

MINUTES OF A MEETING OF THE LICENSING SUB COMMITTEE B

MONDAY 1 DECEMBER 2025

Councillors Present:	Cllr Gilbert Smyth in the Chair
	Cllr Faruk Tinak
Apologies:	Cllr Christopher Kennedy
Officers in Attendance:	Amanda Nauth, Licensing Lawyer Suba Sriramana, Principal Licensing Officer (acting). Gareth Sykes, Governance Officer.
Also in Attendance:	<p><u>Agenda item 6: Application for a Premises Licence: Aldi, 211 Hackney Road, London, E2 8JP</u></p> <p><u>Applicant</u></p> <p>Lisa Gilligan, Solicitor (Freeths) Jessica Dunkley, Store Operations Director, Aldi</p> <p><u>Other Persons</u></p> <p>B1 Teo Van Barthold and Darina Ivanova B3 Francesca Veronesi B5 Isabelle Ilaya B6 Matthieu Baccot B9 Oliver Trotman B10 Hubert-Jacques Duault and Laura Schaefer B11 Teo Van Barthold</p>

1 Election of Chair

1.1 Councillor Gilbert Smyth was duly elected as the Sub-Committee Chair.

2 Apologies for Absence

2.1 Councillor Christopher Kennedy gave his apologies for absence for the meeting.

3 Declarations of Interest - Members to declare as appropriate

3.1 None.

4 Minutes of the Previous Meeting

4.1 None.

5 Licensing Sub-Committee Hearing Procedure

5.1 The meeting participants noted the hearing procedure for the meeting.

6 Application for a Premises Licence: Aldi, 211 Hackney Road, London, E2 8JP

6.1 The Principal Licensing Officer (acting) introduced an application for a premises licence to authorise the supply of alcohol for consumption off the premises from Monday to Sunday. The Licensing Sub-Committee members noted that Environmental Enforcement had withdrawn representation following agreed conditions. The Police had also withdrawn their representation following the applicant's agreement to reduce the supply of alcohol hours and their acceptance of additional conditions. The Licensing Sub-Committee noted that the Licensing Authority had initially received 12 representations from and on behalf of local residents. These representations had been received on the grounds of the prevention of public nuisance. Following the reduction of hours, one representation was withdrawn, leaving 11 remaining representations.

6.2 During the discussion phase of the meeting a number of points were raised including the following:

- Aldi staff would patrol for litter and that high-value alcohol and spirits would be kept in a lockable cabinet, which was standard practice for Aldi stores;
- The Store Operations Director for Aldi confirmed that they were a commercial operation with an ambitious growth strategy to provide affordable products;
- Regarding alcohol sales hours, the Solicitor for the Applicant stated that there was no evidence to suggest a restriction to 10:00am was necessary;
- On concerns raised about sound insulation and acoustic reporting, the Solicitor for the Applicant explained that a noise report was a planning requirement and that it had been submitted to the Planning Authority;
- Some of the Other Persons noted that the noise assessment showed the resulting sound levels would be significantly louder than current levels and questioned the timing of the noise assessment;
- The Chair of the Sub-Committee suggested that if the license were granted, a condition could be included to submit the acoustic report to the Licensing Authority;
- If the application was granted the Aldi store would have a bakery with ovens, and all necessary fire risk assessments would be completed;
- The security staff's primary job on site was the safety of staff and customers and they were generally based inside the store. However, in response to concerns raised by Other Persons about loitering and what responsibilities fell under the security guard's remit, the Store Operations Director for Aldi clarified that security guards did come outside the premises to address issues within their remit. They added that they would address loitering and issues outside the store;
- Issues relating to insurance were not a licensing matter;

- Addressing claims that Aldi was only concerned with in store security, the Solicitor for Aldi responded that Aldi was well-used to cooperating with police and adhering to the holistic approach required by the Licensing Act 2003 for the immediate vicinity;
- The Sub-Committee was minded to consider a condition using the guidance wording about a holistic approach to security in the immediate vicinity, including the corner of Dawson Street, to ensure security personnel can go beyond the entrance to the Aldi store;
- On procedures for handling young people attempting to purchase alcohol and how they manage frequent visits from homeless individuals, the Store Operations Director for Aldi reiterated that Aldi adhered to the Challenge 25 policy and if necessary would issue banning notices for repeated antisocial behaviour. They added that complaints could be directed to the store manager or the customer services department;
- Fresh goods would likely lead to daily deliveries within the store's opening hours and that a delivery management document needed submission to the Planning Authority. The Store Operations Director for Aldi added that the goal was to minimise deliveries, expecting a maximum of two per day, or ideally one, and outlined noise mitigation efforts like soft-closing tail lifts and delivering only on pallets;
- The Sub-Committee Chair suggested a condition restricting delivery times to between 8:00am. and 11:00pm. The Store Operations Director for Aldi responded that Aldi could not immediately agree to this restriction, needing to consult their logistics team due to concerns about potential fines for delivering within specific core hours in London. The Solicitor for the Applicant agreed to liaise with the logistics team regarding the time restrictions. The Council's Licensing Lawyer raised concerns that delivery time restrictions could conflict with variable daily refuse collection times. The Sub-Committee Chair responded by proposing that the condition should focus purely on deliveries, separate from waste collection and bottle tipping, adding that common sense should be applied to bottle tipping, tying it to operating hours and the daytime;
- Regarding the matter of a review process for non-compliance, the Sub-Committee Chair explained that residents could call for a license review by the Licensing Authority. The Council's Licensing Lawyer clarified that residents must first lodge complaints about individual issues for the Licensing Authority to investigate and determine if there is sufficient evidence for a review;
- On alcohol content restrictions the Solicitor for the Applicant stated that the core range would generally be no higher than 6.5% Alcohol By Volume (ABV), with exceptions for specialty craft. They agreed to provide the Council's Licensing Lawyer with the wording for a condition limiting the ABV of core range alcohol to 6.5%, specifying that this condition related only to beers and ciders, not spirits;
- On the best means for local residents to contact Aldi to raise any issues or concerns, the Sub-Committee Chair suggested a bespoke condition for residents to contact the shop management.

The Store Operations Director for Aldi expressed willingness to provide contact details, likely the area manager's email, to residents to foster good relations, though they cautioned against displaying it publicly in the store due to potential personnel changes. The Other Persons asked about the expected turnaround time for a response from the area manager, the Store Operations Director for Aldi responded that while no formal service level agreement existed, they would aim to respond as soon as reasonably possible.

- 6.3 In their closing remarks the Other Persons maintained their objections to the application license. Some of the Other Persons appreciated the proposed mitigations but felt they did not address the policy objectives, particularly concerning the vulnerable local population. Some of the local residents felt that issues about security, particularly tailgating, and noise from deliveries had not been resolved. Other local residents reiterated their strong objections to the application, stating the proposed concessions had not addressed issues around noise, nuisance, homelessness, and theft, which they believed would worsen with the Aldi store's presence.
- 6.4 In their closing remarks the Solicitor for the Applicant acknowledged the emotive nature of the application and the strength of local feeling, assuring that Aldi cares and will strive to be a good neighbour. They also noted that there were no objections from the Police or the Council's Environmental Enforcement, which they hoped provided comfort regarding the proposed measures.
- 6.5 One of the Other Persons interjected, clarifying that the Police had initially objected until hours were reduced.
- 6.6 The Store Operations Director for Aldi in their closing remarks reiterated that they heard the concerns and stressed that they operate successfully in similar settings, committing to ongoing discussions to work with residents. Responding to a question on whether the store would still open if the application was rejected, they replied that that was not a decision for them to make.

The decision

The Licensing Sub-Committee in considering this decision from the information presented to it within the report and at the hearing has determined that having regard to the promotion of all the licensing objectives:

- The prevention of crime and disorder;
- Public safety;
- Prevention of public nuisance; and
- The protection of children from harm,

The application for a premises licence has been approved in accordance with the Council's Statement of Licensing and the proposed conditions set out in paragraph 8.1 of the report.

- The hours of licensable activity to be modified as follows:

Supply of Alcohol (Off the Premises)

Mon 08:00-22:00
Tue 08:00-22:00
Wed 08:00-22:00
Thu 08:00-22:00
Fri 08:00-22:00
Sat 08:00-22:00
Sun 08:00-22:00

Opening hours

Mon 08:00-22:00
Tue 08:00-22:00
Wed 08:00-22:00
Thu 08:00-22:00
Fri 08:00-22:00
Sat 08:00-22:00
Sun 08:00-22:00

The following conditions to be added to the premises licence:

- 1 No sales of single cans of alcohol.
 - There shall be no sales of super strength beer, lager or cider with an alcohol content above 6.5% ABV-within the core range. This restriction shall not apply in respect of specialist branded premium priced products, for example craft ales, local or micro-brewery specialist products, boxed gifts or national celebratory/commemorative products.
 - The Premises Licence Holder shall provide and put on display contact details to raise any concerns or complaints by local residents.

Reasons for the decision

The application for a premises licence has been approved, as members of the Licensing Sub-Committee were satisfied that the licensing objectives would not be undermined,

The Sub-Committee took into consideration that there were initially 12 representations from local residents, however one local resident withdrew their representation. The Sub-Committee also noted that the Police and Environmental Enforcement withdrew their objections following agreed hours and conditions with the Applicant. The Sub-Committee noted that there were no objections from the other Responsible Authorities.

The Sub-Committee heard representations from the Applicant's legal representative that Aldi Stores Limited has over 1000 stores nationwide. The Sub-Committee took into consideration that the Applicant is proposing opening hours and the supply of alcohol until 22:00 only. A Risk Assessment has been carried out and the Applicant will be taking measures to ensure that they have proper security. The Applicant has a waste procedure, waste refuge storage and their food waste is distributed locally. The Applicant hopes the premises will improve the area. The Police were happy with the reduced hours. Aldi is aware of concerns by residents and wants to do everything they can to resolve their concerns.

The Sub-Committee heard that the Applicant seeks to protect their customers and local residents. The Applicant does not want antisocial behaviour in the area and they do try to move people who loiter. The store is closely managed by a store manager who will be able to deal with any queries or issues regarding concerns raised by local residents.

The Sub-Committee took into consideration the Applicants' mitigation that they will use pallets to reduce the impact of noise and that they do not use cages. The applicant added that milk is delivered daily.

The Sub-Committee heard the representations and concerns of the local residents objecting to the application on the grounds of the four licensing objectives. This included the impact on young families who live in the residential block above. There were also concerns about tailgating and which led to at least one theft. One of the local residents has been residing in the block since 2012 and they do not want antisocial behaviour in the area which may be caused by the premises.

The Sub-Committee heard from local residents that security on the door is important due to a number of vulnerable people in the residential block. When people are refused entry to the shop the local residents have to deal with the outcome of that. Also the existing waste collection is poorly dealt with and will lead to increased antisocial behaviour.

The Sub-Committee heard from local residents that the proximity to a homeless shelter is a problem and they have a number of licensed premises in the area. There are young families and there is a school nearby that will be affected by the noise and disturbance caused by the operation of the premises.

The Sub-Committee took into consideration that the local residents were not persuaded by the representations made by the Applicant and their legal representative, and they did not feel that their concerns and issues were addressed.

The Sub-Committee noted that the local residents did not object to Aldi as a store, however, they felt it was not a suitable location.

The Sub-Committee took into consideration that where local residents live in a mixed use development there has to be an acceptance of some level of activity such as deliveries, servicing and visitors are likely to be associated with the commercial part of the development.

The Sub-Committee noted that a detailed Delivery and Servicing Management Plan is already a condition on the Planning Permission (ref: 2016/3602) which saw the demolition of the former Mecca Bingo hall and the redevelopment of the site. The Sub-Committee has to have regard to Government guidance and should not duplicate existing legislation in the conditions attached to the premises licence.

The Sub-Committee considers each application on its own merits.

The Sub-Committee was satisfied with the agreed conditions and reduced hours agreed with the Applicant in accordance with Policy LP4 for alcohol off sales that would help the premises operate safely and responsibly, and would mitigate the impact on the area and on the local residents.

The Sub-Committee felt reassured with the condition for limiting the ABV in beer, lager and cider excluding craft beers.

The Sub-Committee was satisfied that the Applicant agreed to provide the duty manager or contact details for local residents. Also should local residents have any issues they also can inform the Licensing Authority who can investigate.

Having taken all of the above factors into consideration the Licensing Sub-Committee was satisfied that this application could be approved without the licensing objectives being undermined.

Public Informative

1. The Premises Licence Holder is advised to monitor the noise and public nuisance from the operation of the premises and how it impacts local residents living above and in close proximity to the premises.
2. The Premises Licence Holder is further reminded of the need to operate the premises according to any current planning permission relating to its use class and conditions

3. It also should be noted for the public record that the Local Planning Authority should draw no inference or be bound by this decision with regard to any future planning application which may be made.
4. The Premises Licence Holder is strongly encouraged to use sustainable cutlery, plates, cups, food containers, and recyclable disposable materials to avoid using single-use plastic disposable items.

7 Temporary Event Notices - Standing Item

7.1 There were no Temporary Event Notices considered at the meeting.

END OF MEETING

Duration of the meeting: 7.00pm - 8.30pm

Chair of the Licensing Sub-Committee B meeting, Councillor Gilbert Smyth.

Contact:

Gareth Sykes, Governance Officer. Email@ governance@hackney.gov.uk