

Borough Council of
**King's Lynn &
West Norfolk**



Licensing Committee

Agenda

Wednesday, 13th May, 2026

at 10.05 am, or immediately following the rising of the Full Meeting of the Licensing and Appeals Board which starts at 10.00 am, whichever is the later.

in the

**Council Chamber
Town Hall
Saturday Market Place
King's Lynn**

Also available to view at

<https://www.youtube.com/user/WestNorfolkBC>



King's Court, Chapel Street, King's Lynn, Norfolk, PE30 1EX
Telephone: 01553 616200

Tuesday 5th May 2026

Dear Member

Licensing Committee

You are invited to attend a meeting of the above-mentioned Committee which will be held on **Wednesday, 13th May, 2026 at 10.05 am** in the **Council Chamber, Town Hall, Saturday Market Place, King's Lynn, PE30 5DQ** to discuss the business shown below.

Yours sincerely

Chief Executive

AGENDA

1. Apologies for Absence

To receive any apologies for absence.

2. Items of Urgent Business

To determine any other items of business which the Chair decides should be considered as a matter of urgency pursuant to Section 100B(4)(b) of the Local Government Act 1972.

3. Declarations of Interests (Page 5)

Please indicate if there are any interests which should be declared. A declaration of an interest should indicate the nature of the interest (if not already declared on the Register of Interests) and the agenda item to which it relates. If a disclosable pecuniary interest is declared, the member should withdraw from the room whilst the matter is discussed.

4. Members Present Under Standing Order 34

5. **Minutes** (Pages 6 - 19)

To approve as a correct record the below minutes:

14th April 2025 – Full Meeting

23rd April 2025

16th October 2025

6. **Any other business**

7. **Date of the next meeting**

To:

Licensing Committee: B Anota, B Ayres, J Bhondi (Chair), A Bubb, R Coates, C J Crofts, S Everett (Vice-Chair), A Kemp, J Kirk, J Moriarty, T Parish, J Rust and S Sandell

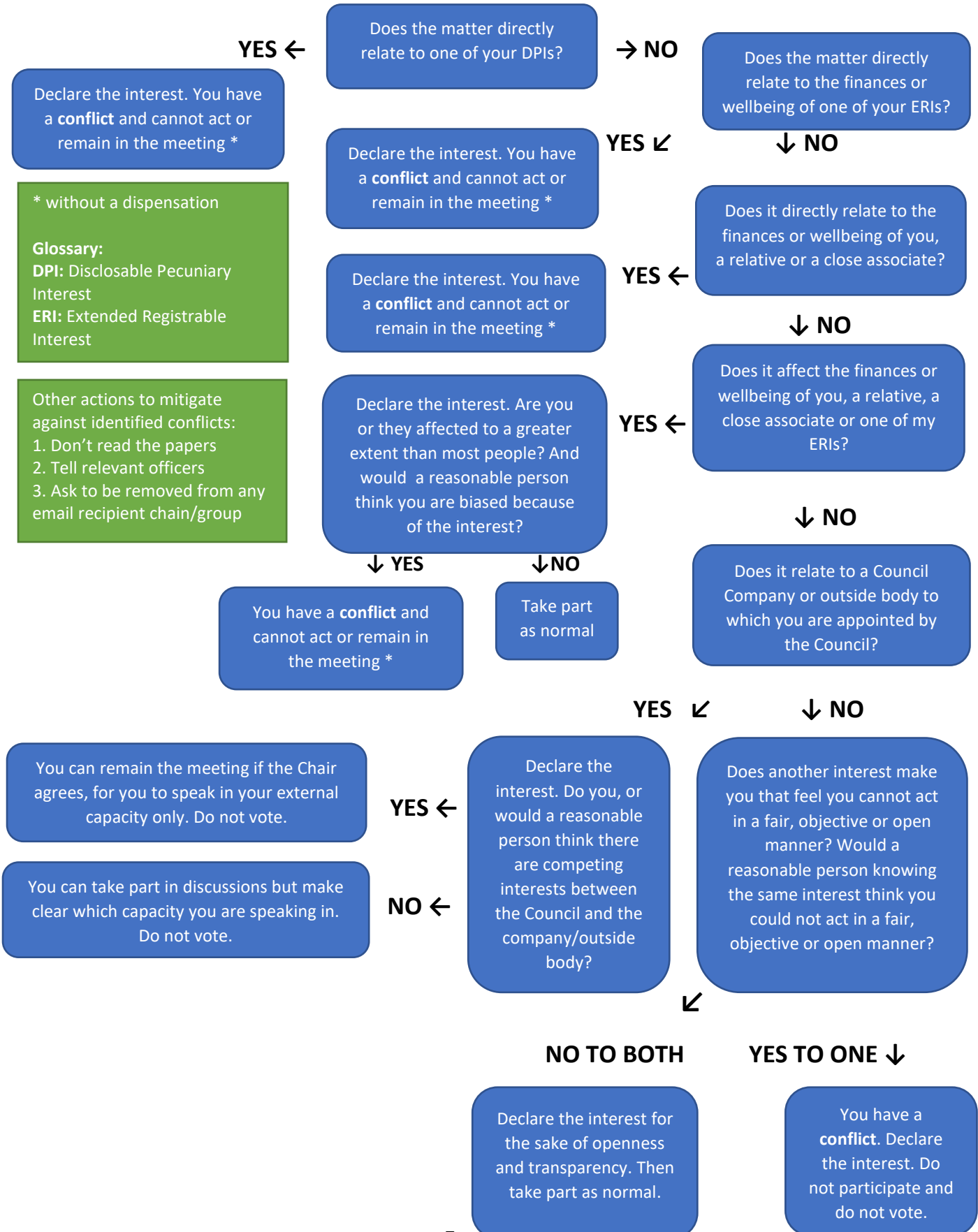
Officers:

Marie Malt – Licensing Service Manager

DECLARING AN INTEREST AND MANAGING ANY CONFLICTS FLOWCHART



START



Declare the interest. You have a **conflict** and cannot act or remain in the meeting *

* without a dispensation

Glossary:

DPI: Disclosable Pecuniary Interest

ERI: Extended Registrable Interest

Other actions to mitigate against identified conflicts:

1. Don't read the papers
2. Tell relevant officers
3. Ask to be removed from any email recipient chain/group

YES ←

Does the matter directly relate to one of your DPIs?

→ NO

Does the matter directly relate to the finances or wellbeing of one of your ERIs?

↓ NO

Declare the interest. You have a **conflict** and cannot act or remain in the meeting *

YES ↙

Does it directly relate to the finances or wellbeing of you, a relative or a close associate?

↓ NO

Declare the interest. You have a **conflict** and cannot act or remain in the meeting *

YES ←

Does it affect the finances or wellbeing of you, a relative, a close associate or one of my ERIs?

↓ NO

Declare the interest. Are you or they affected to a greater extent than most people? And would a reasonable person think you are biased because of the interest?

YES ←

↓ YES

↓ NO

You have a **conflict** and cannot act or remain in the meeting *

Take part as normal

Does it relate to a Council Company or outside body to which you are appointed by the Council?

YES ↙

↓ NO

You can remain the meeting if the Chair agrees, for you to speak in your external capacity only. Do not vote.

YES ←

Declare the interest. Do you, or would a reasonable person think there are competing interests between the Council and the company/outside body?

NO ←

Does another interest make you that feel you cannot act in a fair, objective or open manner? Would a reasonable person knowing the same interest think you could not act in a fair, objective or open manner?

↙

NO TO BOTH

YES TO ONE ↓

Declare the interest for the sake of openness and transparency. Then take part as normal.

You have a **conflict**. Declare the interest. Do not participate and do not vote.

BOROUGH COUNCIL OF KING'S LYNN & WEST NORFOLK

LICENSING COMMITTEE

Minutes from the Meeting of the Licensing Committee held on Monday, 14th April, 2025 at 3.45 pm in the Council Chamber, Town Hall, Saturday Market Place, King's Lynn PE30 5DQ

PRESENT: Councillors B Ayres, C Crofts, D Heneghan and A Kemp

1 **APPOINTMENT OF CHAIR**

RESOLVED: That Councillor Ayres be appointed as Chair for the meeting in the absence of the Chair and Vice Chair.

2 **APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillors Bubb, Moriarty, Rust, Sandell, Tyler and Wilkinson.

3 **ITEMS OF URGENT BUSINESS**

There were no items of urgent business.

4 **DECLARATIONS OF INTERESTS**

There were no declarations of interest.

5 **MEMBERS PRESENT UNDER STANDING ORDER 34**

There were no Members present under Standing Order 34.

6 **MINUTES**

RESOLVED: The minutes from the below listed meetings were agreed as a correct record and signed by the Chair:

20 April 2023
22 June 2023
25 October 2023
22 December 2023
13 June 2024
5 November 2024
6 December 2024

7 **ANY OTHER BUSINESS**

There was none.

8 **DATE OF THE NEXT MEETING**

The next meeting of the Licensing Committee was scheduled for 23rd April 2025 at 11.30am in the Council Chamber, Town Hall, Saturday Market Place, King's Lynn. The Sub-Committee Members for this Hearing were Councillors Ayres, Moriarty and Sandell.

The meeting closed at 3.50 pm

BOROUGH COUNCIL OF KING'S LYNN & WEST NORFOLK

LICENSING COMMITTEE

**Minutes from the Meeting of the Licensing Committee held on Wednesday,
23rd April, 2025 at 11.30 am in the Council Chamber, Town Hall, Saturday
Market Place, King's Lynn PE30 5DQ**

PRESENT: Councillors Moriarty (Chair), Sandell and Ayres.

OFFICERS:

Marie Malt – Licensing Services Manager

Rebecca Parker – Senior Democratic Services Officer

James Arrandale – Legal Advisor

Amy Pearce – Legal Advisor

1 APOLOGIES FOR ABSENCE

There were no apologies for absence.

2 ITEMS OF URGENT BUSINESS

There was no urgent business.

3 DECLARATIONS OF INTERESTS

There were no declarations of interest.

**4 TO CONSIDER AN APPLICATION FOR A PREMISES LICENCE FOR
THE SURGERY, CENTRE POINT, FAIRSTEAD, KING'S LYNN,
NORFOLK, PE30 4SR**

[Click here to view the recording of this item on You Tube.](#)

The Chair welcomed everyone to the meeting and declared that the Sub-Committee was sitting to consider an application for a premises licence for The Surgery, Centre Point, Fairstead, PE30 4SR.

The Chair introduced the Sub-Committee, the Borough Council officers and the Legal Advisors and explained their roles.

The Applicant, his representative and other persons introduced themselves.

5 PROCEDURE WHICH WILL BE FOLLOWED AT THE HEARING

[Click here to view the recording of this item on You Tube.](#)

At the request of the Chair, the Legal Advisor outlined the procedure which would be followed at the Hearing.

6 **REPORT OF THE LICENSING OFFICER**

[Click here to view the recording of this item on You Tube.](#)

At the request of the Chair, the Licensing Services Manager presented the report as included in the Agenda. There were no questions to the Licensing Services Manager.

7 **THE APPLICANT'S CASE**

[Click here to view the recording of this item on You Tube](#)

The Applicant's Representative presented the case on behalf of the applicant explaining that, due to the concerns raised by residents, he and the Applicant had visited the premises and vicinity including the Morrisons shop and the nearby Schools before the Hearing. He stated that the Primary School was similarly located to the applicant's premises and the existing Morrisons and the Secondary School were a four-minute walk away.

The Applicant's Representative provided detail of the premises, explaining that it was previously a GP Surgery built around the sixties or seventies. He acknowledged that residents were concerned by the closure of the Surgery but understood that the premises were now deemed unfit for purpose so were unlikely to reopen as a surgery. He stated that the Applicant would bring the empty unit back into use to serve the local community.

The Applicant's Representative provided background on the Applicant stating that he had been in the trade all his life and had been involved in conversions before. He stated that the Applicant intended to move here and run the business for a period before it was established and he would then appoint a Designated Premises Supervisor to run the store, however he would still oversee operations.

The Sub-Committee were informed that the premises would be a One Stop and as part of this the store would be required to comply with their regime and would be regularly visited by Area Managers to ensure statutory compliance.

The Sub-Committee's attention was drawn to the conditions within the report and the Applicant's Representative stated that conditions should be appropriate and enforceable and he felt that the conditions to be imposed were just that.

The Applicant's Representative explained that he had spoken to Councillor Everett in advance of the Hearing and the Applicant would offer additional conditions that could be attached to the Licence.

The first condition was that the Challenge 25 Policy would be extended to deliveries and age verification would be required at point of order and point of delivery.

The second condition offered by the Applicant was that no more than 25% of display space would be used for alcohol. The Applicant's representative stated that the premises would be a convenience store not an off licence.

The Applicant's Representative reminded the Sub-Committee that no Responsible Authorities had raised concern regarding the application and directed the Sub-Committee to the Section 182 Guidance relating to Responsible Authority Representations.

The Applicant's Representative also stated that cumulative impact and the location of the schools was not a consideration for this application. He stated that the application was well structured and would serve the local community.

The Chair invited questions from the Licensing Services Manager who asked for confirmation of the two additional conditions that could be attached to the licence which were imposing the Challenge 25 Policy on deliveries and that no more than 25% of display space to be used for alcohol.

In response to a question from Councillor Everett, the Applicant's Representative confirmed that ID would be required at the point of delivery.

Councillor Colwell queried the four-minute walk to the Secondary School as stated by the Applicant's Representative and it was his understanding that the School was a lot closer as there was a short cut through the Community Centre grounds. The Applicant's Representative stated that he had not realised that there was a short cut.

In response to a question from Councillor Sandell, the Applicant's Representative stated that there would be CCTV covering the outside of the premises. He informed the Sub-Committee that Councillor Everett had raised concerns regarding the hedge outside the premises, and stated that, even though this was something that may not be able to be conditioned, the Applicant would undertake to reduce the size of the hedge.

Councillor Ayres asked how staff would be trained on the Challenge 25 policy and the Applicant stated that One Stop provided information and online training and would check on processes during their regular visits.

Councillor Moriarty asked for clarification on the location of the CCTV outside the premises and the Applicant highlighted the locations on the plan within the Agenda. He stated that there would be four external

cameras and confirmed that he would reduce the height of the hedge to approximately two feet.

In response to a question from Councillor Moriarty, the Applicant's Representative stated that the One Stop Area Manager would conduct weekly visits to check that standards were being met and sort out any issues.

Councillor Moriarty asked about the Challenge 25 Policy for deliveries and asked if this needed to be explored further by the Applicant. The Applicant stated that deliveries were ordered through the One Stop Website and deliveries were made by Uber Eats or Deliveroo, a procedure would be put in place for the delivery driver and clear instructions would be provided to the buyer.

8 **INTERESTED PERSONS CASE**

[Click here to view the recording of this item on You Tube.](#)

The Chair invited each of the Interested Persons to present their case.

Councillor Everett – Borough Councillor

Councillor Everett stated that he had spoken to the Applicant in advance of the Hearing to raised resident concerns. He acknowledged that the applicant had made concessions including the Challenge 25 Policy for deliveries, CCTV and the reduction of the size of the hedge.

He stated that one of the concerns raised by residents was the loss of the GP Surgery, but acknowledged that the premises was unlikely to be brought back into use for this purpose.

He explained that residents were also concerned about the proximity of the schools and underage sales. He acknowledged the Challenge 25 Policy but felt that the close proximity of the premises raised exposure to children.

Councillor Everett commented that there were also high crime levels in this area and another licensed premises in the area could increase this.

Councillor Everett stated that the area did not need another venue selling alcohol as it would add to crime, disorder and antisocial behaviour.

The Chair invited questions to Councillor Everett and the Licensing Service Manager asked if Councillor Everett was aware that 'need' was not a matter for Licensing and Councillor Everett confirmed that he was aware.

Councillor Sandell referred to the press coverage and social media relating to this application, which indicated that the premises would be

an off licence. She asked Councillor Everett if now, realising that the premises was to be a convenience store, did he still think that the application would have a detrimental impact. Councillor Everett stated that he didn't realise that the premises would be a One Stop and was happier now that he knew the premises would not be an off licence.

In response to a question from Councillor Ayres, Councillor Everett stated that he was aware that 'need' was not a matter for licensing, but asked the Sub-Committee to consider the impact an additional premises in the area could have to the current antisocial behaviour issues.

In response to a question from Councillor Moriarty, Councillor Everett stated that he was satisfied with the condition to limit alcohol to 25% of display space within the store.

Councillor Colwell – Norfolk County Councillor

Councillor Colwell stated that he had received considerable correspondence from residents on this issue and concerns had been reflected on social media. He stated that the premises was on the main through route to the schools and he opposed the application.

He stated that he was pleased that the Applicant and his representative had visited the premises, but Councillor Colwell was local and knew the area well and had seen the issues and problems that had occurred.

Councillor Colwell stated that he was a Domestic Violence Solicitor and was aware of the impact that alcohol could have.

Councillor Colwell explained that in relation to the prevention of crime and disorder Licensing Objective, there was already issues in the area and Fairstead Ward was an area of high deprivation. He was concerned about the proximity of the schools and the history of crime and disorder in the area. Councillor Colwell provided statistics of incidents of reported crime within the area.

Councillor Colwell made reference to comments made by the Local Police Superintendent in the press relating to the impact of drug and alcohol misuse on crime and disorder. Councillor Colwell stated that the Police did as much as they could, and this application would add further pressure on their limited resources.

Councillor Colwell stated that residents were already frightened, and this application would attract drinkers to the area and needed to be refused. He referred to the late-night opening hours, that 25% of display space was still a considerable amount, and that although there was CCTV covering the premises there was a lack of it in the surrounding area.

With regard to the licensing objective protecting children from harm, Councillor Colwell provided detail of the sensitive locations surrounding

the premises and that children would be exposed to alcohol and bad behaviour.

Councillor Colwell stated that the existing Morrisons was within the retail area, but this premises was not and was on the thoroughfare to the schools which risked children being exposed. He stated that there were already issues at Morrisons with people being sick outside, broken glass and inebriated.

Councillor Colwell stated that the plan and map within the agenda showed that the premises was located near to the car park which was used for school drop offs and pick ups.

Councillor Colwell also stated that you couldn't control what people did after they had left the premises, there would be an impact on the public purse and residents needed to be supported.

He also referred to a petition which had been signed by local residents.

The Chair invited questions to Councillor Colwell.

The Licensing Services Manager referred to the petition as this had not been received by the Council. Councillor Colwell commented that the Community Shop had run the petition.

The Licensing Services Manager asked if the crime statistics reported by Councillor Colwell could be broken down to ascertain which incidents were directly related to alcohol. Councillor Colwell stated that he did not have those statistics available, but the website may be able to provide this detail.

The Licensing Services Manager asked if more than one premises in the area was likely to increase the amount of people in the area buying alcohol. Councillor Colwell stated that the issue was about the location as it was not in the main precinct and people couldn't avoid it on the school run like they could Morrisons.

In response to a question from the Applicant's Representative, Councillor Colwell explained that the distance from the Applicant's Premises to the Morrisons store was 30 metres 'as the crow flies'. The Applicant's Representative also asked Councillor Colwell if he was aware that the premises would be open for two hours less than Morrisons and Councillor Colwell confirmed that he was aware of the time difference but stated that this application would impact the ability of people being able to avoid crowds and people purchasing alcohol when accessing the car park.

Councillor Sandell asked Councillor Colwell if he had received concerns from residents when the Morrisons opened, and Councillor Colwell stated that this may have occurred prior to him being a Borough Councillor. The Licensing Services Manager confirmed that the application for Morrisons had been received in 2014, which was prior to Councillor Colwell being elected.

In response to a further question from Councillor Sandell, Councillor Colwell commented that the applicant had provided good detail and mitigation measures, but when it came to location it just didn't feel right.

Councillor Ayres asked if increasing the number of licensed premises in the area would increase the amount of alcohol purchased. Councillor Colwell felt that it wouldn't, but it could cause issues if someone was refused in the first premises as they could 'try their luck' in the second premises.

Councillor Moriarty asked Councillor Colwell for his view on why the Police, as a responsible authority, had not objected to the application. Councillor Colwell felt it may be because resources had not allowed them to and that the office was based in Wymondham, rather than locally. The Licensing Services Manager explained that she had received a response from the local Police to say that they had no representations to make.

9 **SUMMING UP - LICENSING OFFICER**

[Click here to view the recording of this item on You Tube.](#)

The Licensing Services Manager summed up the case and reminded the Sub-Committee that they should consider all of the information included in the Agenda and put forward at the hearing and dispose of the matter using one of the methods as set out in the report.

She reminded the Sub-Committee of the additional conditions offered by the Applicant.

She reminded the Sub-Committee that all parties had the right to appeal the decision to the Magistrates Court.

10 **SUMMING UP - OTHER PERSONS**

[Click here to view the recording of this item on You Tube.](#)

Councillor Everett

Councillor Everett confirmed that he had nothing further to add.

Councillor Colwell

Councillor Colwell summed up stating that this was the wrong location for the premises and put children at risk of witnessing lewd behaviour, strong language and inebriation. He stated that the application should be refused in order to protect children from harm. He was also

concerned of the impact granting the licence would have on crime figures and the proximity to the schools.

11 **SUMMING UP - THE APPLICANT**

[Click here to view the recording of this application on You Tube](#)

The Applicant's Representative summed up the case stating that the Applicant had visited the premises approximately fifteen times and was aware of the local area. He noted that Councillor Colwell had accepted that the applicant could not have done anymore and that the increase in premises would not increase the demand.

The Applicant's Representative stated that the Sub-Committee's decision needed to be evidence based and not based on a feeling of it not being the right location.

The Applicant's Representative stated that the application had been well structured and thought out and was bringing back a vacant building into use.

The Applicant's Representative reiterated that the operating hours applied for were less than Morrisons and that there had been no objections from the Responsible Authorities.

12 **OUTSTANDING MATTERS**

The Legal Advisor advised that there were no outstanding matters.

13 **DECISION NOTICE**

The Chair explained that the Sub-Committee would retire to make their decision in private, accompanied by the Democratic Services Officer for administrative purposes and the Legal Advisor for specific points of law and procedure.

The Chair explained that the decision would be provided to all parties in writing within five days.

The meeting closed at 12.45 pm

BOROUGH COUNCIL OF KING'S LYNN & WEST NORFOLK

LICENSING COMMITTEE

**Minutes from the Meeting of the Licensing Sub-Committee Hearing held on
Thursday, 16th October, 2025 at 10.00 am in the Council Chamber,
Town Hall, Saturday Market Place, King's Lynn PE30 5DQ**

PRESENT: Councillors Bhondi (Chair), Everett (Vice Chair) and Moriarty

OFFICERS:

Marie Malt – Licensing Services Manager

James Arrandale – Legal Advisor

Nathan Reed – Community Safety and Neighbourhood Nuisance Officer

Lauren Steele – Democratic Services Officer

1 **APOLOGIES FOR ABSENCE**

There were no apologies for absence.

2 **ITEMS OF URGENT BUSINESS**

There was no urgent business.

3 **DECLARATIONS OF INTERESTS**

There were no declarations of interest.

4 **TO CONSIDER AN APPLICATION FOR A NEW PREMISES LICENCE
FOR 'THE ENCORE', 105 NORFOLK STREET, KING'S LYNN,
NORFOLK, PE30 1AQ**

[Click here to view the recording of this item on YouTube](#)

The Chair welcomed everyone to the meeting and declared that the Sub-Committee was sitting to consider an application for a premises licence for 'The Encore', 105 Norfolk Street, King's Lynn, Norfolk, PE30 1AQ.

The Chair introduced the Sub-Committee, the Borough Council officers and the Legal Advisor and explained their roles.

The Applicant introduced themselves.

5 **PROCEDURE WHICH WILL BE FOLLOWED AT THE HEARING**

[Click here to view the recording of this item on YouTube](#)

At the request of the Chair, the Legal Advisor outlined the procedure which would be followed at the Hearing.

6 **REPORT OF THE LICENSING OFFICER**

[Click here to view the recording of this item on YouTube](#)

At the request of the Chair, the Licensing Services Manager presented the report as included in the Agenda. The Applicant asked no questions.

In response to a question from Councillor Moriarty, the Licensing Services Manager confirmed that many premises on Norfolk Street operate with music until 3am or 4am.

7 **THE APPLICANT'S CASE**

[Click here to view the recording of this item on YouTube](#)

The Applicant presented their case and outlined their vision to create a premium, calm and inclusive venue distinct from a nightclub, aimed at a mature audience and centred on live music from local and visiting artists.

The Applicant highlighted to the Sub-Committee their combined 47 years of experience in managing licensed venues and confirmed they had worked closely with the Planning, Licensing and Community Safety Neighbourhood Nuisance departments and that no objections had been raised by responsible authorities.

The Applicant referred to the objection raised from Mr Chilvers and stated that the proposed hours of 12 midday to 2am were reasonable and consistent with neighbouring venues, whereas the suggested hours of 11am to 11pm would have threatened business viability.

The Sub-Committee were informed that an independent acoustic report confirmed that they were compliant with NR20 standards and that the Applicants had implemented all recommendations including secondary glazing, sealing gaps, inward-facing stage layout, upgraded fire doors and professional security.

The Applicant highlighted that the tenants of the neighbouring property had expressed full support.

The Applicant emphasised that The Encore intended to operate responsibly, had taken all reasonable measures to manage noise and that a lobby was unnecessary given compliance with NR20 standards.

In response to questions from the Licensing Services Manager, the Applicant explained that the venue intended to operate as a place for

people to sit and enjoy live music, rather than as a bar where there was a constant flow of customers in and out, and this would be supported by educating and building a consistent reputation with customers. The Applicant further explained that if it was conditioned, an SIA registered door staff member would be present during all live music events from 9pm until 15 minutes after close.

The Licensing Services Manager asked if the 91-decibel limit would be included in the noise management plan. The Applicant confirmed it would, explaining that staff were trained to manage sound and that all performers would be monitored to ensure volume levels were controlled.

In response to questions from Councillor Moriarty, the Applicant explained entry to the building would be controlled through instructions to the SIA registered door staff member and added that live performances would be limited to individual songs of three to four minutes rather than extended sets which was considered sufficient to allow customers to leave in an orderly manner whilst remaining compliant with NR20 standards. The Applicant confirmed that performances would consist of acoustic acts, duos or soloists and that bands (i.e. louder groups) were not suitable for the premises and were not part of the business model or theme.

Councillor Moriarty asked for clarification on the location of the CCTV and the Applicant highlighted where CCTV had been installed.

Councillor Moriarty queried the dotted lines shown on page 7 of the audio report. The Applicant explained that they represented RSJs which supported the upper floors.

In response to a further question from Councillor Moriarty, the Applicant stated that the noise report had concluded a lobby was not feasible due to size constraints and that the current structural layout did not allow for such changes.

In response to a question from Councillor Everett, the Applicant explained the sound management measures which they had undertaken and highlighted the most substantial cost related to the secondary glazing which was just over £3,000.

In response to a concern raised from Councillor Bhondi, the Applicant confirmed their decision not to install a lobby was based on the noise report which concluded it was not feasible due to the size of the premises.

In response to a question from Councillor Bhondi, the Applicant explained staffing on the door could commence earlier than 9pm if necessary but the 9pm requirement was imposed by the Norfolk Constabulary.

8 SUMMING UP - LICENSING OFFICER

[Click here to view the recording of this item on YouTube](#)

The Licensing Services Manager summed up the case and reminded the Sub-Committee that they should consider all of the information included in the Agenda and put forward at the hearing and dispose of the matter using one of the methods as set out in the report.

9 SUMMING UP - THE APPLICANT

The Applicant had nothing further to add.

10 OUTSTANDING MATTERS

The Legal Advisor advised that there were no outstanding matters.

11 DECISION NOTICE

The Chair explained that the Sub-Committee would retire to make their decision in private, accompanied by the Democratic Services Officer for administrative purposes and the Legal Advisor for specific points of law and procedure.

The Chair called all parties back into the room and the decision was read out. A hard copy of the decision notice was handed to the Applicant.

The meeting closed at 12.00 pm