, Redriff Road, London SE16 7LL licensed for:

- Live music, recorded music entertainment similar to live / recorded music, films performance of dance, plays
 - Monday to Sunday: 09:00 to 03:00 the following day
- Late night refreshment
 - Monday to Sunday: 23:00 to 03:00 the following day
- The sale of alcohol to be consumed on the premises
 - Monday to Sunday: 11:00 to 01:00 the following day.

Hollywood Bowl, 3A Teredo Street, London SE16 7LW licensed for:

- Films and the sale of alcohol to be consumed on and off the premises
 - Monday to Sunday: 10:00 to 01:00
- Indoor sporting events:
 - Monday to Sunday: 09:00 to 01:00
- Recorded music:
 - Monday to Sunday: 08:00 to 01:30.

Leadbelly's Bar & Kitchen, Unit C, Montreal House, Surrey Quays Road, London SE16 7AQ licensed for:

- Recorded music and the sale of alcohol to be consumed on and off the premises
 - Monday to Thursday: 09:00 to 23:30
 - Friday and Saturday: 09:00 to 00:30 the following day
 - Sunday: 09:00 to 23:00
- Late night refreshment:
 - Monday to Thursday: 23:00 to 23:30
 - Friday and Saturday: 23:00 to 00:30 the following day
 - Sunday: 09:00 to 23:00.

Southwark council statement of licensing policy

31. Council assembly approved Southwark's statement of licensing policy 2016 - 2020 on 25 November 2015. The policy came into effect on 1 January 2016. Sections of the statement that are considered to be of particular relevance to the sub-committee's consideration are:

- Section 3 – Purpose and scope of the policy. This reinforces the four licensing objectives and the fundamental principles upon which this Authority relies in determining licence applications
 - Section 5 – Determining applications for premises licences and club premises certificates. This explains how the policy works and considers issues such as location; high standards of management; and the principles behind condition setting.
 - Section 6 – Local cumulative impact policies. This sets out this authority’s approach to cumulative impact and defines the boundaries of the current special policy areas and the classifications of premises to which they apply. To be read in conjunction with Appendix B to the policy
 - Section 7 – Hours of operation. This provides a guide to the hours of licensed operation that this Authority might consider appropriate by type of premises and (planning) area classification.
 - Section 8 – The prevention of crime and disorder. This provides general guidance on the promotion of the first licensing objective.
 - Section 9 – Public safety. This provides general guidance on the promotion of the second licensing objective.
 - Section 10 – The prevention of nuisance. This provides general guidance on the promotion of the third licensing objective.
 - Section 11 – The protection of children from harm. This provides general guidance on the promotion of the fourth licensing objective.
32. The purpose of Southwark’s statement of licensing policy is to make clear to applicants what considerations will be taken into account when determining applications and should act as a guide to the sub-committee when considering the applications. However, the sub-committee must always consider each application on its own merits and allow exceptions to the normal policy where these are justified by the circumstances of the application.
33. The premises are located in Canada Water major town centre area. Closing times suggested in the statement of licensing policy for relevant types of licensed premises located in Canada Water major town centre area are:
- Restaurants, cafes and takeaways:
 - Friday and Saturday: 01:00
 - Sunday to Thursday: 00:00
 - Public houses, wine bars or other drinking establishments:
 - Friday and Saturday: 00:00
 - Sunday to Thursday: 23:00
 - Nightclubs
 - Friday and Saturday: 03:00
 - Sunday to Thursday: 01:00

- Cinemas and theatres:
 - Monday to Sunday: 02:00
- Off-licences:
 - Monday to Sunday: 00:00.

Resource implications

34. A fee of £635.00 has been paid by the applicant company in respect of this application being the statutory fee payable for premises within non-domestic rateable value band E.
35. Consultation has been carried out on this application in accordance with the provisions of the Licensing Act 2003. A public notice was published in a local newspaper and similar notices were exhibited outside of the premises for a period of 28 consecutive days.

Community impact statement

36. Each application is required by law to be considered upon its own individual merits with all relevant matters taken into account.

SUPPLEMENTARY ADVICE FROM OTHER OFFICERS

Director of Law and Democracy

37. The sub-committee is asked to determine the application for a premises licence under section 17 of the Licensing Act 2003.
38. The principles which sub-committee members must apply are set out below.

Principles for making the determination

39. The general principle is that applications for premises licence applications must be granted unless relevant representations are received. This is subject to the proviso that the applicant has complied with regulations in advertising and submitting the application.
40. Relevant representations are those which:
 - Are about the likely effect of the granting of the application on the promotion of the licensing objectives
 - Are made by an interested party or responsible authority
 - Have not been withdrawn
 - Are not, in the opinion of the relevant licensing authority, frivolous or vexatious.
41. If relevant representations are received then the sub-committee must have regard to them, in determining whether it is necessary for the promotion of the licensing objectives to:
 - To grant the licence subject to:

- The conditions mentioned in section 18 (2)(a) modified to such extent as the licensing authority considers necessary for the promotion of the licensing objectives
 - Any condition which must under section 19, 20 or 21 be included in the licence.
- To exclude from the scope of the licence any of the licensable activities to which the application relates.
 - To refuse to specify a person in the licence as the premises supervisor.
 - To reject the application.

Conditions

42. The sub-committee's discretion is thus limited. It can only modify the conditions put forward by the applicant, or refuse the application, if it is necessary to do so. Conditions must be necessary and proportionate for the promotion of one of the four licensing objectives, and not for any other reason. Conditions must also be within the control of the licensee, and should be worded in a way which is clear, certain, consistent and enforceable.
43. The four licensing objectives are:
- The prevention of crime and disorder
 - Public safety
 - The prevention of nuisance
 - The protection of children from harm.
44. Members should note that each objective is of equal importance. There are no other licensing objectives, and the four objectives are paramount considerations at all times.
45. Conditions will not be necessary if they duplicate a statutory position. Conditions relating to night café and take away aspect of the license must relate to the night time operation of the premises and must not be used to impose conditions which could not be imposed on day time operators.
46. Members are also referred to the Home Office revised guidance issued under section 182 of the Licensing Act 2003 on conditions, specifically section 10.

Reasons

47. If the sub-committee determines that it is necessary to modify the conditions, or to refuse the application for a premises licence application, it must give reasons for its decision.

Hearing procedures

48. Subject to the licensing hearing regulations, the licensing committee may determine its own procedures. Key elements of the regulations are that:

- The hearing shall take the form of a discussion led by the authority. Cross examination shall not be permitted unless the authority considered that it is required for it to consider the representations.
 - Members of the authority are free to ask any question of any party or other person appearing at the hearing.
 - The committee must allow the parties an equal maximum period of time in which to exercise their rights to:
 - Address the authority
 - If given permission by the committee, question any other party.
 - In response to a point which the authority has given notice it will require clarification, give further information in support of their application.
 - The committee shall disregard any information given by a party which is not relevant to the particular application before the committee and the licensing objectives.
 - The hearing shall be in public, although the committee may exclude the public from all or part of a hearing where it considers that the public interest in doing so outweighs the public interest in the hearing, or that part of the hearing, taking place in private.
 - In considering any representations or notice made by a party the authority 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.
49. This matter relates to the determination of an application for a premises licence under section 17 of the Licensing Act 2003. Regulation 26(1) (a) requires the sub-committee to make its determination at the conclusion of the hearing.

Council's multiple roles and the role of the licensing sub-committee

50. Sub-committee members will note that, in relation to this application, the council has multiple roles. Council officers from various departments have been asked to consider the application from the perspective of the council as authority responsible respectively for environmental health, trading standards, health and safety and as the planning authority.
51. Members should note that the licensing sub-committee is meeting on this occasion solely to perform the role of licensing authority. The sub-committee sits in quasi-judicial capacity, and must act impartially. It must offer a fair and unbiased hearing of the application. In this case, members should disregard the council's broader policy objectives and role as statutory authority in other contexts. Members must direct themselves to making a determination solely based upon the licensing law, guidance and the council's statement of licensing policy.
52. As a quasi-judicial body the licensing sub-committee is required to consider the application on its merits. The sub-committee must take into account only relevant factors, and ignore irrelevant factors. The decision must be based on evidence, that is to say material, which tends logically to show the existence or non-existence of relevant facts, or the likelihood or unlikelihood of the occurrence of some future event, the occurrence of which would be relevant. The licensing sub-committee must

give fair consideration to the contentions of all persons entitled to make representations to them.

53. The licensing sub-committee is entitled to consider events outside of the premises if they are relevant, i.e. are properly attributable to the premises being open. The proprietors do not have to be personally responsible for the incidents for the same to be relevant. However, if such events are not properly attributable to the premises being open, then the evidence is not relevant and should be excluded. Guidance is that the licensing authority will primarily focus on the direct impact of the activities taking place at the licensed premises on members of the public, living, working or engaged in normal activity in the area concerned.
54. Members will be aware of the council's code of conduct which requires them to declare personal and prejudicial interests. The code applies to members when considering licensing applications. In addition, as a quasi-judicial body, members are required to avoid both actual bias, and the appearance of bias.
55. The sub-committee can only consider matters within the application that have been raised through representations from other persons and responsible authorities. Other persons must live in the vicinity of the premises. This will be decided on a case to case basis.
56. Under the Human Rights Act 1998 the sub-committee needs to consider the balance between the rights of the applicant and those making representations to the application when making their decision. The sub-committee has a duty under section 17 Crime and Disorder Act 1998 when making its decision to do all it can to prevent crime and disorder in the borough.
57. Other persons, responsible authorities and the applicant have the right to appeal the decision of the sub-committee to the magistrates' court within a period of 21 days beginning with the day on which the applicant was notified by the licensing authority of the decision to be appealed against.

Guidance

58. Members are required to have regard to the Home Office revised guidance in carrying out the functions of licensing authority. However, guidance does not cover every possible situation, so long as the guidance has been properly and carefully understood, members may depart from it if they have reason to do so. Full reasons must be given if this is the case.

Strategic Director of Finance and Governance

59. The head of regulatory services has confirmed that the costs of this process over and above the application fee are borne by the service.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Licensing Act 2003 Home Office Guidance to the Act Secondary Regulations Southwark statement of licensing policy Case file	Southwark Licensing, C/O Community Safety & Enforcement, 160 Tooley Street, London, SE1 2QH	Mrs Kirty Read Tel: 020 7525 5748

APPENDICES

Name	Title
Appendix A	Copy of the application
Appendix B	Copies of the representations submitted by responsible authorities and related correspondence
Appendix C	Copy of the representation submitted by an other persons
Appendix D	Map of the local area

AUDIT TRAIL

Lead Officer	Ian Smith, Strategic Director of Environment and Leisure	
Report Author	Wesley McArthur, Principal Licensing Officer	
Version	Final	
Dated	13 February 2019	
Key Decision?	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments sought	Comments included
Director of Law and Democracy	Yes	Yes
Strategic Director of Finance and Governance	Yes	Yes
Cabinet Member	No	No
Date final report sent to Constitutional Team		15 February 2019