

Date:

Monday 29 September 2025 at 1.30 pm

Venue:

Council Chamber, Dunedin House, Columbia Drive, Thornaby, Stockton-on-Tees TS17 6BJ

Cllr Eileen Johnson, Cllr Robert Cook and Cllr Andrew Sherris

Agenda

1. **Evacuation Procedure** (Pages 7 - 10)
2. **Apologies for Absence**
3. **Declarations of interest**
4. **APPLICATION FOR REVIEW OF A PREMISES LICENCE - DHILLON FOOD & WINE, 68 DOVECOT STREET, STOCKTON-ON-TEES, TS18 1LL** (Pages 11 - 126)
5. **Licensing Act 2003 Application for a Variation of a Premises Licence Yarm Lane Convenience Store, 53 Yarm Lane, Stockton-On-Tees, TS18 2FP** (Pages 127 - 154)

Members of the Public - Rights to Attend Meeting

With the exception of any item identified above as containing exempt or confidential information under the Local Government Act 1972 Section 100A(4), members of the public are entitled to attend this meeting and/or have access to the agenda papers.

Persons wishing to obtain any further information on this meeting, including the opportunities available for any member of the public to speak at the meeting; or for details of access to the meeting for disabled people, please.

Contact: Democratic Services Officer on email sarah.whaley@stockton.gov.uk

Key – Declarable interests are :-

- Disclosable Pecuniary Interests (DPI's)
- Other Registerable Interests (ORI's)
- Non Registerable Interests (NRI's)

Members – Declaration of Interest Guidance

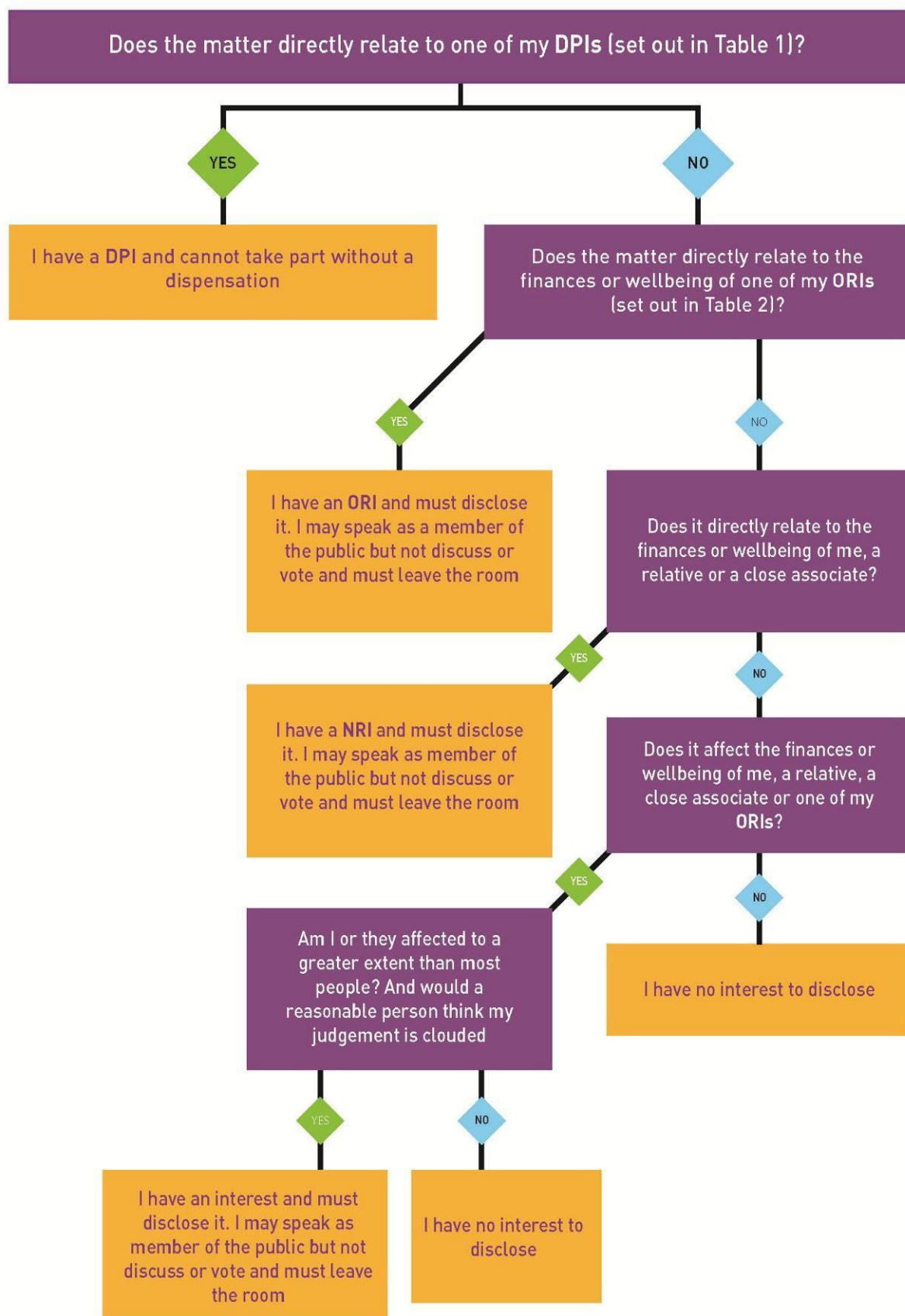


Table 1 - Disclosable Pecuniary Interests

Subject	Description
Employment, office, trade, profession or vocation	Any employment, office, trade, profession or vocation carried on for profit or gain
Sponsorship	Any payment or provision of any other financial benefit (other than from the council) made to the councillor during the previous 12-month period for expenses incurred by him/her in carrying out his/her duties as a councillor, or towards his/her election expenses. This includes any payment or financial benefit from a trade union within the meaning of the Trade Union and Labour Relations (Consolidation) Act 1992.
Contracts	Any contract made between the councillor or his/her spouse or civil partner or the person with whom the councillor is living as if they were spouses/civil partners (or a firm in which such person is a partner, or an incorporated body of which such person is a director* or a body that such person has a beneficial interest in the securities of*) and the council — (a) under which goods or services are to be provided or works are to be executed; and (b) which has not been fully discharged.
Land and property	Any beneficial interest in land which is within the area of the council. 'Land' excludes an easement, servitude, interest or right in or over land which does not give the councillor or his/her spouse or civil partner or the person with whom the councillor is living as if they were spouses/ civil partners (alone or jointly with another) a right to occupy or to receive income.
Licences	Any licence (alone or jointly with others) to occupy land in the area of the council for a month or longer.
Corporate tenancies	Any tenancy where (to the councillor's knowledge)— (a) the landlord is the council; and (b) the tenant is a body that the councillor, or his/her spouse or civil partner or the person with whom the councillor is living as if they were spouses/ civil partners is a partner of or a director* of or has a beneficial interest in the securities* of.
Securities	Any beneficial interest in securities* of a body where— (a) that body (to the councillor's knowledge) has a place of business or land in the area of the council; and (b) either— (i) the total nominal value of the securities* exceeds £25,000 or one hundredth of the total issued share capital of that body; or (ii) if the share capital of that body is of more than one class, the total nominal value of the shares of any one class in which the councillor, or his/ her spouse or civil partner or the person with whom the councillor is living as if they were spouses/civil partners have a beneficial interest exceeds one hundredth of the total issued share capital of that class.

* 'director' includes a member of the committee of management of an industrial and provident society.

* 'securities' means shares, debentures, debenture stock, loan stock, bonds, units of a collective investment scheme within the meaning of the Financial Services and Markets Act 2000 and other securities of any description, other than money deposited with a building society.

Table 2 – Other Registrable Interest

You must register as an Other Registrable Interest:

a) any unpaid directorships

b) any body of which you are a member or are in a position of general control or management and to which you are nominated or appointed by your authority

c) any body

(i) exercising functions of a public nature

(ii) directed to charitable purposes or

(iii) one of whose principal purposes includes the influence of public opinion or policy (including any political party or trade union) of which you are a member or in a position of general control or management

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Council Chamber, Dunedin House Evacuation Procedure & Housekeeping

Entry

Entry to the Council Chamber is via the Council Chamber entrance indicated on the map below.



In the event of an emergency alarm activation, everyone should immediately start to leave their workspace by the nearest available signed Exit route.

The emergency exits are located via the doors on either side of the raised seating area at the front of the Council Chamber.

Fires, explosions, and bomb threats are among the occurrences that may require the emergency evacuation of Dunedin House. Continuous sounding and flashing of the Fire Alarm is the signal to evacuate the building or upon instruction from a Fire Warden or a Manager.

The Emergency Evacuation Assembly Point is in the overflow car park located across the road from Dunedin House.

The allocated assembly point for the Council Chamber is: D2

Map of the Emergency Evacuation Assembly Point - the overflow car park:



All occupants must respond to the alarm signal by immediately initiating the evacuation procedure.

When the Alarm sounds:

1. **stop all activities immediately.** Even if you believe it is a false alarm or practice drill, you MUST follow procedures to evacuate the building fully.
2. **follow directional EXIT signs** to evacuate via the nearest safe exit in a calm and orderly manner.
 - do not stop to collect your belongings
 - close all doors as you leave
3. **steer clear of hazards.** If evacuation becomes difficult via a chosen route because of smoke, flames or a blockage, re-enter the Chamber (if safe to do so). Continue the evacuation via the nearest safe exit route.
4. **proceed to the Evacuation Assembly Point.** Move away from the building. Once you have exited the building, proceed to the main Evacuation Assembly Point immediately - located in the **East Overflow Car Park**.
 - do not assemble directly outside the building or on any main roadway, to ensure access for Emergency Services.

5. await further instructions.

- **do not re-enter the building under any circumstances without an “all clear”** which should only be given by the Incident Control Officer/Chief Fire Warden, Fire Warden or Manager.
- do not leave the area without permission.
- ensure all colleagues and visitors are accounted for. Notify a Fire Warden or Manager immediately if you have any concerns

Toilets

Toilets are located immediately outside the Council Chamber, accessed via the door at the back of the Chamber.

Water Cooler

A water cooler is available at the rear of the Council Chamber.

Microphones

During the meeting, members of the Committee, and officers in attendance, will have access to a microphone. Please use the microphones, when invited to speak by the Chair, to ensure you can be heard by the Committee and those in attendance at the meeting.

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DELEGATED

AGENDA NO.

REPORT TO THE
STATUTORY LICENSING
COMMITTEE

29th September 2025

**LICENSING ACT 2003
APPLICATION FOR REVIEW OF A PREMISES LICENCE
DHILLON FOOD & WINE, 68 DOVECOT STREET, STOCKTON-ON-TEES, TS18 1LL**

SUMMARY

The purpose of this report is for Members to consider an application for a review of a premises licence from the Licensing Authority on the grounds of the Prevention of Crime and Disorder, Public Safety, Prevention of Public Nuisance and Protection of Children from Harm objectives.

RECOMMENDATION

That Members determine the application.

THE APPLICATION

An application for a review of premises licence in respect of above the premises has been received from the Licensing Service. A copy of the application and supporting evidence is attached at Appendix 1 and 2 respectively.

The application relates to the undermining of the licensing objectives of:

- Prevention of Crime and Disorder
- Public Safety
- Prevention of Public Nuisance
- Protection of Children from Harm

1. A copy of the current premises licence showing licensable activities and licensable hours is attached at Appendix 3.
2. This premises is well known as Rowntree's, stills showing the outside of the premises and a map showing the location is attached at Appendix 4.

RESPONSIBLE AUTHORITIES

3. A representation in support of the review on the grounds of undermining the licensing objectives has been received from Stockton Councils Community Safety team and is attached as Appendix 5.
4. A representation in support of the review on the grounds of undermining the licensing objectives has been received from Public Health and is attached as Appendix 6.
5. A representation in support of the review on the grounds of undermining the licensing objectives has been received from Cleveland Police and is attached as Appendix 7.
6. A representation in support of the review on the grounds of undermining the licensing objectives has been received from Town Centre Management Team and is attached as Appendix 8.
7. A representation in support of the review on the grounds of undermining the licensing objectives has been received from one of the ward Councillor Paul Rowling and is attached as Appendix 9.
8. A representation in support of the review on the grounds of undermining the licensing objectives has been received from the ARC and is attached as Appendix 10.

9. A representation in support of the review on the grounds of undermining the licensing objectives has been received from Stockton BID and is attached as Appendix 11.

ADDITIONAL INFORMATION

PREMISE LICENCE HOLDER PLH	Rabbani Stores Limited	02/04/25 - Present
DESIGNATED PREMISES SUPERVISOR DPS	Mr Muhammed Adnan Rabani	02/04/25 - Present

POLICY CONSIDERATION

10. Members must carry out their functions with a view to promoting the four licensing objectives:

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

11. Members are respectfully reminded of the need to give due consideration to Stockton Borough Councils Licensing Policy Statement and the Section 182 Revised Guidance issued under the Licensing Act 2003 when considering this application for review. Details regarding the full range of powers available to members can be found at section 11 of the Section 182 Guidance.

12. Copies of these documents can be found at:

www.stockton.gov.uk/article/1672/Welcome-to-Stockton-on-Tees-Borough-Council-s-Statement-of-Licensing-Policy

www.gov.uk/government/publications/explanatory-memorandum-revised-guidance-issued-under-s-182-of-licensing-act-2003/revised-guidance-issued-under-section-182-of-the-licensing-act-2003-december-2022-accessible

MEMBERS OPTIONS

13. Members are advised that under the provisions of Section 51(4) The Licensing Act 2003 the authority may, at any time, reject any ground for review if it is satisfied –

- that the ground is not relevant to one or more of the licensing objectives, or
- in the case of an application made by a person other than a responsible authority, that-
- the ground is frivolous or vexatious, or
- the ground is a repetition

14. If Members are not minded to reject this application, then under the provisions of Section 52(3) The Licensing Act 2003, the authority must, having regard to the application and any relevant representations take such steps mentioned in subsection (4) (if any) as it considers necessary for the promotion of the four licensing objectives. The steps are –

- a) to modify the conditions of the licence which could include reducing opening hours or requiring door supervisors at a particular time;
- b) to exclude a licensable activity from the scope of the licence;
- c) to remove the designated premise supervisor for example, because they consider that the problems are the result of poor management;
- d) to suspend the licence for a period not exceeding three months;
- e) to revoke the licence
- f) and for this purpose, the conditions of the licence are modified if any of them is altered or

omitted or any new condition is added.

Where the authority takes a step mentioned in (a) or (b), it may provide that the modification or exclusion is to have effect for only such period (not exceeding three months) as it may specify.

15. Members also have the option to leave the licence in its existing state.

16. All interested parties have been invited to the hearing.

ASSOCIATED PAPERS

The following appendices are attached for information:

- Appendix 1 Application for review
- Appendix 2 Supporting documents
- Appendix 3 Copy of the existing licence
- Appendix 4 Location Map
- Appendix 5 Representation from Community Safety
- Appendix 6 Representation from Public Health
- Appendix 7 Representation from Cleveland Police
- Appendix 8 Representation from Town Centre Manager
- Appendix 9 Representation from Ward Councillor
- Appendix 10 Representation from the ARC
- Appendix 11 Representation from Stockton BID

Assistant Director Community

Safety and Regulated Services:

Contact Officer:

Telephone No.

Email Address:

Financial Implications:

Marc Stephenson

Leanne Maloney-Kelly – Licensing Team Leader

07384 797728

Leanne.Maloney-Kelly@stockton.gov.uk

None

Community Safety Implications:

The Licensing Act 2003 requires the licensing authority to have regard to:

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

Legal implications

Any decision made in respect of the review application can be appealed to the magistrate's court within 21 days by –

- 1 The applicant
- 2 The premises licence holder
- 3 Any other person who made relevant representations

Any decision made in respect of the review does not have effect until –

- ✓ the end of the period given for appealing against the decision, or
- ✓ If the decision is appealed against, the time the appeal is disposed of.

Human Rights

Members should have regard to the Human Rights Act when conducting this hearing.

Background Papers:

Stockton Borough Council Licensing Policy Statement and Section 182 Guidance.

Ward(s) and Ward Councillors:

Stockton Town Centre

Councillor Pauline Beall
Councillor Paul Rowling

Application for the Review of a Premises Licence or Club Premises Certificate under the Licensing Act 2003

PLEASE READ THE FOLLOWING INSTRUCTIONS FIRST

Before completing this form please read the guidance notes at the end of the form.

If you are completing this form by hand please write legibly in block capitals. In all cases ensure that your answers are inside the boxes and written in black ink. Use additional sheets if necessary. You may wish to keep a copy of the completed form for your records.

I Elliott Beevers

apply for the review of a premises licence under section 51 / apply for the review of a club premises certificate under section 87 of the Licensing Act 2003 for the premises described in Part 1 below (delete as applicable)

Part 1 – Premises or club premises details

Postal address of premises or, if none, ordnance survey map reference or description	
Dhillon Food & Wine - 68 Dovecot Street, Stockton-On-Tees, TS18 1LL	
Post town Stockton-on-Tees	Post code (if known) TS18 1LL

Name of premises licence holder or club holding club premises certificate (if known)
Rabbani Stores Limited

Number of premises licence or club premises certificate (if known)
Mr Muhammad Adnan Rabani

Part 2 - Applicant details

I am

Please tick ✓ yes

1) an individual, body or business which is not a responsible authority (please read guidance note 1, and complete (A) or (B) below)

☐

2) a responsible authority (please complete (C) below)

☒

3) a member of the club to which this application relates (please complete (A) below)

☐

(A) DETAILS OF INDIVIDUAL APPLICANT (fill in as applicable)

Please tick ✓ yes

Mr ☐ Mrs ☐ Miss ☐ Ms ☐

Other title
(for example, Rev)

Surname

First names

I am 18 years old or over

Please tick ✓ yes

☐

**Current postal
address if
different from
premises
address**

Post town

Post Code

Daytime contact telephone number

**E-mail address
(optional)**

(B) DETAILS OF OTHER APPLICANT

Name and address

Telephone number (if any)

E-mail address (optional)

(C) DETAILS OF RESPONSIBLE AUTHORITY APPLICANT

Name and address Licensing Authority c/o Elliott Beevers Licensing Officer Stockton-on-Tees Borough Council 16 Church Road Stockton-on-Tees TS18 1TX
Telephone number (if any) 01642 524802 / 07796 493661
E-mail address (optional) elliott.beevers@stockton.gov.uk

This application to review relates to the following licensing objective(s)

Please tick one or more boxes ✓

- 1) the prevention of crime and disorder
- 2) public safety
- 3) the prevention of public nuisance
- 4) the protection of children from harm



Please state the ground(s) for review (please read guidance note 2)

As a Responsible Authority under the Licensing Act 2003 I represent Licensing at Stockton-on-Tees Borough Council. I apply for a review of the premises licence for Dhillon Food & Wine - 68 Dovecot Street, Stockton-On-Tees, TS18 1LL due to the undermining of the licensing objectives:

- Prevention of Crime and Disorder
- Public Safety
- Prevention of Public Nuisance
- Protection of Children from Harm

The premises licence holder (PLH) is Rabbani Stores Limited of which Mr Muhammed Adnan Rabani and Mr Muhammed Irfan Rabbani are directors. The designated premises supervisor (DPS) at the premises is Mr Muhammed Adnan Rabani. This PLH and DPS have been in place since 2nd April 2025.

There have been issues with undermining of the licensing objectives at this premises dating back to 2023 in relation to being one of the main suppliers of 'high strength, low priced cider' which is sold to street drinkers causing anti-social behaviour (ASB) within Stockton Town Centre.

Warnings were given to the previous PLH and DPS in relation to these issues. Despite officer efforts to engage, educate and encourage the new PLH and DPS to uphold the licensing objectives, issues have persisted. A number of visits including verbal and written warnings being issued.

Specifically, issues relate to the persistent sale of alcohol to known street drinkers, who are then causing ASB in the immediate vicinity of the premises. This ASB includes shouting, swearing, littering and congregating in large groups drinking alcohol. Many of the regular customers at the premises are known ASB offenders.

More recently CCTV has been obtained from the premises, from 2nd and 3rd July 2025 showing individuals who appear to be under the influence of alcohol continuously being served and one female who appears to be underage who is not challenged for identification when buying a 'high strength, low priced cider'.

After these people were served at the premises a call was made to Civic Enforcement who had to deal with people who had visited the shop for anti-social behaviour nearby to the shop, officers have stated how the

shop is currently running is contributing to alcohol related ASB.

The hours the premises is licensed to supply alcohol is also of concern as it is believed that these hours significantly contribute to early morning ASB. The premises is currently licensed to sell alcohol from - 06:00 – 24:00 every day.

CCTV shows known street drinkers drinking alcohol outside the premises, believed to be obtained from the premises at 06:39. Some of this group were clearly heavily intoxicated.

Policy Recommendation

Section 5 of the 2003 Act requires a licensing authority to prepare and publish a statement of its licensing policy at least every five years. Such a policy must be published before the authority carries out any function in respect of individual applications and notices made under the terms of the 2003 Act. Statements of policy should promote the four licensing objectives.

The current SBC Statement of Licensing policy which states:

Licensing Hours

Various factors will affect the appropriateness of the licensing hours. This will include, for example, premises located within predominately residential areas; premises located in an area in which concerns around the volumes of outlets have previously been raised; premises located in an area in which levels of alcohol related harms have been previously highlighted as an issue; and on-licence premises that are used by a significant number of young people and therefore increase exposure to the sale and consumption of alcohol, such as cinemas, soft play areas and school events.

Shops, stores and supermarkets will in general be licensed to provide sales of alcohol for consumption off the premises at any time when the retail outlet is open for shopping but new or variation applications requesting that the sale of alcohol starts before 9.00am or finishes after 10.00pm in residential areas will generally be refused. In addition, new or variation applications for the supply of alcohol for consumption on the premises before 9.00am or after 11.30pm (12 midnight on a Friday and Saturday night) in residential areas will normally be refused.

The purpose of limiting alcohol hours is to reduce the time and opportunity for people to purchase alcohol, potentially leading to lower overall consumption and related harms. Restricting hours can also shift consumption patterns and is used to address specific problems in certain areas. The Public Health representation and additional evidence provide further information on the area of deprivation and alcohol harms.

In a recent survey of SBC residents:

Current alcohol licensing activities were observed to facilitate excessive alcohol use due to alcoholic drinks being available to buy for extended periods of time during regular trading hours via in shop purchasing and food delivery apps. Excessive alcohol consumption was reported to be further facilitated by the availability of cheap alcoholic drinks both in shops and nighttime economy venues, often with soft drinks being more expensive and attractive offers and discounts on alcohol beverages. Participants felt that reducing excessive alcohol use could be facilitated by restricting early morning alcohol purchasing ability, reducing the volume of alcohol that can be purchased, and increasing the legal age for alcohol consumption.

Please provide as much information as possible to support the application (please read guidance note 3)

Further evidence including statements, CCTV and interview transcript will be provided.

Please tick ✓ yes

Have you made an application for review relating to the premises before

☐

If yes please state the date of that application

Day Month Year

--	--	--	--	--	--	--	--

If you have made representations before relating to the premises please state what they were and when you made them

None

Please tick ✓ yes

- I have sent copies of this form and enclosures to the responsible authorities and the premises licence holder or club holding the club premises certificate, as appropriate
- I understand that if I do not comply with the above requirements my application will be rejected

☒☒

IT IS AN OFFENCE, UNDER SECTION 158 OF THE LICENSING ACT 2003, TO MAKE A FALSE STATEMENT IN OR IN CONNECTION WITH THIS APPLICATION. THOSE WHO MAKE A FALSE STATEMENT MAY BE LIABLE ON SUMMARY CONVICTION TO A FINE OF ANY AMOUNT.

Part 3 – Signatures (please read guidance note 4)

Signature of applicant or applicant's solicitor or other duly authorised agent (please read guidance note 5). **If signing on behalf of the applicant please state in what capacity.**

Signature

E.F. Sears

Date

06/08/25

Capacity

Responsible Authority

Contact name (where not previously given) and postal address for correspondence associated with this application (please read guidance note 6)

Post town

Post Code

Telephone number (if any)

If you would prefer us to correspond with you using an e-mail address your e-mail address (optional)

Notes for Guidance

1. A responsible authority includes the local police, fire and rescue authority and other statutory bodies which exercise specific functions in the local area.
2. The ground(s) for review must be based on one of the licensing objectives.
3. Please list any additional information or details for example dates of problems which are in the grounds for review if available.
4. The application form must be signed.
5. An applicant's agent (for example solicitor) may sign the form on their behalf provided they have actual authority to do so.
6. This is the address which we shall use to correspond with you about this application.

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Appendix 2

Additional Evidence for the Review of a Premises Licence or Club Premises Certificate under the Licensing Act 2003

On behalf of the Licensing Service, acting as a Responsible Authority, I submitted an application for a review of the premises licence a Dhillon Food & Wine - 68 Dovecot Street, Stockton-On-Tees, TS18 1LL on 6th August 2025. Attached is additional evidence to support that application. The current premises licence is held by Rabbani Stores Ltd, Companies house data shows:

RABBANI STORES LIMITED

Company number **15278354**

[Follow this company](#)

[File for this company](#)

Overview

Filing history

People

More

Registered office address

78 Yarm Lane, Stockton-On-Tees, England, TS18 1EW

Company status

Active

Company type

Private limited Company

Incorporated on

13 November 2023

Accounts

First accounts made up to 30 November 2024 due by 13 November 2025

Confirmation statement

Next statement date 12 November 2025 due by 26 November 2025

Last statement dated 12 November 2024

Nature of business (SIC)

47110 - Retail sale in non-specialised stores with food, beverages or tobacco predominating

Officers

Persons with significant control

Filter officers

☐ Current officers

2 officers / 0 resignations

[RABANI, Muhammad Adnan](#)

Correspondence address

78 Yarm Lane, Stockton-On-Tees, England, TS18 1EW

Role

ACTIVE

Director

Date of birth

April 1994

Appointed on

1 May 2024

Nationality

British

Country of residence

England

Occupation

Company Director

[RABBANI, Muhammad Irfan](#)

Correspondence address

78 Yarm Lane, Stockton-On-Tees, England, TS18 1EW

Role

ACTIVE

Director

Date of birth

March 1998

Appointed on

13 November 2023

Nationality

Pakistani

Country of residence

England

Occupation

Director

My dealings with this premises have been with Mr A Rabbani, who is also the named Designated Premises Supervisor.

Under Section 141 of the Licensing Act 2003 it is a criminal offence to sell or attempt to sell alcohol to a person who is drunk, or to allow such a sale on licensed premises. This offence can result in a fine of up to £1,000 on summary conviction. The responsibility for not selling to a drunk person extends to staff with authority to sell, the premises licence holder and the designated premises supervisor.

The difficulty with this legislation is that there is no legal definition of drunk and case law is also of limited assistance other than in extreme cases, making it difficult for regulators to consider legal action in these cases.

Within this evidence I use the term “appeared intoxicated” and acknowledge I am not a medical practitioner. I am using my extensive knowledge and experience of the local area, the known street drinkers and relying on the observation that these individuals were not sober. There could be an argument these individuals were under the influence of drugs, however the combination of behaviours and evidenced supply of high strength cans of cider lead me to use the term “appeared intoxicated”.

Work has been going with premises licence holders at 68 Dovecot Street for several years prior to the current licence holder. When the PSPO (Public Space Protection Order) was introduced in April 2023, work began with off-licensed premises within the PSPO area to reduce alcohol availability, alcohol harms and alcohol associated ASB.

This premises was identified as one of the main premises continuously supplying low cost, high strength cans of cider to street drinkers. Warnings were issued for this and an underage sale issue and plans were in place to apply for a premises licence review.

The previous owners then agreed to cease the sale of high strength beer, lager and cider above 6.5% and to engage with the upcoming Reducing the Strength Scheme. However, before this took place the premises licence was transferred to Rabbani Stores Limited the DPS was varied to Mr Muhammad Adnan Rabani.

Immediately a meeting was arranged with Mr A Rabani where the previous issues of the store were discussed, specifically around the sale of low cost high strength cider to those who cause alcohol related ASB in the direct vicinity of the premises. Mr A Rabani made assurances that these issues would not continue.

Issues have continued since the transfer.

Below are incidents that are specifically of note, this list mainly includes incidents reported directly to Licensing.

11th April 2025 - 13:10

CCTV was obtained of several street drinkers gathering outside of the shop who appear to be intoxicated sat and stood outside the shop. They can also be seen entering the shop and exiting with cans of high strength cider. This CCTV is exhibited as EB1.

16th April 2025

I visited the premises and spoke to staff. The purpose of the visit was to advise premises on the upcoming 'Reducing the Strength' scheme and what this would involve. Staff were advised to tell the manager I had been and for them to contact me if they had any questions. During this visit my colleague returned an empty high strength cider can which had been littered with the Rowntree's sticker on it.

28th April 2025

Whilst delivering a letter to another premises on Dovecot Street, I noted three people standing outside of the premises. Two of them were drinking from black cans, one had a Rowntree's sticker on. They then walked towards the Town Centre to join a larger group who were street drinking sitting on the corner of William Street.

28th April 2025

A final warning was issued to the PLH and DPS due to persistent undermining of the licensing objectives. This followed intelligence regarding cans being littered from the premises, groups drinking high strength cider cans outside the premises while shouting and swearing and observations of families and children actively avoiding the location/group. The warning letter is exhibited as EB2 and EB3.

29th April 2025

Following officer advice Mr A Rabani did not sell high strength products between 29th April 2025 and 2nd May 2025.

21st May 2025

I visited the premises again to advise on the upcoming Reducing the Strength Scheme. I spoke to staff who advised they could not give an answer on the scheme. During the visit I noted a male who was speaking to himself and appearing to be intoxicated was served with a high strength can of cider at approximately 10:15. I later spoke to Mr A Rabani on the phone who declined to be part of the Reducing the Strength scheme stating he would only agree to do this if the shop next door also agreed.

5th June 2025 06:39

Stockton Councils CCTV team contacted me following a group of street drinkers congregating outside the premises. This CCTV footage shows a number of street drinkers, some of whom appear to be intoxicated. Two members of the group also enter the shop, one with an open can and the other buys a dark can appearing to be cider. This CCTV is exhibited as EB4.

21st June 2025

I visited the premises alongside colleagues from CGL (Change Grow Live) a drug and alcohol recovery provider; to provide advice on the sale of high strength cans and the effect this can have on people's health and behaviour within the Town Centre. I advised caution on who these cans were provided to and to give serious consideration if they should be sold.

Advice was also given to the premises regarding the criminal offence of the sale of alcohol to people who are drunk. During this visit a referral was also made to enforcement as 5x street drinkers were also congregated outside the premises drinking black canned cider with Rowntree's stickers on.

1st July 2025

Information was received from Stockton Councils Community Safety Team that an Enforcement Officer had just observed a known street drinker drinking on William Street (just off Dovecot Street) and the person appeared very intoxicated. The street drinker had a can of Black Storm cider and a bottle of Fireball which were labelled with a 'Rowntree' sticker. The photo of this is exhibited as EB5 and a statement has been received from this officer exhibited as EB6.

2nd July 2025 10:33

CCTV from the premises shows several people being served alcohol, specifically high strength cider, who appear to be under the influence of alcohol. Within this hour of footage 17 customers entered the shop, 4 buying high strength cans of cider. This CCTV is exhibited as EB7.

3rd July 2025 14:00

Information was received from Stockton Councils Community Safety Team that an Enforcement Officer had observed people who appeared very intoxicated being served at Rowntrees.

CCTV from the premises shows several people being served alcohol, specifically high strength cans of cider, who appear to be under the influence of alcohol.

This footage also shows a female who to officers appears to be under the age of 18 and certainly under the age of 25, which is the age verification policy the premises operates, buying a can of high strength cider and not being challenged for identification.

Within this hour of footage 21 customers entered the shop, 17 buying high strength low-cost cider. This CCTV is exhibited as EB8.

30th July 2025

The councils recording system CIVICA notes CCTV was requested to monitor a female coming from the premises who was being verbally abusive to an Enforcement Officer. The female appeared to be intoxicated and then went onto drink on the street on William Street.

31st July 2025 05:57

Visits were being carried out in the area as part of 'Operation Sheild' day of action on 1st August 2025 and while in another premises a colleague from the street cleaning team spoke to me. He explained how he usually starts work very early (around 5:00 / 5:30) and sees known street drinkers congregating around the fountain every day. He added they walk down to Rowntree's at 06:00 to buy alcohol.

On the back of this information CCTV Footage from 31st July 2025 was requested and shows at 05:57 four people walking from the Town Centre to the premises and wait outside, they also meet up with another person who was walking in the opposite direction. Then two more people walk from the High Street towards the shop and join, creating a group of 7 waiting outside the shop for it to open.

It appears none of these people have any alcohol with them before the shop opens. The shop then opens at around 06:01 and 5 out of the 7 go into the shop. The group then leave the store; it is clear at least 3 of them buy dark cans of cider. A large group continues to congregate outside of the premises until the footage ends. This footage is exhibited as EB9.

31st July 2025

Mr A Rabani attended a PACE interview with Stockton Council Licensing and Community Safety Officers. During this interview Mr A Rabani was asked questions regarding the management of the shop, and the two incidents on 2nd July 2025 and the 3rd July 2025 and the history of issues from the premises.

He was first asked if his shop was relying on the sale of high strength cans to survive which he explained yes and he thinks over 50% of the sales are of these cans.

Mr A Rabani was shown CCTV from 2nd July 2025 from 10:33 to 10:38. The CCTV showed people being served alcohol, whilst appearing to be intoxicated. Mr A Rabani said he knows these people and that is what they are like normally. Mr A Rabani did agree that the reason these people are always like that may be because they are always intoxicated.

Mr A Rabani was then shown clips from the CCTV from 3rd July 2025 firstly from 13.29 to 13.34. This showed the possible underage female. Mr A Rabani said he knows this female and showed officers a video of the female confirming her age, officers could not determine if this was the same female, or if what the female was saying in the video was true.

Mr. A Rabani was then asked about the male appearing to be very intoxicated who was served a high strength can of cider. Mr A Rabani was asked directly if he was working in the shop would he have served that male, he stated 'of course I would refuse him'.

Mr A Rabani was then shown a clip which occurred at around 14:00 on the same day which shows a shirtless male stumbling and swaying, who appears to be intoxicated being served a high strength can of cider. On this clip the member of staff is seen dancing while looking at the male. Mr Rabani said he has known this male for a long time and that is 'his normal state', he said 'he wasn't drunk or anything'. Mr A Rabani said he would have served this male.

Mr A Rabani was then shown footage from around 14:15 on the same day which showed a male who has already appeared on the CCTV and is known to be a prolific ASB (Anti-Social

Behaviour) offender, come into the shop with another male. The known male gets a high strength can of cider from the fridge and passes it to the other male who then buys it. It is noted the known male again appears to be intoxicated.

Mr A Rabani stated the reason why so many people come to the shop and buy these cans is no fault of his, but it is the fault of the charity next door which attracts the cliental who buy the high strength cans. He also stated many issues are caused by the shop next door to his (Clarendon) who also sell the high strength cans.

Mr A Rabani provided officers CCTV and records in mitigation to the allegations during in the interview.

The transcript of this interview is exhibited as EB10.

Conclusion

I believe the licensing objectives are being undermined, in my opinion, this has worsened under the new ownership and Mr A Rabani's management.

It has been confirmed 50% of the shop sales are from low-cost high strength supply of cans of cider, the drink of choice for some of the most vulnerable and deprived residents of the Borough.

Prevention of Crime and Disorder

- Failed to carry out basic due diligence of age verification
- Failed to carry out basic due diligence around supplying alcohol to those who appear already intoxicated
- Customers are going on to commit alcohol related offences and breaches of the PSPO order

Public Safety

- Supplying alcohol to known street drinkers who cause ASB in the direct vicinity and within the Town Centre decreases the safety of the wider public who are visiting, living or working in the area.
- Safety inside of the shop is decreased as unpredictable behaviour of customer raises safety concerns for staff and others visiting the shop.
- Customers are more likely to be a risk to themselves possibly leading to the need for intervention from emergency services.

Prevention of Public Nuisance

- Persistent issue of littering, in the direct vicinity, specifically the disposal of alcohol cans bearing the Rowntree's sticker.
- Discarded cans are frequently found in public spaces surrounding the premises, including pavements, alleyways, and green areas, creating an unsightly and unhygienic environment. The presence of litter not only affects the visual amenity of the area but also contributes to a sense of neglect, which can escalate into further anti-social behaviour.
- Litter places an unnecessary burden on local services responsible for street cleaning and waste management, and it negatively impacts residents, businesses, and visitors who expect a safe and clean public realm.
- Nuisance through behaviours such as shouting, swearing and begging.
- Urinating in public areas.

Protection of Children from Harm

- Allegation of the underage sale at the premises also shows that Children may not be protected from harm.
- Families with young children have observed behaviours directly outside the premises and had to avoid these groups possibly causing harm and distress to the children.

There have been extensive officer resources spent with Mr A Rabani, I have tried to follow the 4 Es of engage, explain, encourage before enforcement, but Mr Rabani's deflection approach throughout the whole process has exacerbated issues, blaming issues on other premises (Clarendon Local) and the recovery charity.

This is not the case as detailed above some of these incidents occur very early in the morning, when these other businesses are closed. This premises licence is historical, the supply of alcohol hours fall outside of the current Licensing Act Statement of Licensing Policy, which it is recommended alcohol supply hours are restricted to 09:00 and 22:00 in residential areas. This premises currently supplies alcohol from 06:00 – 23:00, meaning low cost high strength cider is accessible to some of the most vulnerable in the borough for 17 hours a day leading to excessive alcohol consumption and increased alcohol related harms.

Mr Rabani fails to take any responsibility as he PLH and DPS the management of the premises rests with him, if the management at the premises had been able to properly engage with recommendations, we potentially would not need a premises licence review steps could have been taken to remedy them. However, this was not the case. Mr A Rabani has blamed the charity next door for the issues, having an attitude of 'this is what Stockton is like' and 'it cannot be changed' and blaming the shop next door.

I have been made aware Mr A Rabani has put some remedial measures in place to reduce issues and uphold the licensing objectives, however this was only after the application for a review of the premises licence was made.

Elliott Beevers



Licensing Officer

04/09/25

My Ref: J37921
Your Ref: 050595

EB2

Stockton-on-Tees Borough Council
Licensing Service
Dunedin House
Columbia Drive
Thornaby
Stockton-on-Tees
TS17 6BJ

Tel: 07796 493661
Email elliott.beevers@stockton.gov.uk

28th April 2025

Dear Licensee,

Licensing Act 2003

Re: Dhillon Food & Wine - 68 Dovecot Street, Stockton-On-Tees

PLH: Rabbani Stores Limited – 2nd April 2025

DPS: Mr Muhammad Adnan Rabani – 2nd April 2025

RE: Sale of high strength Beer / Cider / Larger resulting in anti-social behaviour and breaches of the Public Space Protection Order.

Further to ongoing work within Stockton Town Centre in relation to the sale of high strength (above 6.5%) Beer / Cider / Larger. A Public Space Protection Order (PSPO) was implemented on 3rd April 2024 within Stockton Town Centre. The PSPO deals with specific nuisance problems, which have, or are likely to have, a detrimental effect on the quality of life of those who live, work, or visit a locality.

It has been identified that people are buying high strength alcohol products from your premises and breaching this order by consuming the alcohol in an anti-social manner, congregating outside your premises, and littering these cans.

On a regular basis the street drinkers are aggressive with officers which is intimidating for shoppers and other members of the public. As this is in the day, ranging from the morning to the afternoon, this is in the view of children to see.

When officers seize cans from street drinkers, they can become aggressive, as the alcohol is cheap and easily available in single cans, which can be easily replaced. The council are doing all they can to try and stop the anti-social behaviour that is being caused, to change the area and encourage people back to the Town Centre.

While I appreciate you have only been the licensee at this specific premises for a short amount of time, you are not new to the area, you are involved with a further two licensed premises in the town centre and you are aware of the Reducing the Strength Scheme and the view of the council to reduce anti-social behaviour within the town centre.

Since you have taken over at the premises issues raised with the previous premises licence holder have continued, the licensing objectives are being undermined, the licensing authority must now consider taking formal action.

Continued.....

Rabbani Stores Limited
78 Yarm Lane
Stockton-On-Tees
TS18 1EW

CC - Dhillon Food & Wine - 68 Dovecot Street, Stockton-On-Tees

This letter serves to you as a final warning that if alcohol supplied from Dhillon Food & Wine located at 68 Dovecot Street, Stockton-On-Tees, TS18 1LL continues to cause these issues and undermine the licencing objectives the Licensing Authority will seek to review the Premises Licence.

In addition, if the evidence gathered permits, a closure order at the premises is also being considered.

If you wish to make any comments regarding the content of the letter then please do so, in writing, to the email above with 7 days. Any comments will be held on file.

Yours sincerely,
Elliott Beevers



Licensing Officer

My Ref: J37921
Your Ref: 050595

EB3

Stockton-on-Tees Borough Council
Licensing Service
Dunedin House
Columbia Drive
Thornaby
Stockton-on-Tees
TS17 6BJ

Tel: 07796 493661
Email elliott.beevers@stockton.gov.uk

28th April 2025

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Continued.....

Mr Muhammad Adnan Rabani
Dhillon Food & Wine
68 Dovecot Street
Stockton-On-Tees
TS18 1LL

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Yours sincerely,
Elliott Beevers



Licensing Officer

EB5



EB6

[Click here to enter text.](#)

Statement of:	Germaine Pereira	Age: (over/under 18)	Over 18
Occupation:	Case Management Officer	Telephone:	01642 527249
Address:	The Security Centre, The Square, Stockton on Tees, TS181TE		

This statement (consisting of [[Click here to enter text.](#) 1] Page(s) each signed by me), is true to the best of my knowledge and belief and I make it knowing that, if it is tendered in evidence, I shall be liable to prosecution if I have wilfully stated in it, anything which I know to be false or do not believe to be true.

Signature: G Pereira

Date: 22/08/2025

1. I am the above-named person, and I am employed by Stockton Borough Council as a, Enforcement Officer
2. I am based at the Security Centre, The Square, Stockton on Tees, TS181TE
3. On 1st July 2025 at 10:27, I attended William Street, Stockton-on-Tees due to a complaint received via CCTV regarding a group of drinkers. On Arrival a group of males were sat on the corner of William Street which is opposite the Arc on Dovecot Street. I spoke with a male who is known to me for numerous dealings on the high street. This male is [REDACTED] was sat on the wall and was in possession of an open container of Blackstorm Cider and miniature bottle of Fireball, both had small white labels on them that said 'Rowntrees'. Id advised [REDACTED] that i had received a noise complaint regarding himself and the group that he was with. I asked [REDACTED] at what point had he purchased the alcohol that he was in possession of as the small bottle of fireball was unopened. [REDACTED] stated he had just purchased the alcohol moments prior to my arrival. This would suggest that [REDACTED] was served alcohol whilst extremely intoxicated, during the time i was

Signature: _____

1 of 2

speaking with [REDACTED] he was slurring his words and slouched into himself in and out of sleep which made it difficult for me to have a conversation with him.

STOCKTON-ON-TEES BOROUGH COUNCIL

EB10

TRANSCRIPT OF RECORDED INTERVIEW

Person Interviewed: Muhammad Adnan RABANI Time Commenced: 10.37 am
Place of Interview: 16 Church Road, Stockton-on-Tees Master CD Number(s):
Date of Interview: 31 July 2025
CD Reference Nos: ESD/1839
Interviewing Officers: Elliott BEEVERS and Adam BATEMAN

Signature of Officer Preparing Record

Exhibit Number.....

Identifying Mark

This record consists of 48 pages is the exhibit referred to in the statement made and signed by me.

Signature

Times	Initials	
Disc 1		This interview is being audio and visually recorded. This interview is under caution. This interview is to have a look at the issues that have been going on at Rowntrees over the last couple of months, and most recently at the start of the month. Please be aware, we may share anything said in this interview with third parties, where appropriate. It is taking place in Interview Room 2 at 16 Church Road, Stockton-on-Tees. The date is 31 st July 2025 and the time is 10.37 am. I am Elliott Beevers. I am a Licensing Officer employed by Stockton-on-Tees Borough Council in the Licensing Service. I'm based at 16 Church Road, Stockton-on-Tees. The following officer present is ...
	AB	My name's Adam Bateman, I'm the Problem Solving and Partnerships Officer for the Community Safety Team at Stockton Borough Council, also based at 16 Church Road.
	EB	Excellent. Thank you. So, for the record, can you identify yourself stating your full name?
	MAR	Muhammad Adnan Rabani.
	EB	Your home address?
	MAR	██
	EB	And your date of birth, please?
	MAR	██ █████ █ █████
	EB	Excellent. So, obviously, the reason we're speaking to you, you're the designated premises supervisor at Rowntrees or as the licensee for selling food and wine, and you're also one of the directors of the premises licence holder

CONTINUATION OF TRANSCRIPT OF RECORDED INTERVIEW OF MUHAMMAD ADNAN RABANI

		also. At the end of the interview, I'll give you a notice explaining what will happen to the CDs and how you can obtain a copy, if needed. Do you agree there's no one else present in the room apart from us three?
	MAR	Yes.
	EB	And can you confirm the CDs being used in this interview were new and unsealed in your presence?
	MAR	Yes, they are.
	EB	So, prior to the recording machine being switched on, I explained to you the reason for the interview is due to ongoing issues at Rowntrees [inaudible] Food and Wine, and most recently two issues that have been reported to us while we gained CCTV of these issues, and you were obviously advised in the letter and prior to the interview, and that you or your company may have committed offences under the Licensing Act 2003. So, because of the formal nature of this interview, I now must caution you. The time is 10.39 am. You do not have to say anything, but it may harm your defence if you do not mention, when questioned, something that you later rely on in court. Anything you do say may be given in evidence. This caution means you have the right not to say anything or answer the questions I'm about to ask you. However, if you choose not to say anything now and give an explanation or answer the questions later in court, the court may be less likely to believe you, or may wonder why you didn't answer my questions. Whatever you do say now will be recorded and could be played or read out to the court. Do you understand the caution?
02:26	MAR	Yes, please.
	EB	You don't have a solicitor present. If the interviewee does not have a solicitor present, would you like the caution explaining further?
	MAR	No.
	EB	Excellent. So, as the interview is under caution, I must tell you, you are not under arrest. You may leave at any time. You may ask for a break at any time and you may consult with a solicitor at any time. Do you understand these points?
	MAR	Sure.
	EB	Do you wish to seek legal advice?
	MAR	No.
	EB	Excellent. And is there a reason, or you're just happy to carry on?
	MAR	I'm happy to continue.
	EB	Excellent. And if there is any time where you wish to, the interview will be suspended and the interview is being conducted in accordance with the Codes of Practice of the Police and Criminal Evidence Act 1984. A copy of these Codes of Practice is available for you to consult on at any time. Okay?
	MAR	Sure.

CONTINUATION OF TRANSCRIPT OF RECORDED INTERVIEW OF MUHAMMAD ADNAN RABANI

	EB	That's the formalities done.
	MAR	Thank you.
	EB	So, this interview relates to a number of ongoing issues at 68 Dovecot Street, of which you are the designated premise supervisor and also a director of the company which is the premises licence holder, which you'll be aware of. This interview is taking place due to two reports on 2 nd and 3 rd July that those who were under the influence of alcohol were served alcohol. You provided CCTV of these incidents as requested and the CCTV from 2 nd July 2025 shows only two customers attended the shop within the hour of CCTV not buying high strength cans. So, the first question would be, is your shop at the minute relying on the sale of these high strength cans to survive?
	MAR	Yes.
	EB	Do you know what percentage of your sales are from these high strength cans, or would you not be sure?
04:01	MAR	I'm not too sure about that.
	EB	Not sure. But would you say it's over sixty, seventy? Around that figure?
	MAR	I'll go for fifty.
	EB	Over fifty?
	MAR	Yeah.
	EB	Yeah.
	AB	What would be like the second highest, sort of, item that gets bought in your shop, would you say?
	MAR	It's mainly soft drinks for kiddies, yeah.
	AB	Soft drinks, yeah.
	EB	Do you understand the effects that the high strength cider can have on the local community?
	MAR	Yes, I do, sir.
	EB	Yeah. So, obviously, the effects it can have in terms of public health and the effects which, obviously, Adam and his team have to deal with sort of on a daily basis.
	AB	Yeah. Like I say, when we spoke previously about the antisocial behaviour, street drinking, the complaints that our team gets every day multiple times a day about people drinking high strength [inaudible], you do understand the effects of the sale on ASB?
	MAR	Yes, I do.

CONTINUATION OF TRANSCRIPT OF RECORDED INTERVIEW OF MUHAMMAD ADNAN RABANI

	AB	Yeah.
	EB	Yeah.
	AB	That's fine.
	EB	So, we'll get on to the CCTV now. So, it was identified within this hour that four prolific ASB offenders bought alcohol from your store. So, this is from the 2 nd we'll talk about first. So, I'll now refer to the CCTV which I'll play from 10.33 to 10.38. I won't make you watch the whole hour. I'm just gonna pick the bits, if you're happy for that?
	MAR	Yes, please.
	EB	That obviously matter, 'cause we'll be here for a long time otherwise. Right. 10.33 to 10.38. So, what I'll do, I'll put that up there. Hopefully everybody can see it?
	AB	Yep. I can.
	EB	So, we'll just watch about five minutes from now, and then obviously, we'll give you a chance to have any comments sort of afterwards.
	MAR	Sure.
06:09	EB	This is kind of where we're starting.
	AB	Yeah.
	EB	Yeah.
	AB	This is the first one, isn't it?
	EB	Yeah.
	AB	Yeah.
	EB	So, just for the benefit of the tape, the CCTV's playing. A male's come into the shop, black and grey hoodie, two cans of what appears to be Black Storm Knight's Cider, something of the type, and another male's also come in who also has a can of ...
	AB	Looks like Black Storm.
	EB	Yeah, Black Storm Knight's Cider, etc. [CCTV playing] The two males are currently being served by the female member of staff, paid in cash.
	AB	Obviously, the male sways from side to side frequently. Had his eyes closed as well.
07:38	EB	We have another male enter the shop, pick up a can of what appears to be Dark Knight's Black Storm, etc, from that area, what it appears to be, and then we have a female come in, also pick up a can of Black Storm Knight's Cider and

CONTINUATION OF TRANSCRIPT OF RECORDED INTERVIEW OF MUHAMMAD ADNAN RABANI

		then another male come in, also pick ... he doesn't pick up a can of Black Storm Knight's Cider. He looked at them. All paid in cash [pause] apart from one male who appears to pay on his phone. So, this lady in the red coat comes in the shop, appears intoxicated to us, leaning over the counter swaying side to side. Picks up a can and wants to put it back after trying to pay for it. Nearly bumps into somebody coming back. Again, there's the counter, slumped over [pause] and buys the can and exits the store. Then we finally have this male who's been in the shop a little while now. I think he had a look at the high strength before, but he decided he didn't want any. He's now looking at the vapes. [Pause] The male's still looking at the high strength cider and has been for about thirty seconds. He appears to have decided on a can. Black Storm I believe. She pays with what looked to be a five-pound note. She's then served. So, that's kind of our area where we get [inaudible].
10:49	MAR	Cool. So, you basically pointed out two people. One the man and one is the female.
	EB	Correct.
	MAR	I've been working since 2013 at the same area and have been serving these people since then. I've got the evidence here to show these people, especially one of them, that's how he walks and that's how he acts. Like, there's no clear definition of the Act 2003 of the drunk person. If you have the definition, please if you may assist me with the definition of the drunk person, please.
	AB	Just to confirm then, what you're saying is these two people we've pointed out who we believe were served whilst drunk, you're saying they're not drunk. They weren't intoxicated, or that you couldn't tell they were intoxicated.
	MAR	I did not check them through some sort of device that I could make a clear stance on that, that they were either drunk or not.
	AB	You would reasonably believe.
	MAR	I saw these people for last nine to ten years, okay. They've always been like that, okay. So, this is their way of like coming into the shop. I personally served them a lot of time, you know.
12:01	EB	So, that's how they're normally are, is what you're saying.
	MAR	And that's how they normally act. That's how they normally behave. Even this female as well, she's always been like that, regardless if she's buying a sandwich, she would come to my shop as well, you know, the Yarm Lane Premier.
	EB	Yeah.
	MAR	She would be completely the same situation she was in this time as well. The other guy, I've got a video to play.
	EB	Yeah. I was gonna say, you've got a video as well.
	MAR	I'll show you the video.
	EB	Yeah.

CONTINUATION OF TRANSCRIPT OF RECORDED INTERVIEW OF MUHAMMAD ADNAN RABANI

	AB	That's fine. Just quickly though, but do you reasonably believe that they were intoxicated at that time of the sale?
	MAR	I can't tell, you know, I've always seen like them exactly the same situation. The video will prove you that.
	AB	Yeah. Go for it.
	MAR	They like normally on that sort of situation whenever you saw them. [Pause] Sorry, it's just internet.
	AB	It's alright.
	EB	It's okay.
	AB	Did you connect to our Wi-Fi?
	MAR	I didn't. I connected to my phone actually.
	AB	Right.
	MAR	Yeah.
	EB	If you try and go on the Wi-Fi. I think there's one called Self-Serve.
	AB	There is, yeah.
	EB	Yeah, you can get on that.
	AB	Or Self-Connect, something like that.
	EB	Yeah. Self something. I don't think it requires a password, so.
	MAR	And that's, I mean, wait five, ten seconds.
	EB	Yeah.
	AB	Yeah. No worries.
	MAR	And the reason you saw, like, so many people in that time, again, the reason ... I've got the video for that as well, there's around twenty to thirty people who goes to the next-door charity.
	EB	Okay.
	MAR	They go to the next-door charity. Out of thirty people, five, six, seven, whatever, they come to the shop, buy these drinks as well, you see. We like, I mean, I've got the video recordings here. My staff telling them, please stay out of the shop.
	EB	Okay.
	MAR	The video's open now. So, here's some recordings of ... sorry.

CONTINUATION OF TRANSCRIPT OF RECORDED INTERVIEW OF MUHAMMAD ADNAN RABANI

	AB	That's alright.
14:00	MAR	People standing outside.
	EB	Have you got these dated?
	MAR	Yes.
	EB	Yeah.
	MAR	Yes.
	AB	What was the date of this one, please?
	MAR	I'll get it out in a minute, please. It's my staff telling them could you please move out of ...
	EB	So, is this when they're stood outside?
	MAR	Stood out.
	EB	Okay.
	MAR	And then we go to the specific, you know, that guy, then you see. These are the like overall state of the area and that's impacting our business as well, you know like I've raised this before a few times with you, but that is the root cause of the problem. This is why people get together there, just to get some free food. Look at the number of these. Around twenty, so fifteen, something like that. [Video playing] Again, my staff instructing them to move out of the premises, please. Some of them, listen, some of them say, do whatever you wanna do. Come fight with us if you like want us to move. Free country, we'll stay wherever we want. So, there is a video playing on a competitor's shop which is very next door to mine.
	EB	Yeah.
	AB	What does that one show, sorry? That one you've just shown. Is that she's come from the next shop?
	MAR	Coming from the Premier next door. Whatever we refuse, so you'll see the people we would refuse, they would go to the next door. So, this guy's complaining like why can't you serve me and they can?
	AB	And when was this taken?
	MAR	I'll get you all the dates, you know.
	AB	Thank you. [Video playing]
16:10	MAR	Refuse again. I will quickly fast forward again, so will save your time. Come back with the can. Barely walk in and refuse again. Both of time. You know the state of this, he's a homeless guy. Stand outside while I'm in shop, went next door, come back with the cans in their hands, okay?

CONTINUATION OF TRANSCRIPT OF RECORDED INTERVIEW OF MUHAMMAD ADNAN RABANI

	EB	Yeah.
	MAR	And this is the guy. So, that's his normal state. So, whenever he comes in, he walks like that.
	EB	Right.
	MAR	As you could see with, sometimes his eyes are closed, sometimes is open, that's his behaviour, so he just gets refused from ours.
	AB	Was that him being refused there?
	MAR	Yeah. And he's coming.
	AB	I get what you're saying, but if that's his normal walking, he was refused that time, why wasn't he refused the time we were talking about?
	MAR	I get to that point.
	AB	Okay. Go for it.
	MAR	That time, we were giving, sort of working with you, stop the Knight's Cider for the whole week.
	AB	Yeah.
	MAR	Just to see the impact like.
	EB	Oh, so he was refused when you didn't have the Knight's Cider?
	MAR	We didn't have the Knight's Cider, "Please, sir, go elsewhere", so he went straight to the next-door shop with the same sort of condition and bought the can, came out with a can.
	EB	Just out of interest, when you talk about these people and this is the normal way they are.
	MAR	Yeah.
	EB	Do you not think that's because they're always intoxicated though?
	MAR	It could be one of the reason, yeah, but you know, let's conclude that point. So, these are like twenty to thirty people in the whole of Stockton, you know, like you, the council, get criticised they've been in the town centre drinking on the street and all that. I would raise this issue, like why are you not implementing the PSU Order?
18:06	EB	PSPO?
	MAR	Yeah. Like, why is it not ...
	AB	I can answer that.
	MAR	Why is not being implemented?

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	AB	Yeah. This is an interview about yourself, not us, to be fair. What we're trying to do is tackle street drinking.
	MAR	I'm going to the root case.
	AB	You're going to the root cause?
	MAR	The root cause of this issue, you see.
	AB	Yeah. Well, the root cause is that they're all addicted to alcohol.
	MAR	They are.
	AB	And where do they get their alcohol? They get it from shops that sell high strength, low cost.
	MAR	I just stated, like if they get refused from one shop, they have many other options and the next-door neighbour, like, completely refused to working with you and simply said he would not stop any high strength cans and where I agreed with you and helped with yours and I've always did, you see.
	AB	Yeah. Obviously, we're not targeting you specifically.
	MAR	It looks like that, Adam, specifically, you know.
	AB	The interview's about your potential breach of the Licensing Act, in particular the footage we've just shown there where we're saying two people are intoxicated that have been sold alcohol.
	MAR	And I've just showed you the normal status.
	AB	You've not shown me the other female.
	MAR	I do not have the recording for the other female, but I personally like serve her many times with a similar sort of situation. I do not have any recording.
	AB	Of the female?
	MAR	Of the female, you see, because she's always been like that.
	EB	I think, in my view, and probably the view of the Licensing Team in general, and probably Adam's team, is that these people are always intoxicated.
	MAR	Mostly, yeah.
	EB	Yeah. So, then I would say if they're always like that, then you're probably always serving them drunk, would be my opinion.
	MAR	Yeah.
	EB	Again, if you want to use that as a defence, that's totally fine, we're not gonna stop you doing that.

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	AB	Yeah. Of course.
	EB	But my opinion would be that these people are addicted to alcohol, as Adam said, and they're always in a state of intoxication, which is where the problems are coming, because they're continually being served as if that's their normal state, when it's not. Does that make sense?
	AB	Yeah.
	EB	And then they're causing problems.
	MAR	I've just showed you some evidence where they get refused from my place.
	EB	Was that during the week, though, you said because you didn't have Knight's Cider?
	MAR	Yes, and they would just simply go to the next-door neighbour.
20:01	EB	But, is that because they wanted the Knight's Cider and you didn't have it?
	MAR	Yes. That's right, yeah.
	EB	Yeah. So, my question would be, if you're saying you're refusing them, have you got a refusals book?
	MAR	Yes, we do. We do record online till system with the refusal as well, which it records all the refusals, whatever we do in the shop.
	EB	Yeah.
	MAR	I can provide you a copy.
	EB	'Cause I think that would be probably a better mitigation than your week, 'cause probably what we'd say is the week where you didn't have the Knight's, these people want the Knight's, they want the high strength, which we all know, they've come in to yours, they couldn't get it, so yeah, fair enough, they go next door to get.
	MAR	Okay.
	EB	You know, they haven't been refused.
	AB	You've raised a fair point. Yeah, we're not disagreeing with that.
	EB	Yeah.
	MAR	I mean, Adam, that's what I explained to Elliott many times, you know, through the emails and said look, I'm happy to completely stop the Knight's Cider, okay?
	AB	Yeah.
	MAR	But all it's gonna do is just impact the specific shop, the Rowntrees, the sales would go down. It's already struggling to, like, survive. I don't know why he bought it. It's basically my brother's shop.

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	AB	Okay.
	MAR	I don't know why he taken over, like I wasn't in the favour of buying the shop.
	AB	Right.
	MAR	But this issue would continue, it continuously going on you see like we will stop, they have the option go next door. Another shop there. Many other shops there as well, you see?
	AB	Yeah. We're not ignorant of that, and I think it's fair. I don't mind talking about the bigger picture, but like I said earlier, the specifics is the offence that we're talking about there and one that we're gonna show in a second, so that's what I'm trying to ...
	MAR	I mean I've showed you the video of that specific person and their state.
	AB	Of the male, yeah.
	MAR	And I do not have something for the female, but she's local. I would be able to get some sort of recording and show that she just always in that state.
	AB	No. You don't need to. I think what Elliott's getting at, just to go back to it, if they're always intoxicated, though, and you're still serving them, then that would be bad as well. Do you know what I mean? If that's their permanent state and they are ... it won't be their permanent state, obviously, 'cause they're human beings.
	MAR	Yeah.
	AB	If that's their semi-permanent state in a public place, then should they be sold alcohol?
	MAR	They shouldn't.
	AB	I think that's what I was trying to say.
	MAR	I agree in effect, but again, we would reject, we would refuse, they will go next door with the same state and will have the ... because they're known to be sort of like, you know, when somebody known to be, oh, he always looks smart.
22:13	EB	Yeah.
	MAR	So, sometimes these people, you know like, these fifteen, twenty people we're talking about in Stockton, they've always been in the state that it's very like generic for the people to just assume that, you know they just, you know, look like some people.
	AB	Yeah.
	EB	Yeah.
	AB	No. I agree.

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	MAR	You know, you just make it.
	EB	Yeah. I think probably the thing is, obviously, I totally appreciate what you're saying, you know, if this goes, you're gonna go next door. We know that. We understand that.
	MAR	Yeah.
	EB	However, the problem is, one, ignorance of the law is not a defence to say, oh, we're doing it because they're doing it, sort of thing.
	MAR	I understand. I completely understand. [Inaudible]
	AB	Yeah.
	EB	Exactly. Unfortunately, as I've spoke about before, all the issues we're getting at the minute is from your store. I'd say, we've been collecting the CCTV. I've had one report from the other shop and I'll go on to it later, we've had many from yours.
	MAR	I'm happy to share around ten videos.
	EB	Yeah. I think it would've been helpful to share this at the time, though, about them.
	MAR	Ten videos of the same people.
	AB	Of them?
	EB	Yeah.
	MAR	Getting served from ... so that would add up with your reports as well.
	EB	Yeah, which I think would be great.
	AB	I could take that one.
	EB	Yeah, which I think would be great, but I think you should've reported this at the time 'cause then we would've had a fair review.
	MAR	Okay.
	EB	At the minute we've got, not to this scale, but to give you an example, hundreds of complaints about Rowntrees.
	MAR	Yeah.
	EB	Minimal complaints about Premier.
	MAR	I mean, again, Elliott, Adam, you know Rountrees is very next door to the charity place.
	EB	Yeah.

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	AB	Yeah.
	MAR	And with the Premier, it's like a few metres down the road you see.
	EB	Yeah.
	AB	Yeah.
	MAR	So, whoever's standing outside for the food, people always gonna assume, oh, they're standing outside the shop and you've seen the figures, around fifteen, twenty people, waiting for the food.
	EB	Yeah.
	AB	Yeah.
	MAR	And you've seen the state of them, you know, they all like intoxicated, drunk and like not in the right state at all.
24:02	EB	Yeah.
	MAR	But this is why you keep getting complaints about Rowntrees, but Rowntrees has nothing to do with it, you know. They would just go to next door. Even my staff started telling them, could you please move out of the way. Council been on our case. Just please stay away otherwise we won't serve you here as well. We implemented the policy of two, three cans.
	EB	Yeah. I remember you saying that, yeah.
	MAR	You remember? And we have so many refusal, like staff is clearly instructed to like not to serve.
	EB	I think it would probably be important to get that refusal log, I think.
	MAR	That's fine.
	EB	Yeah. Is the reason included on the refusal log?
	MAR	It does have like a very generic reason, you know. Too drunk.
	AB	Right.
	MAR	Underage, and it just, you know my line automated till system? This is the system I have placed in all my stores. You know, I'm running five stores, but this is the only like concerning and keep coming up again and again.
	EB	Yeah.
	MAR	But, I mean, I don't understand, Elliott. Let's go for the second evidence what you have, 'cause I've got ...
	EB	Yeah. No, that's fine.

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	MAR	I know which one you're referring to.
	EB	Yeah.
	MAR	And I've got a defence for that as well.
	EB	Right. That's fine.
	AB	That's fine.
	EB	So, if we can just revert back to plan, then. So, we'll just ask you some questions. You might have covered some of these already, but just to make sure we've covered all bases.
	MAR	Sure.
	EB	So, do you think the male buying two cans of cider in the grey or black hoodie was drunk or appeared to be drunk?
	MAR	I prefer not to say, 'cause I've always seen him in the similar state.
	EB	And do you believe the female in the red coat was drunk or appeared to be drunk?
	MAR	Same answer for that. I've served her for like over ten years and the state never changed.
	EB	Yeah. Does it concern you, sort of the volume, obviously, and I think fair to say been about five or six drinkers coming in, didn't we, in that period? Does it concern you the volume of drinkers you're getting in?
	MAR	So, the reason being is, we've got a charity very next door to it. Whenever they serve the food, so out of thirty, there's some proportion, like five, three, four, whatever, they come to the shop and buy at the same time. This was the reason of all of them coming at the one point.
26:14	EB	Right. That's fine. So, that's everything on the first bit of CCTV.
	MAR	Thank you.
	EB	Do you want to say anything else on that before we move on?
	MAR	I think I've explained enough and I've showed you enough evidences as well.
	EB	Excellent. Are you happy with that as well, Adam?
	AB	Yeah, happy. Let's move on.
	EB	Yeah. So, CCTV on 3 rd July 2025 shows only two customers again attending the shop within the hour of CCTV provided not buying high strength cider, or lager, but it's mainly cider. During this hour, again a number of prolific ASB offenders have bought alcohol from your shop and also a female who appeared to be very young. I will now refer to CCTV which I will play for you from 13.29 to 13.34.

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	MAR	13.29 to 13.34. 3 rd of July you said, yeah?
	EB	Yeah.
	MAR	Thank you.
	EB	When it starts, we have a male coming in just buying a Knight's Cider. Yeah. He's there. So, not much concern and then it kind of escalates from here I suppose.
	AB	No, he's just ... yeah. [CCTV playing]
27:58	EB	So, this is the female. Pink top. Pays your shopworker just outside the till area with what appeared to be one coin, or maybe two. Gets a Knight's Cider Black Storm, puts it in her jacket, or of the type. Shows the man at the till. Puts it in her coat pocket, gets the money and off she goes. Probably appears to us fourteen, fifteen years of age. Could look younger, or older. Wasn't asked for ID. We'll just continue watching this through 'cause there's a few more bits and then we can go back and ask you about it.
	MAR	Okay, sure.
	AB	Yeah. [CCTV playing]
	EB	So, this is the same male.
	MAR	The same male.
	EB	Yeah.
	MAR	Same male again, yeah.
	EB	Possibly same jacket, I think actually.
	MAR	Same jacket.
	EB	Yeah.
	MAR	In the same state again.
	EB	I would say worse, in my opinion.
	AB	We'll keep watching it. I suppose, I mean ...
	EB	So, I think he's a lot more intoxicated this time when he's come in.
	AB	Yeah.
	EB	Sort of opened his mouth, pushing his head back. Two cans of what appears to be Knight's Cider Black Storm, etc. Puts his hands in the chocolate.
	MAR	Seems more like talking then pushing his head back.

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	EB	Isn't very stable. So, still messing around with the chocolate, leaning back. I would say almost falling back. Holding onto the counter, swaying side to side. Gets his change and his two cans of cider, I believe. Yeah, and then exits the store. So, my first question would be, do you want to just give me your first comments on that piece of CCTV? If you want to start off with the first girl, I think it's probably good.
30:14	MAR	I'll start with the first girl.
	EB	Yeah.
	MAR	I think it should be fine. So, as been in this area, I personally knew this girl. She was in my shop the other day which is, I've got the dates like two or three days ago, and I'm gonna play the video confirming her name. I mean you have the access to go check her age. [Video playing]
	AB	Are we certain this is the same girl?
	MAR	So, yes.
	AB	Right.
	MAR	This is the exactly same girl. I know her boyfriend too.
	AB	You know her, so you know?
	MAR	Yes.
	EB	It's not very clear on this one. I don't know if we'll be able to fully ID.
	AB	There was a bit where she looks towards the outside.
	EB	Yeah.
	AB	Could you get the [inaudible]?
	MAR	Yeah.
	AB	Thank you. [CCTV playing] They're causing us an issue.
	MAR	Well, as soon as saw the recording, I was like, you know Elliott must be talking about it, because she's really, I mean really small, and she does not have a height at all.
	EB	I'm not sure.
	MAR	Well, you'll find out. There you go. Exactly same. That's it.
	AB	Let's have a look.
	MAR	She can confirm that. I showed her this video and she confirmed. She said like she's barred from that shop now.
	AB	She's barred from your shop?

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	MAR	I mean the Rowntrees now 'cause she's told after that.
	AB	Oh, yeah.
	EB	I mean, just looking at the head, does it look like she has a more central parting than she has at the side.
	MAR	And, Elliott, different hairstyle, but it's the same girl. Search her name. I mean, I can prove you with her height.
32:01	AB	Could you play it again? Is that alright?
	MAR	Sure.
	AB	I just want to hear what she said. [Video playing] Thank you.
	MAR	She still comes to my shop, I mean. [Video playing]
		<i>"They causing problem for us."</i>
		<i>"Yeah."</i>
		<i>"What's your name, please?"</i>
		<i>"Sherry-Lee Harrison."</i>
		<i>"And how old are you?"</i>
		<i>"I was born on 3rd July 2003, I'm twenty-two."</i>
		<i>"Twenty-two years old. Okay. Thank you very much."</i>
	AB	She's twenty-two.
	MAR	Yes.
	AB	Great. Well, she's saying she's twenty-two, sorry.
	MAR	You know, the second you mentioned the underage person, Elliott, I went straight into like you see the CCTV was provided by me, on your request.
	EB	Yeah.
	MAR	You know, if I had anything to hide, could've come up with an excuse of CCTV not working or whatever, you know, but I knew we've got nothing to hide. This was the person got served there, and luckily, I was in the shop and she walked in. I said, come here. They causing problem because of you, you know, and I said, come on, tell your name and give your date of birth, and she confirmed that and I showed her the same recording, you know, the one you got. I was like, look, you're getting served in other shop and they just assume that you really young, so that's what her response.
	AB	That's fine.

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	EB	Yeah.
	AB	When was that recorded? Date and time?
	MAR	I know, Adam, three days I'll give you the exact time.
	AB	Thank you. And at the end of the interview, could you give the date and time for the other videos as well?
	MAR	Sure.
	AB	Thank you.
	MAR	So, where did it saved? Here.
	AB	Thank you.
	MAR	So, this was 24 th July.
	AB	Yeah.
	MAR	5.24. I can provide CCTV recording from my shop as well, where she came in and where I ...
	AB	What was it, sorry? 24 th July?
	MAR	24 th July. I think you spoke to me a couple of days before that.
	EB	Possibly.
	MAR	Or maybe 22 nd or 21 st , something like that.
34:02	EB	Yes. It would be around there.
	MAR	Then we had a look at the recording and luckily, we had a delivery day and I was there. She walked in. I said, come here, like, I need to have a word with you.
	EB	Yeah.
	MAR	And I showed her, I said, is you getting served in there? She was like, yeah, but I'm not allowed in there 'cause I shoplifted.
	EB	Right.
	MAR	I said, okay, but say your name and date of birth.
	EB	Alright. Okay.
	MAR	So, I mean you can more than welcome to search her. I can share this video with you.
	EB	Yeah. I think all the videos you've shared, it would be really useful for us to have them as well.

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	MAR	That's fine.
	EB	If you can break them down as well and tell us what dates they're on.
	MAR	I mean, the only way I could give it to you in the USB stick, you see.
	EB	Yeah.
	MAR	'Cause I can't email 'cause they're heavy files, you see.
	EB	Right. Could you send them on WhatsApp to me and then I'll just save them and put them on the computer for you?
	MAR	Yeah. Of course. And let me just back this up with our till system. Adam, this is what every transaction says when you serve them. You know, anything like a vape, any scratch card, any tobacco accessories.
	AB	That comes up?
	MAR	That comes up. That shows what sort of proof they have and if they don't have, under what basis are we refusing them, so it has no ID, drunk, abusive, underage.
	AB	And that comes up for cash and card?
	MAR	Either way.
	AB	Yeah. When you put the till open.
	MAR	As soon as we scan the product, it would come up with that. It's not just in this Rowntrees shop. You know, Rowntrees didn't have these tills, Elliott, and we got them installed. This system is called RDP till system.
	EB	Yeah. It's quite a common thing to have like the prompts.
	MAR	Yeah.
	EB	Yeah.
	MAR	And it's mainly like with the Premiers only, you know?
	EB	Yeah. 'Cause I think previously they did have a prompt, but the prompt might not have been as ...
	MAR	That wasn't good enough, you know?
	EB	Yeah.
	MAR	We got rid of the old system and I put this new system in place with the RDP, 'cause all the staff is trained under this system and it does have all the, you know, refusals, anything you like. All you've got to do is go to the till, load the reports and there you go, like all the refusals are there, times, dates, everything.

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36:03	EB	I think a refusal report would be good.
	MAR	Perfect, yeah.
	EB	If you can get that for us after the interview and send it over, that'd be great.
	MAR	Yeah, no probs. I mean, yeah, that should be fine. The only reason is 'cause the till's been newly installed.
	EB	Okay.
	MAR	Maybe like three, four weeks ago. I'm not too sure about that.
	EB	Yeah. That's fine.
	MAR	But that should cover the timing we're sort of looking for.
	AB	Yeah.
	EB	Yeah. That's fine.
	MAR	And to come to the open cans, this is a clear notice at the window.
	EB	Right. We'll get onto the open cans in a minute.
	MAR	Okay.
	EB	We'll just stick to the guy who was drunk.
	MAR	Cool. I mean, so was it in two different dates?
	EB	Well, yeah. So, we had the one on the 2 nd where I believe he was slightly drunk, but I think in that one ...
	MAR	The 2 nd and 3 rd July, I mean, Elliott, what I'll do, I'll get some recordings from my own shop, you know, for him coming to there, 'cause they all go to the shops, you know like we've got three, four shops there, he'll be going around the shops. This guy is always in a state, you know. Literally like, you're walking ... you will walking on the, I mean you'll see him on the street. You'll see him sitting somewhere in the town.
	EB	Yeah.
	MAR	He's always in that state.
	AB	But I think, I don't want to repeat what we spoke about earlier, but I think if we're saying that he's semi-permanently intoxicated, then he shouldn't be sold alcohol at all though. Do you know what I'm saying? Because would you, I mean we'll go back to the ... do you want to put the footage on?
	EB	Yeah.

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	AB	I'm just thinking, we'll watch it again, just to refresh our memory, but my question is, do you reasonably believe that he is not intoxicated, do you know what I'm saying?
	EB	'Cause if it's him all the time or not, obviously the offence is serving somebody who's drunk.
	AB	Am I right in thinking there was another clip, by the way?
	EB	Later on, yeah.
	AB	Yeah. Thought so.
	MAR	That's just his style. He'll nod his head and I think he's got a problem with the eyes as well, you see. He's sorting the chocolates out. He's not like leaning on them or anything. He's fixing the chocolates.
38:10	AB	So, throughout this entire clip, you're saying, I mean ... yeah.
	EB	I mean he even had his ...
	MAR	Look, he's sorting the chocolates out, man.
	AB	So, are you saying that he is not intoxicated?
	MAR	Who am I to say without having them tested, you see.
	AB	I know what you're saying, but obviously, you're the licence holder to be fair.
	MAR	I am the licence holder.
	AB	Do you know what I mean?
	MAR	But I've explained to you, he could possibly be tipsy or drunk, but the issue is, he's always in that state.
	EB	I suppose possibly the direct question is then, if you were working today, Adnan, would you serve him in that state?
	MAR	Yeah. First of all, Elliott, you know me, I don't want any drunk person coming into my shop, so as soon they told me, like, listen, we could agree with a licence with a six month [inaudible] as a perfect, that's what I want. I don't want to do [inaudible] or anything like that. I wouldn't want them to be coming into my shop, first of all. Secondly, I do not sell any of the Knight's Ciders in my shop. If I'm working, they wouldn't be in that shop, or they would be quick in and out, I would even give a free sandwich and get them out of the shop.
	EB	But, obviously, you're responsible for this shop.
	MAR	Yes, I am.
	EB	And you're authorising these people through your personal licence to sell this alcohol. So, if you were working right there in that shop, as you could be as

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		designated premise supervisor, and he came in in that state, would you serve him or would you refuse him?
	MAR	Of course, I would refuse him.
	EB	You would refuse him.
	MAR	Of course, I would refuse him, yeah.
	AB	So, on that basis then, the member of staff who served him there, was he in the wrong to serve him?
	MAR	On that day ...
	AB	If you as supervisor are saying you wouldn't serve him.
	MAR	I mean, we did have a word afterwards, you know like after I saw these recordings, especially when you mentioned underage. That was really concerning for me, you know like because been working ten years, never been one incident. Loads of letters there, you know, with the test purchases.
40:00	EB	Yeah.
	AB	Yeah.
	MAR	We passed all those. So, as soon I see that, I had a word with everybody. I said, forget about the sales or everything. It doesn't matter if they're getting served by next door or not. All you should be doing, you refuse them. Go stand outside, take a little clip and I'll share it with Elliott and we'll see if he takes any action against them or not. That's what I told straight after, you know, like he mentioned ...
	AB	They requested the footage.
	MAR	Yeah.
	AB	Yeah.
	EB	Yeah. Alright. Fair enough.
	MAR	Elliott, I mean, I do note, you know, I don't just have one shop, I've got many other streams of, like, working.
	EB	Yeah. No, we know that.
	MAR	You know, I'm a student as well. I really like when I help the area, yourself, and I'm a [inaudible] as well, you know. Like, these are the important ones. All again repeated again. Have a word with next door. We'll stop the big ciders at all, you know.
	EB	Yeah. I mean to say, we tried, but again, unfortunately, as I've said before, we're not having the complaints about next door.
	MAR	I mean, I can share the ten videos with you, the one I've got here.

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	EB	Yeah.
	AB	Yeah. We'll take them, yeah.
	MAR	I mean that's enough for you to go to him, look, that's evidence we've got and that's what you're doing and see what action. He might be in the same table and say like, okay, I'm happy to stop the sales after I've seen these videos.
	EB	Yeah.
	AB	I know what you're saying and I get ... I don't mind talking about the big picture, but just to drill down again, the interview is about the effects ... we'll take the videos.
	EB	After the interview, yeah, we can have a discussion around that and then, obviously, we can look into that.
	MAR	Yeah.
	AB	Yeah.
	EB	As I say, can we just go back to the female with the pink coat. Obviously, your age verification policy is Challenge 25.
	MAR	Challenge 25. Anybody looks younger than twenty-five, we'll ask them for ID and if they don't have ID regardless, whatever they say, I'm twenty-eight, twenty-nine or whatever, they will completely get refused from that, unless they've been previously served by another member of staff or known to the shop that they are our regular customer and they're over eighteen.
42:06	AB	That they're over eighteen, yeah.
	EB	Right. Yeah. 'Cause that was gonna be our question. She's twenty-two years old and probably looks younger.
	MAR	Yeah.
	EB	She wasn't asked for ID, so she wasn't asked for ID on the basis that she is known, basically.
	MAR	And, I mean, you get the repeated customer every day and you can't be ID'ing them every single day, you see. 'Cause you know them, you serve them enough time and it would be inappropriate and it'll make them angry to keep asking them for ID, even though you know that they're old enough and somebody or yourself saw the ID before.
	EB	Yeah. Alright. No problem. So, we're just gonna skip to two o'clock on the footage.
	MAR	And that's on 3 rd July, yeah?
	EB	Still on 3 rd July, yeah. So, we have this guy who's buying something else, I believe, and then we have somebody come in shortly after him. [CCTV playing]

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		There we go. So, male enters with no shirt on. Appears to be carrying his coat/shirt. Seems a bit unsteady on his feet. Bounces around a little bit. Puts a can of cider. Shop worker's dancing with the male.
44:12	MAR	They're in a happy mood. The sun must be out.
	EB	The male's bending over, stumbling around, trying to ...
	AB	Yeah. He's swaying a lot, isn't he?
	EB	I'm not sure what he's trying to do, but he's all over really. I think that's a fair analysis. He's in his coat trying to find some money, possibly, and a cigarette in his mouth.
	MAR	Unlit one. No smoking allowed in the shops.
	AB	At least it's unlit, we think.
	MAR	Yeah. Thanks.
	EB	Yeah. That was a concern.
	MAR	'Cause that would've been a different [inaudible].
	AB	Pretty happy it's unlit there, I think.
	EB	So, the male goes out of the view, but he does come back in a minute, I believe. Male, still no shirt, stumbling around, almost comes through the counter, I think, when she tries to give him the money and then takes the can and off he goes. So, yeah, just overall thoughts on that one again. What do you think? Any comments?
	MAR	This person is, again, known by me and having been getting served for like over ten years or so and he's always in a happy mood, as you saw on the video, like always wanna have a chit chat with you and that's all he did, you know like he wasn't drunk on the video. That's his normal state. I could surely say that, 'cause that's how he behaved in any other shop he goes like, and I have a nickname for him, and I call him "smackhead" whenever he comes in, and he names me as well. So, he's very known to me that customer, you know, he's always in that state. So, he wasn't drunk or anything. He was like completely, like, normal.
46:10	EB	That's normal for him.
	MAR	Or what I normally see him.
	EB	So, if you were working in the shop, you would serve him.
	MAR	Obviously, like, that's his normal state. I mean without t-shirt, there's no such policy that if somebody's coming without t-shirt or whatever they're wearing, that's got nothing to do with me or shouldn't be with yourself as well.
	EB	No.

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	MAR	So, I would serve him.
	EB	You would serve him.
	MAR	Like if he's in normal state.
	EB	And you believe that video, which is received.
	MAR	That video, that's his normal state. He's always, you know like he can't stay still. That's his issue. He'll always be moving about.
	AB	If I jump in there?
	EB	Yeah.
	AB	I know this individual too.
	MAR	Okay.
	AB	And I would say that is not his ... I've seen him walk around town plenty of times and I think that is clearly very intoxicated from him. Do you say the way he was like moving around like that, swaying around?
	MAR	He's dancing.
	AB	No. Well after the dancing.
	EB	He was looking for his money and he was kind of ...
	AB	He was almost falling over the way he was leaning back and looking around and that.
	MAR	Adam, I mean I would disagree with you here, just respectfully.
	AB	Yeah. That's fine.
	MAR	That's how he normally acts whenever like he comes to the shop. Like you probably have seen him outside walking normally, but whenever he's in the shop, he can't stay still.
	AB	Okay.
	MAR	He's always moving about and leaning around. That's his normal character and I know this guy for again ten years or something, you see. Like, this is how long he's been ... you know my shop, it's a popular shop and they've been coming in there for a very long time.
	EB	Okay.
	AB	Do you reasonably believe that he was not drunk at point of sale in that video?
	MAR	You know reasonably like it's really tough again.
	AB	Yeah. I get that.

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	MAR	Like, he went to like a training officer. They still have to do a drug test to find out if the driver is intoxicated or not, so I could not reasonably say whether he was drunk or not, you see.
48:10	AB	I know what you're saying, and I appreciate that, but obviously, as a licence holder, it is your responsibility.
	MAR	Yeah.
	AB	We don't test, or the licence holder or the shop workers, don't test whether someone's alcohol. They don't breathalyse them.
	MAR	That's what I mean.
	AB	They have to rely on their training and their experiences.
	MAR	And there's no definition of a drunk person in the Licensing Act. Like I was looking for it, but it's person to person and reasonable beliefs, you know like what would probabilities, you know what the reasonable person would think about it, but any reasonable person would think the person who doesn't know this specific person. 'Cause I know this guy, that's his normal state.
	AB	So, you think, so would a reasonable person looking at this footage think that he is drunk?
	MAR	They would assume as they would assume that the girl you showed that she was underage.
	EB	Right.
	MAR	But we personally know her, saw her ID, only we would be able to, or any other shopkeeper could say that. No, she just got a small height and she is definitely over the age.
	AB	But this male, do you think he was drunk when he was served?
	MAR	Again, I would stick to my answer and I would say like ...
	AB	That's his normal state.
	MAR	This is his normal state.
	AB	So, is that a no then?
	MAR	I could provide multiple CCTV of him like coming in the similar state in the different shops.
	EB	Alright.
	AB	Is that a no, though? You don't think he's drunk in this video?
	MAR	You know you can't give a hundred per cent answer, like if he was drunk or not, it's a yes or no answer. I can't, like I didn't test him with anything, you see?

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	AB	That's fine.
	MAR	On judging his state, he's normally in that state.
50:00	AB	Okay.
	EB	Alright. I mean, that's fine. We are totally allowed to disagree.
	MAR	Thank you.
	EB	We obviously think he was drunk, and you don't.
	MAR	Yeah.
	EB	That's fine. That's your answer.
	MAR	Have we stopped with the interview?
	EB	No. Not yet. We're still going. So, quarter past two, if you want to make a note.
	MAR	Okay.
	EB	We have the male who's appeared already twice in our interview.
	MAR	Fifteen.
	EB	You know, in the ... yeah.
	MAR	This is the same male again?
	EB	Same male, but he comes with a friend this time. [CCTV playing] So, as you can see, he's quite drunk here again. He's very sort of wide and stumbly.
	MAR	Again, I would say that's his normal state.
	EB	Yeah. I'm not entirely sure what your shopkeeper's saying to him.
	MAR	I think he's on phone, the shopkeeper as well.
	EB	Yeah.
	MAR	And he's just serving him.
	EB	So, it looks like his friend's either gonna buy it for him, but he gives him the money, but then he gives it to his friend, or he's buying for his friend.
	MAR	They both bought each can.
	EB	Yeah.
	AB	They both bought each can?
	MAR	There was two altogether?

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	EB	Was there?
	MAR	Yes. Do you see in the wide arms? That's his bear walk.
	EB	So, I think he's got ...
	MAR	Just one.
	EB	What? Just one?
	MAR	Just the one, sorry.
	EB	Yeah. So again, I don't know who it's been bought for.
	MAR	Yeah.
	EB	It could be my opinion that, you know, it's been bought for the male who's drunk, but again, I think this just shows a picture that we are getting people who we are saying are in an intoxicated state and are in your store, basically, which is a concern. So, have you got any comments or just the same as previous?
	MAR	I mean, again, I'm happy to ban these people from the shop if that's what you want, because we always like saw him in that state. Their state would never change and that's all they come for, to buy those ciders.
	EB	Yeah.
	MAR	And I'm happy to, like, completely ban these coming and banning the alcohol again.
52:04	EB	I think for us, you know, I've worked with you throughout for a number of years now.
	MAR	Yeah.
	EB	For us, or for me anyway, it's not about telling you what you need to do.
	MAR	Yeah.
	EB	For me, it's about you running the shop in a way that upholds licensing objectives, but also promotes business. Again, I don't want to close the business. I don't want to stop you selling alcohol.
	MAR	Yeah.
	EB	Which I think I've been clear from the start, which is pretty fair, but again, the reason why we've got to this stage is because of the accumulation again. If you think banning these people is gonna stop breach of the Licensing Act then, yeah, ban them, but it seems your opinion isn't that. So, if your opinion is that you're still compliant with the Licensing Act, I would carry on doing what you're doing, but in our opinion it's not, if that makes sense?

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	MAR	I mean, again Adam, you both here in the office. We deal with them on a daily basis, you know? These are like twenty to thirty people. These are the problem in the whole of Stockton, you see like, you know they would be Rowntrees, they would be next door, they would go to my brother's, they would go to mine, so they would be all over the place. So, the best thing here, I know it's my interview, I'm being interviewed, but the bigger picture is, if you could speak to the next door, we are more than happy to stop the sale of Knight's Cider, then there will be a substitute, you know like a Foster or whatever.
	EB	Yeah.
	MAR	And I'm not doing a single can in my shop, also anything over 6.5% at all. They only come when the shops are closed to get some sandwich or maybe like soft drinks, and I'm doing really well without these, you know?
	EB	Yeah.
	MAR	And I'm happy to help and do my objectives as well, but again, we would refuse. Next door option, be the same state, 'cause they're known to be in that state all the time, so it's really tough for a shopkeeper to tell, oh, is he intoxicated or has he been, or is he just tipsy or is being like completely intoxicated? So, I really like have no idea what to do in that situation. I did give you the suggestion that we are happy to do that and we did not [inaudible] to this, you know, for a whole week and with the other shopkeepers compromising with you, so.
54:21	EB	Yeah. I mean again, I totally appreciate what you're saying about, you know, you guys do on a daily basis, but Adam and his team ...
	AB	I'm out as well, yeah a lot.
	MAR	Is he?
	EB	Yeah. You know, they deal with them, the same amount, if not worse to be honest, I think.
	AB	Yeah, I think so. I think, like I say, again I don't mind speaking about the bigger picture, but the interview is for the specific offences.
	MAR	Yeah.
	AB	I kind of know what you're getting at in terms of the semi-permanent state of some of these people.
	MAR	Yeah.
	AB	I think, especially going back to the most recent clip or the second most recent clip of the ... in fact, actually, what nickname did you give him?
	MAR	"Smackhead."
	AB	"Smackhead." And what nickname's he given you?
	MAR	He calls me "crackhead".

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	AB	He calls you "crackhead". Right. Okay. So, okay, so using your nickname "smackhead", obviously I know that gentleman fairly well and I think it's pretty clear, and we can agree to disagree, that's fine.
	MAR	Yeah.
	AB	But in that footage, he is clearly intoxicated, in fact quite high level compared to what I've seen him in the past. He's swaying around and all sorts. So, I know what you're saying in terms of the bigger picture and next door, we're not blind to that, but in terms of the interview, I think we're talking about contrary to the law.
	MAR	I mean in terms of this specific incident, I could back this up with a few other CCTV recordings, you know, where he wouldn't be buying any alcohol.
	AB	Right.
	MAR	But he would be in the similar state, from my own shop.
	AB	Okay.
	MAR	'Cause it's our customer too, as I mentioned, I could get a CCTV video of him being in the same state. That's the, like you know, normal and it's again fifteen, twenty people and this would keep repeating unless the charity is moved to somewhere else.
56:00	EB	Right. No, we appreciate that. Alright, so if we can just move on and then we'll have a chance to wrap up at the end anyway.
	MAR	Sure.
	EB	So, that's the main, these two CCTVs. I want to look at your staff training, to be honest.
	MAR	Sure.
	EB	So, what do your staff get trained on? How often?
	MAR	So, staff is trained with Challenge 25 proxy sales and any drunken person or anything they think, you know like if the person is intoxicated or, I mean is not in the right state, they will completely reject him. How often? It's every three months we repeat the training, and the training standard is again Premier and One Stop. I'm part of these two franchise. My Durham store is One Stop and Stockton is Premier and some of them have the qualification as well as myself, I've got the qualification as well.
	EB	Do the people working in Rowntrees have the qualification?
	MAR	They have got the training.
	EB	Just the training, not the qualification?
	MAR	Not the qualification, but we share the, what's it called? Staff. You know, like if we're short staffed in one premises, so they'll go work in a different. So, it's the same standard we follow in each shop.

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	EB	Yeah. Can you provide me with a copy of that training after the interview? Is that okay?
	MAR	Of course.
	EB	Can you send me that in email?
	MAR	Yeah.
	EB	And you can send me like two lots. So, like one that's six months ago, one that's three months ago, just so I can see it's on a rolling basis, if that makes sense?
	MAR	Sure.
	EB	Then I'm assuming when they join as well, they get like an induction pack.
	MAR	Yeah. That's fine.
	EB	Yeah. So, you do have a condition on the licence that "There shall be a written record of training with an adequate system of staff training to avoid their selling alcohol to underage customers which will be updated on a quarterly basis for all staff members", so every four weeks.
	MAR	I mean, if it wasn't a condition, we would still be following the same one, you see. I mean quarterly we do it, you know, just to memorise, refresh the memory of all the staff.
58:01	EB	Yeah. That's fine.
	MAR	Well, some of the members have been working for like five years, four years, so I mean they're well trained about it.
	EB	Right.
	MAR	As I mentioned earlier, like, multiple times Trading Standards been to my shop. Multiple test purchases. Got loads of [inaudible]. It must be in your records as well.
	EB	Yeah.
	MAR	There's never been a single incident of any underage sale or anything else.
	EB	Yeah. That's fair enough. So, I'd now like to move on to discuss the ongoing issues we've been having since you took it over on 2 nd April 2025. That's when we received the transfer paperwork into your name. So, I would also like to start off by reminding you that Adam and I sat in this room and spoke to you when you took it over.
	MAR	Yes.
	EB	Advised you, obviously, of the issues that were facing the business at the time.
	MAR	Yeah.

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	EB	Which I just want you to confirm that we did do that and we did tell you about the issues that are going on.
	MAR	Yeah. You did.
	EB	So, obviously, before you took the premises over, there was already ongoing issues and since you have taken over, four pieces of CCTV have been got from, basically, information contributing to antisocial behaviour in Stockton Town Centre and undermining the licensing objects. So, the first piece of CCTV I'd like to refer to is from 11 th April 2025 at approximately 13.20, which I will get you now. Again, we have got more pieces of CCTV which may be used at a later hearing to discuss the location of the shop. I don't think it's appropriate for me to ask you about it because you weren't in charge at that time.
	MAR	Yeah.
	AB	Agreed, yeah.
	EB	But, ultimately, which, obviously, you got later, I feel like the location of the shop is not helpful, which I think we can agree on that.
	MAR	Yeah.
	EB	But again, we'll focus on these bits of CCTV for now and then we'll go from there. [CCTV playing] So, on 11 th . If you note the right time, 13.20. So, as you can see here, it is quite far away, which I do apologise for, but we have a number of people congregating outside your shop drinking high strength, which is the report that we received.
1:00:22	MAR	I mean, I can't see any cans in their hands or drinking.
	EB	Yeah.
	MAR	It's a bit too far.
	EB	It is. I agree with you.
	MAR	Yeah.
	EB	So, what we're looking at with this, it's the overall picture.
	MAR	Yeah.
	EB	Basically, again, you provide the videos. We do have these people outside your shop.
	MAR	Yeah. I mean you know the problem, it's the charity next door whenever they serve food. There's about fifteen, twenty, thirty people stand outside and it does give a bad reputation to our business and we are suffering with the normal people coming into the store due to these standing outside.
	EB	Right.

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	MAR	And I would really, like, request you to consider this moving somewhere else, you know, from the town centre and it's not giving a good name to the town because it's walking distance to the town centre as well.
	EB	Yeah. We just had someone just leave your staff there, but I think that's an action that you can look at, I think, isn't it Adam? But again, we can stick to this for the time being, but we can talk about that outside the interview.
	AB	Yeah. I mean, is it just, are you complaining when the doors are open to the charity?
	MAR	Yes. It doesn't matter if the doors are open or not.
	AB	Yeah. I was gonna say.
	MAR	They will just sit there and we would ask them to move. Some of them listen, some of them like show us your finger or tell you to ...
	AB	Abusive and that.
	MAR	You know like.
	AB	Yeah.
	MAR	That's none of your business where we sit.
	AB	Yeah.
	EB	So, there we go. We've seen someone exit your store there and it's basically of our opinion that people are sat on these steps, as they usually do, drinking. So, that's the first piece of CCTV I'd like to show you.
	MAR	I mean, Elliott, you know one of another customer, you know like if you go out and where he goes and where he goes and drink, you see, but only you could judge and I wasn't aware of them having an issue with when the shop is being taken over at all. I got aware when I had a conversation with you two.
1:02:06	EB	Yeah.
	MAR	So, I did not have any understanding like what was going on. I knew the area was worst, but I didn't know anything else was going on about it.
	EB	Until we told you.
	MAR	Since then, we took like, you know, what measures we took you, we stopped the sale for a bit with the co-operation with you. We limited the sale of alcohol with the three person. We've got a number of refusals, you know, like ten people now we're serving or something.
	EB	Yeah. I think it would be good if you can get that log, yeah.
	MAR	Yeah. So, we've got, I mean, a load of action taken since then and, again, competitors like I don't seem anything's been getting done against him, you see. I'm gonna share the videos. I would request the Freedom of Information about

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		like how many cautions the next-door neighbour had and how many times he's been interviewed like myself.
	AB	Yeah.
	MAR	He's exactly doing what you called me here for, you see.
	EB	Yeah. Okay. That's fine.
	AB	Spot on. It's your right to do, yeah.
	EB	Yeah, absolutely. We can look afterwards. So, just in relation to that CCTV, so this is ...
	AB	This is a report from Enforcement Community Safety, isn't it?
	EB	This is something that, yeah, that Adam's reported on.
	AB	Yeah.
	EB	General, unrelated behaviour. You know if he's going down Dovecot Street to deliver a letter. So, Adam said, you know, "It's two large groups of people nearby street drinking. Shouting, swearing, causing general antisocial behaviour in breach of the PSPO. Footfall on the street was very high. There were instances where families, young people, children walking with parents and carers, women pushing prams walking next to these groups for whom are causing ASB. On two occasions, an officer noted people actively trying to avoid the groups and crossing the street. One group stood in the doorway next to your shop, Rowntrees Off Licence, consisted of upwards of seven people. People kept leaving and joining. The majority of these people were street drinking cans of Knight's Cider. One of the males was topless, consuming a drink. There was also littered cans next to this group on the steps". So, that's the report we had. Again, I appreciate what you're saying, it is very far away.
1:04:05	MAR	I mean, the breach of PSPOs, so who is responsible for taking the action, you see? Not the shopkeeper.
	AB	No. What I'm saying is with that, is that we're trying to ... we've been into circles with this one, but if you're selling the high strength alcohol, which they then street drink.
	MAR	Okay.
	AB	Then that would be then causes antisocial behaviour, as the report is that Elliott's mentioned.
	MAR	I mean I was stopped for the whole week, Adam, and did the antisocial behaviour stopped?
	AB	The antisocial behaviour stopped?
	MAR	Yeah, I'm asking.
	EB	We're still trying to get the stats on that.

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	MAR	I mean, nothing happened. There was same sort of drinks, there were same sort of people, plenty of videos from that time. It was continuously. The shop isn't the cause of this issue. That issue is these fifteen, twenty people and PSPOs not being, you know, implemented properly and they're not getting arrested for drinking outside.
	AB	Yeah. To be fair, I wouldn't expect them to get arrested for street drinking.
	MAR	There must be some action taken against the, you know, breach of PSPOs or some fines or whatever.
	AB	Yeah. Obviously, we've got a process in place, but it would be silly just to rely on one single component to try and make the town centre safer and a more welcoming space. We've got to do ... it's a multi-component operation. Got to look at everything.
	MAR	I've told you, like, from mine what I can do.
	AB	Yeah.
	MAR	That I can completely stop the sale of high strength if the next-door neighbour agrees.
	AB	But you see what you're doing on us, though, you're obviously, you're putting a condition on us and we feel like if there's antisocial behaviour which in some ways been linked to the shop, you're saying, oh, I'll co-operate with you, but it's on condition that these people co-operate with you as well. You're more than welcome to put a Freedom of Information Act question.
	MAR	Yeah.
	AB	I wouldn't process that, but you can certainly ask the council for that.
	EB	Yeah.
	MAR	Yeah.
	AB	I've got no issues with that.
	EB	It'd go through the Information Governors, wouldn't it?
	AB	Yeah. Exactly. But I think that the point is there, we're trying to do multiple different things to make the town centre safe and a more welcoming space. If we're getting complaints about the shop, it would be wrong for us not to follow that up, I think. Well, it would be.
1:06:09	MAR	I totally agree in this. I don't, but if people standing outside here, a walking past person or the police, they're gonna say they're just standing outside this office. This office is the root cause, but all I mention again and again, that charity place very next door to it, you know. They come there to get their food, stay over there and we could request them to move. Sometimes they listen, sometimes they don't, but the shop is just getting misjudged. That shop is the problem for them to standing outside, you see.

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	EB	Right.
	MAR	They were still outside, you know, when we weren't serving them Knight's Cider and that. These videos are from them times. They were still outside. Like, we not serving the alcohol there, but why they still outside?
	AB	Right.
	EB	Yeah. I think you've obviously made that point about the charity and sort of we understand what you're saying.
	MAR	Yeah.
	EB	They come to the charity and sort of the shop's a side effect of that, if that makes sense?
	MAR	Yeah.
	EB	So, we'll move on to the next CCTV report. So, that's on 5 th June 2025, around 6.36 am. So, from the CCTV staff, we have just observed someone come out of Rowntrees, Dovecote Street at 6.39 cracking open a can of what appears to be cider and then asking me what time can you start selling? Obviously, we're aware you have a six o'clock licence which isn't involved in this issue. At the minute, the policy would be, if you applied for a new licence, which you're probably aware from Yarm Lane, I assume, nine o'clock start, ten o'clock finish in residential areas, which obviously Dovecot Street is.
	MAR	Yeah.
	EB	Rowntrees' licence is an old licence, you know, whatever happened back then.
	MAR	They were different times.
	EB	Exactly. That's it. It's been transferred. Our opinion is, it shouldn't be that early. However, there's no breach because you can sell for that time, if that makes sense?
	MAR	Yeah.
	EB	But it is very early, which I'm assuming you can probably agree with as well.
	MAR	Yeah.
1:08:00	EB	So, this is what we have. We have 6.37. We have a group of four. One is slumped over with a can. Another is dancing with a can. Another head in hands.
	AB	Elliott, can you just pause there?
	EB	Yeah. Of course.
	AB	How long does your CCTV retention for?
	MAR	Thirty days.

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	EB	Yeah. So, that would be outside.
	AB	What day is this? June? Right. Okay.
	EB	Yeah.
	AB	No worries.
	EB	But, I suppose the first question would be.
	AB	Yeah.
	EB	Is there any other option, apart from these people have got the cans from your shop, because nobody else is selling alcohol at this time?
	MAR	No. The other option would be like from previously, 'cause all our cans have the sticker on, you see.
	EB	They do.
	MAR	Can't seem to see anything on the can by looking at it. I mean it's not that people buy like twenty-odd cases, you know? They could use it again, so. That could not be the only reason that they just came out of the shop and [inaudible].
	AB	That's fine. We can ask for the footage earlier then, if you want?
	EB	Yeah. I would probably say the most likely thing is they've come in the shop. And again, obviously, just to make it clear, we are looking at civil action here, so we are working on the balance of probabilities and for me, anyway, on the balance of probabilities, this alcohol has been bought this morning from the shop.
	MA	Yeah.
	EB	I'm just gonna play it through just in case they do back in the shop, and we can probably appreciate this guy's pretty drunk.
	MAR	Yeah. Of course, like, no doubt about it.
	EB	Yeah. [CCTV playing] Yeah. We've just seen the lady who had her head in hands as well has also got a can of Dark something.
	MAR	I mean it could be a possibility one of them just went to the shop and bought for everybody else, or something.
1:10:00	EB	Yeah.
	AB	The least presenting as drunk one, I'm sure.
	EB	Yeah.
	MAR	Yeah.

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	EB	So, somebody's just gone in the shop there.
	AB	Oh, have they?
	EB	And somebody's about to go in with an open can.
	AB	Yeah.
	EB	So, it's 6.38 about forty-five seconds, the lady enters the shop, with a lady following her with an open can and then she exits the shop, probably about five seconds later.
	MAR	Yeah. So, she must've like went to see the friend or something like this.
	EB	Yes.
	AB	Is he opening a new ...
	EB	He's just bought another can there, I believe, yeah.
	MAR	Yes. That's right, yeah.
	AB	Yeah.
	EB	Probably that's probably another footage. I think we've probably spoke about that enough going through.
	MAR	Yeah.
	AB	Yeah.
	EB	But I can assume you can appreciate the concerns we have from that?
	MAR	Of course.
	EB	Yeah.
	MAR	I'm like on the same page as you, sir, like and I did give my opinion on that matter.
	EB	Yeah. No problem.
	AB	Yeah.
	EB	Thank you. Right, so what have we got? That's obviously to do with ...
	MAR	Just, I mean ...
	EB	Sorry. Have you got some of the shops?
	MAR	No. It's just the same videos, like people going to the shop, then out and opening the cans again.
	EB	It is. Yeah.

CONTINUATION OF TRANSCRIPT OF RECORDED INTERVIEW OF MUHAMMAD ADNAN RABANI

	MAR	Like similar situation what they just done there as well.
	EB	Yeah. That's fine. And I just want to give you an overview of the complaints we've been receiving as well.
	MAR	Yeah.
	EB	There's also been a high volume of intel received since you took over the business. So, on 2 nd of the 4 th 2025, cans of high strength cider have been littered what have been bought from the premises and there is a photo provided of this with your stickers on the can.
	MAR	Littered?
	EB	Sorry?
	MAR	Can of cider being littered, did you say?
	EB	Yes. With your sticker on it in the town centre.
	MAR	So, how would I be responsible for that, do you see?
	EB	So, I think what we go back to you, and what I've been trying to tell your staff during visits, we need to be mindful who we're selling to. You're saying you know these people, but you know these people are going in the town centre and drinking.
	MAR	I mean, I've told you, like, I can completely stop these people coming into the shop. That's the best thing I could do, you know, like I could stop five, ten people, you know, from after today. These people wouldn't be allowed in the shop.
1:12:09	EB	Yeah.
	MAR	Okay.
	EB	Yeah, I mean, if that's what you want to do.
	MAR	I mean if something got littered regardless like, you know, you bought this from Tesco, wherever, and you littered outside, you committed that crime, not the Tesco liable for this, you know, for selling you this that you could go and litter outside, you see.
	EB	Yeah. Totally appreciate that comment. And then on 8 th April 2025, intel passed from Community Safety regarding street drinking, breaches of PSPO outside the premises. "16 th April 2025, due to continuing issues regarding high strength cans, notice has been given to the premise licence holder that a final warning will be given before formal action is taken." That's when we had the phone call, remember?
	MAR	Yes.

CONTINUATION OF TRANSCRIPT OF RECORDED INTERVIEW OF MUHAMMAD ADNAN RABANI

	EB	"22 nd April 2025, information of cans being littered that have been bought from the premises." Again, stickers on the can. "28 th April 2025, whilst delivering a letter to the premises ...", that was me, so I was delivering a letter to the residential further down Dovecot Street, "... two street drinkers drinking outside the premises." "13 th June 2025, complaint from Community Safety following complaints from a local business." So, local businesses are also unhappy, basically, and have named your shop as causing issues, basically.
	MAR	Yeah.
	EB	And they have said "Premises is supplying street drinkers who are causing antisocial behaviour. Premises also selling drug paraphernalia such as pipes and scales" which isn't illegal.
	MAR	Yeah.
	EB	Not saying it is illegal. Probably not recommended, but that's obviously a business decision.
	MAR	Yeah. Every shop has these, you know, scales and pipes.
	EB	Yeah. No, there is a few that do.
	MAR	The majority of the shops have these, yeah.
	EB	Yeah, but we just need to be mindful, again, who we're selling to, what the connotations of them things can be.
	AB	Especially when they've got cannabis leaves on the packaging as well.
	EB	Yeah. That's it, isn't it? And, obviously, we do ultimately need to promote licensing objectives. Prevention of crime and disorder.
	MAR	Yeah. That's fine.
	EB	And, you know, if we're selling drug paraphernalia, are we preventing crime and disorder?
1:14:01	MAR	Yeah.
	EB	We don't want to bring more things in to question. [Beep]
	MAR	Low media, so that's about to fill, I guess?
	EB	Yeah. It is, yeah.
	AB	We're done anyway, aren't we, almost.
	MAR	Are we not done?
	EB	I've got a little bit more to do, I think.
	AB	Sorry. Go for it.

CONTINUATION OF TRANSCRIPT OF RECORDED INTERVIEW OF MUHAMMAD ADNAN RABANI

	EB	So, we'll just stick it on another disc, I think. So, the time is now 11.51, we're gonna have a break and then go onto another disc. The interview is paused.
		BREAK
Disc 2	EB	So, this interview is resumed, ESD 1839 was paused at 11.51. The time is now 11.59. Can I confirm, you're still under caution? Do you understand the caution?
	MAR	Yes, please.
	EB	Excellent, and just continuing the interview. So, I suppose the question I have, since you found out about this interview and that we are sort of seriously looking into the shop, etc, have you made any changes in terms of procedures and stuff?
	MAR	Have I made any changes?
	EB	In terms of procedure, anything like that.
	MAR	I've just mentioned earlier to you that strictly told staff, do not serve any alcohol. Any, you know, possibility they think the person is intoxicated or anything, do not serve them at all. Complete refuse them. If they go to the next-door business, regardless if you take action against them or not, even though I just sent you thirty videos now.
	EB	Yeah.
	MAR	But they are completely, like, been advised to refuse.
	EB	Excellent. And what about people who may go and drink on the street, alcohol, antisocial behaviours, is it the same message being sent to those people?
	MAR	I think you mixing this up, you know, like one message would I give it to the people who street drinking.
	EB	No. Sorry, in terms of your staff to serving these people who are gonna go out and cause problems.
	MAR	Yes. Again, like, as I mentioned earlier to you, like, this is a clear instruction we're giving to the staff, you think, you know, they like drunk or they just, you know, when I stand outside or drink outside, just completely refuse them.
	EB	Right. Excellent. Just 'cause it was slightly concerning to us, we hadn't really heard an issue since the ones that were originally reported, and then on the CCTV this morning we had enforcement officers requesting CCTV to monitor a female coming from Rowntrees with a can of alcohol.
02:03	MAR	Yeah.
	EB	The female was verbally abusive and the officer who was on the scene witnessed the female sold alcohol, despite being intoxicated. CCTV had to move that camera, but witnessed her walking away with an unopened can which she then opened and started drinking on the street. Again, unfortunately, we haven't had time to look into this. This has literally come in this morning.

CONTINUATION OF TRANSCRIPT OF RECORDED INTERVIEW OF MUHAMMAD ADNAN RABANI

	MAR	I can't say anything. I'm not aware of this, sorry.
	EB	Obviously, for us it's just concerning. It seems like things still aren't changing.
	MAR	No. The things are obviously changed and I showed you that no open cans and strict instructions given to the staff.
	EB	Yeah.
	MAR	So, I'm not aware of this specific incident that you're referring to, but we're not taking any risk at all.
	AB	Just from me, then, when did the strict instructions from the staff come about?
	MAR	The day I spoke with Elliott about the interview.
	AB	Do we know when that was?
	EB	Yeah.
	AB	Do you remember?
	MAR	21 st or something.
	EB	I think before that, 'cause I was on holiday.
	MAR	21 st .
	EB	Yeah.
	AB	Thank you.
	EB	It'd be, I'm gonna say about the 15 th .
	MAR	15 th , yeah.
	AB	15 th .
	EB	I'm gonna guess. I'm just gonna have a quick check.
	AB	Of July?
	MAR	Yeah.
	AB	Yeah.
	MAR	This month, yeah.
	AB	Okay.
	EB	Just hang on. Oh, it might be spoken when I was back from holiday, sorry. Now I remember.

CONTINUATION OF TRANSCRIPT OF RECORDED INTERVIEW OF MUHAMMAD ADNAN RABANI

	AB	I think the only I ask if just, obviously, is the reason we spoke ...
	EB	24 th .
	AB	24 th ?
	EB	Yeah.
	MAR	It's a week ago.
	EB	I thought it was before I went, but it was after.
	MAR	Yeah.
	AB	Yeah. Sorry, the only reason I ask is just because that's an officer's testimony about the issues ongoing from yesterday, so that was it.
	EB	Yeah.
	AR	Thank you for that.
	EB	Again, obviously we haven't had chance to look into it, but for us that shows the issues are persisting, basically.
	MAR	I mean, we only like are responsible, like how the customer acts in the shop, you see? I mean if she was abusive or whatever outside like, she might have been in a better state when she walked into the store and like how could you judge like we served you and you go have a fight with somebody outside?
04:15	AB	Yeah. I think it would go back to the licensing objectives, though, in terms of preventing crime and disorder, though.
	MAR	Yeah.
	AB	I think is the point we'd make in response to that.
	EB	Yeah. Absolutely. Okay. I think that's all the questions I have. Obviously, the legislation we're looking into, Section 141 of the Licensing Act states ...
	MAR	141 did you say?
	EB	Yeah. The offence is selling to those who are drunk and we'll be speaking to you about knowingly allowing that, basically, and then 146 is selling alcohol to children, which we also spoke about in that interview.
	MAR	Okay. Cool. Yeah, that's fine.
	EB	Brilliant. So, have you got anything further to add, before we finish the tapes?
	MAR	I think to conclude everything, I mean I've cleared my point by sending you over thirty attachments with ongoing issue which isn't directly concerned with the shop, and it's just the mis, I guess, misjudgement and regardless we stopped selling and all the people are still out there, still drinking, so the root cause isn't

CONTINUATION OF TRANSCRIPT OF RECORDED INTERVIEW OF MUHAMMAD ADNAN RABANI

		the shop and also, I made it clear with my video of the girl confirming her date of birth and her name as well. Thank you.
	EB	No problem. Adam, any further questions or are you happy?
	AB	Nothing further, thanks.
	EB	Excellent. Okay, so thanks for your time today, Mr Rabani. Obviously, it's much appreciated you coming in and speaking to us. As I explained off tape, our next course of action is probably to apply for a review of the premises licence, as you're aware of. So, the procedure for that next week, if this is agreed, I will likely visit the shop to serve some paperwork which will basically say everything we've said here. We have ongoing issues. We feel like the licensing objectives are being undermined.
06:00	MAR	Yeah.
	EB	I'm required to display a notice in the shop, which is a public notice so people can support the review, if they go against the review, things like that.
	MAR	I mean, under what basis are you planning on the review? That underage have been verified and this drink issue, we already co-operated with you and showed you the same people going into the different shops and doing the same activities again, so what you planning on ... I don't know what your motive is behind this.
	EB	Yeah.
	MAR	But I don't know why you targeting specifically this place.
	EB	Yeah.
	AB	I think it's to do with licensing objectives.
	EB	Yeah. So, licensing objectives, prevention of crime and disorder. We feel like that's been undermined.
	MAR	Okay.
	EB	People coming in, being drunk, going out in the street, causing crime and disorder. Antisocial behaviour.
	MAR	Okay.
	EB	Secondly, prevention of public nuisance. Again, kind of the same thing.
	MAR	Okay. And you think that's the only shop is responsible for that?
	EB	No.
	AB	We don't. We're interviewing you, though.
	MAR	So, why don't you apply for all the reviews for every other shop as well?
	EB	Because unfortunately we haven't got evidence to link that back to those shops.

CONTINUATION OF TRANSCRIPT OF RECORDED INTERVIEW OF MUHAMMAD ADNAN RABANI

	MAR	I've just sent you thirty attachments.
	AB	Yes. You've sent it like thirty seconds ago, though, to be fair.
	EB	So, going forward.
	MAR	I mean if you were collecting evidences against mine, where were you like before? Why did you not collect on the competitor business which is ten metres away?
	EB	I think we have been trying to, but we haven't been able to.
	MAR	You haven't been, but you have no access like the CCTV you just showed me, Elliott?
	EB	Yeah.
	MAR	The people going. If we could take like thirty videos, how come yous haven't taken any?
	AB	I can tell you why, 'cause we've not applied for a RIPA.
	EB	Yeah.
	AB	Our CCTV comes from complaints.
	MAR	Okay.
	AB	If we were doing that, that would be surveillance against the shops.
	MAR	Okay.
	AB	Which we'd have to apply for a RIPA for, which we haven't done. I'll be straight up about that. We haven't done that. It comes from complaints.
	EB	Yeah.
	MAR	Okay.
	AB	So, we're not surveilling the shops.
	EB	Your shop or anybody else's.
	MAR	I think, I mean, Elliott, yous being unreasonable here, and completely like targeting me instead of like, you know, the ongoing issue, which is completely not for the shop, but I really like not understand like why I've been harassed and why you targeting me. You know that I've got a very clean history and never been involved in anything like that, but I really don't see the point of you going ahead with the review.
08:24	EB	Yeah. That's fine. I'll just finish. So, licensing objectives, public safety, again, same sort of thing as Adam mentioned in that statement, the public aren't feeling safe. There's a lot of businesses that aren't feeling safe.

CONTINUATION OF TRANSCRIPT OF RECORDED INTERVIEW OF MUHAMMAD ADNAN RABANI

	MAR	Yeah.
	EB	And then the protection of children from harm.
	MAR	Yeah.
	EB	Again, if people are going out there shouting and swearing, it's not protection from harm, and obviously we have that alleged underage sale. You've put your point across to us, which is totally fine.
	AB	Yeah. Of course.
	EB	But again, it's still something that's there.
	MAR	Okay. That's fine.
	EB	Is that fine?
	MAR	If that's what you want.
	EB	Yeah. Brilliant. Again, it's not confirmed, I'm not saying it is, but I would like to be as open as I can with you. I don't want to trip you up. This is where we're at.
	MAR	I mean, you put yourself into my position and employ all the factors on yourself and see how would you feel. Like, you would just feel like just targeted and harassed and you know the reason what the root cause is, that's all I could say to you like, just a specific target against one person in the business since I've taken over.
	EB	Yeah.
	AB	Do you feel we're personally targeting you then?
	MAR	Yes, I do. I could happily confirm that.
	AB	Okay.
	MAR	Yous both have personally targeted me.
	AB	We're personally targeting you.
	MAR	Yes.
	AB	And how many shops do you run in the town?
	MAR	I've got one shop with a ... yeah, three shops.
	AB	Three shops. And do we have issues with the other shops?
	MAR	Yes. Yous been sending underage testers and we successfully passed.
	AB	Ah, right.

CONTINUATION OF TRANSCRIPT OF RECORDED INTERVIEW OF MUHAMMAD ADNAN RABANI

	MAR	Because there's no like ...
	AB	It's common practice.
	MAR	Yeah.
	AB	Okay.
	EB	Okay. No problem. As I say, I think we'll, obviously, just stick to the issue in hand and I think we can complete the interview if everybody's happy?
10:01	AB	Happy.
	MAR	Okay.
	EB	Are you happy you've said anything about everything I've questioned you to?
	MAR	I think I've told you enough.
	EB	Yeah.
	MAR	That's fine.
	EB	Excellent. So, I'm now handing you the Notice to Persons Being Interviewed. This tells you how you can obtain a copy of, obviously, one, the two sets of discs, if that makes sense?
	MAR	Yeah.
	EB	Just to confirm receipt, please can you read out that number at the top?
	MAR	CD reference 1839.
	EB	Yes. Excellent. So, that's your copy. That tells you how you can get a copy if you'd like one.
	MAR	And may I know the head of Licensing. Is it still Polly Edwards?
	EB	No. It's Leanne who's our manager. So, if you'd like to put anything through.
	MAR	Yes, please. I would like the email address.
	EB	I would probably recommend just email licensing@stockton.gov.uk and just say for the attention of Manager, Senior Officer.
	MAR	Okay.
	EB	And somebody will get back to you. I would recommend you doing that soon, though, 'cause she is on leave from next week for three weeks.
	MAR	Cool. Okay.
	AB	Do it today if you've got time, to be fair.

CONTINUATION OF TRANSCRIPT OF RECORDED INTERVIEW OF MUHAMMAD ADNAN RABANI

	EB	Yeah.
	MAR	That's fine. Do I need to take this with me?
	EB	That's yours.
	MAR	Thank you. Cheers.
	EB	Okay. So, the time is now ten minutes past 12 pm and the interview is concluded.

LICENSING ACT 2003**PREMISES LICENCE (PART B)****PREMISES LICENCE NUMBER: 050595****PART 1**

POSTAL ADDRESS OF PREMISES, OR IF NONE, ORDNANCE SURVEY MAP REFERENCE OR DESCRIPTION

Dhillon Food & Wine
68 Dovecot Street, Stockton-On-Tees, TS18 1LL**01642 675209**

WHERE THE LICENCE IS TIME LIMITED THE DATES

N/A

LICENSABLE ACTIVITIES AUTHORISED BY THE LICENCE

SUPPLY OF ALCOHOL

.....
Marc Stephenson
Assistant Director
Community Safety and Regulated Services

THE TIMES THE LICENCE AUTHORISES THE CARRYING OUT OF LICENSABLE ACTIVITIES

SUPPLY OF ALCOHOL FOR CONSUMPTION OFF THE PREMISES

MONDAY:	06.00 until 24.00
TUESDAY:	06.00 until 24.00
WEDNESDAY:	06.00 until 24.00
THURSDAY:	06.00 until 24.00
FRIDAY:	06.00 until 24.00
SATURDAY:	06.00 until 24.00
SUNDAY:	06.00 until 24.00

THE OPENING HOURS OF THE PREMISES

MONDAY:	00.01 until 24.00
TUESDAY:	00.01 until 24.00
WEDNESDAY:	00.01 until 24.00
THURSDAY:	00.01 until 24.00
FRIDAY:	00.01 until 24.00
SATURDAY:	00.01 until 24.00
SUNDAY:	00.01 until 24.00

WHERE THE LICENCE AUTHORISES SUPPLIES OF ALCOHOL WHETHER THESE ARE ON AND/OR OFF SUPPLIES

Supply Of Alcohol OFF The Premises

PART 2

NAME AND (REGISTERED) ADDRESS, TELEPHONE NUMBER AND E-MAIL (WHERE RELEVANT) OF HOLDER OF PREMISES LICENCE

Rabbani Stores Limited
78 Yarm Lane, Stockton-On-Tees, TS18 1EW

REGISTERED NUMBER OF HOLDER, FOR EXAMPLE COMPANY NUMBER, CHARITY NUMBER (WHERE APPLICABLE)

15278354

NAME OF DESIGNATED PREMISES SUPERVISOR WHERE THE PREMISES LICENCE AUTHORISES FOR THE SUPPLY OF ALCOHOL

Mr Muhammad Adnan Rabani

STATE WHETHER ACCESS TO PREMISES BY CHILDREN IS RESTRICTED OR PROHIBITED

ANNEX 1

MANDATORY CONDITIONS AND EMBEDDED RESTRICTIONS

MANDATORY CONDITIONS

- No supply of alcohol may be made under the premises licence:
 - (a) at any time when there is no designated premises supervisor in respect of the premises licence, or
 - (b) at any time when the designated premises supervisor does not hold a personal licence or his personal licence is suspended.
- Every supply of alcohol under the premises licence must be made or authorised by a person who holds a personal licence.
- This Licence/Club Registration Certificate is subject to such further conditions as are consistent with any restrictions imposed on the use of the premises for the existing licensable activities under the licence by virtue of the enactments hereinafter set out:-

The Children and Young Person Act 1933
The Cinematograph (Safety) Regulations 1955
The Sporting Events (Control of Alcohol etc) Act 1985
- (1) The premises licence holder or club premises certificate holder must ensure that an age verification policy is adopted in respect of the premises in relation to the sale or supply of alcohol.

(2) The designated premise supervisor in relation to the premises licence must ensure that the supply of alcohol at the premises is carried on in accordance with the age verification policy.

(3) The policy must require individuals who appear to the responsible person to be under 18 years of age (or such older age as may be specified in the policy) to produce on request, before being served alcohol, identification bearing their photograph, date of birth and either-

 - (a) a holographic mark, or
 - (b) an ultraviolet feature.
- A. A relevant person shall ensure that no alcohol is sold or supplied for consumption on or off the premises for a price which is less than the permitted price

B. For the purposes of the condition set out in paragraph A -

 - (a) "duty" is to construed in accordance with the Alcoholic Liquor Duties Act 1979;
 - (b) "permitted price" is the price found by applying the formula -
$$P=D+(D \times V)$$
Where-
 - (i) P is the permitted price

- (ii) D is the amount of duty chargeable in relation to the alcohol as if duty were charged on the date of the sale or supply of the alcohol, and
- (iii) V is the rate of value added tax chargeable in relation to the alcohol as if the value added tax were charged on the date of the sale or supply of the alcohol
- (c) "relevant person" means, in relation to premises in respect of which there is in force a premises licence -
 - (i) the holder of the premises licence,
 - (ii) the designated premise supervisor (if any) in respect of such a licence, or
 - (iii) the personal licence holder who makes or authorises a supply of alcohol under such a licence;
- (d) "relevant person" means, in relation to premises in respect of which there is in force a club premises certificate, any member or officer of the club present on the premises in a capacity which enables the member or officer to prevent the supply in question; and
- (e) "value added tax" means value added tax charged in accordance with the Value Added Tax Act 1994
- C. Where the permitted price given by Paragraph (b) of paragraph B would (apart from this paragraph) not be a whole number of pennies, the price given by that sub-paragraph shall be taken to be the price actually given by that sub-paragraph rounded up to the nearest penny
- D. (1) Sub-paragraph (2) applies where the permitted price given by paragraph (b) of paragraph B on a day ("the first day") would be different from the permitted price on the next day ("the second day") as a result of a change to the rate of duty or value added tax
- (2) The permitted price which would apply on the first day applies to sales or supplies of alcohol which take place before the expiry of the period of 14 days beginning on the second day.

EMBEDDED RESTRICTIONS

- **Off Licences and off sales depts of on licensed premises
Permitted Hours**

Alcohol shall not be sold or supplied except during permitted hours.

In this condition, permitted hours means:

- a) On weekdays, other than Christmas Day, 8.00am to 11.00pm
- b) On Sundays, other than Christmas Day, 10.00am to 10.30pm
- c) On Christmas Day, 12 Noon to 3.00pm and 7.00pm to 10.30pm
- d) On Good Friday, 8.00am to 10.30pm

The above restrictions do not prohibit:

- a) During the first twenty minutes after the above hours, the taking of the alcohol from the premises, unless the alcohol is supplied or taken in an open vessel;
- b) The ordering of alcohol to be consumed off the premises, or the despatch by the vendor of the alcohol so ordered;
- c) The sale of alcohol to a trader or club for the purposes of the trade or club;
- d) The sale or supply of alcohol to any canteen or mess, being a canteen in which the sale or supply of alcohol is carried out under the authority of the Secretary of State or an authorised mess of members of Her Majesty's Naval, Military or Air Forces.

- Off-Licence
Consumption

Alcohol shall not be sold in an open container or be consumed in the licensed premises.

ANNEX 2

CONDITIONS CONSISTENT WITH THE OPERATING SCHEDULE

PREVENTION OF CRIME & DISORDER

- Adult customers attempting to purchase alcohol for underage persons shall be banned from the premises.
- All staff employed at the premises shall be over 18 years of age.

PREVENTION OF PUBLIC NUISANCE

- At intervals during operating hours the area within a reasonable distance outside the premises shall be cleared of all litter.

ANNEX 3

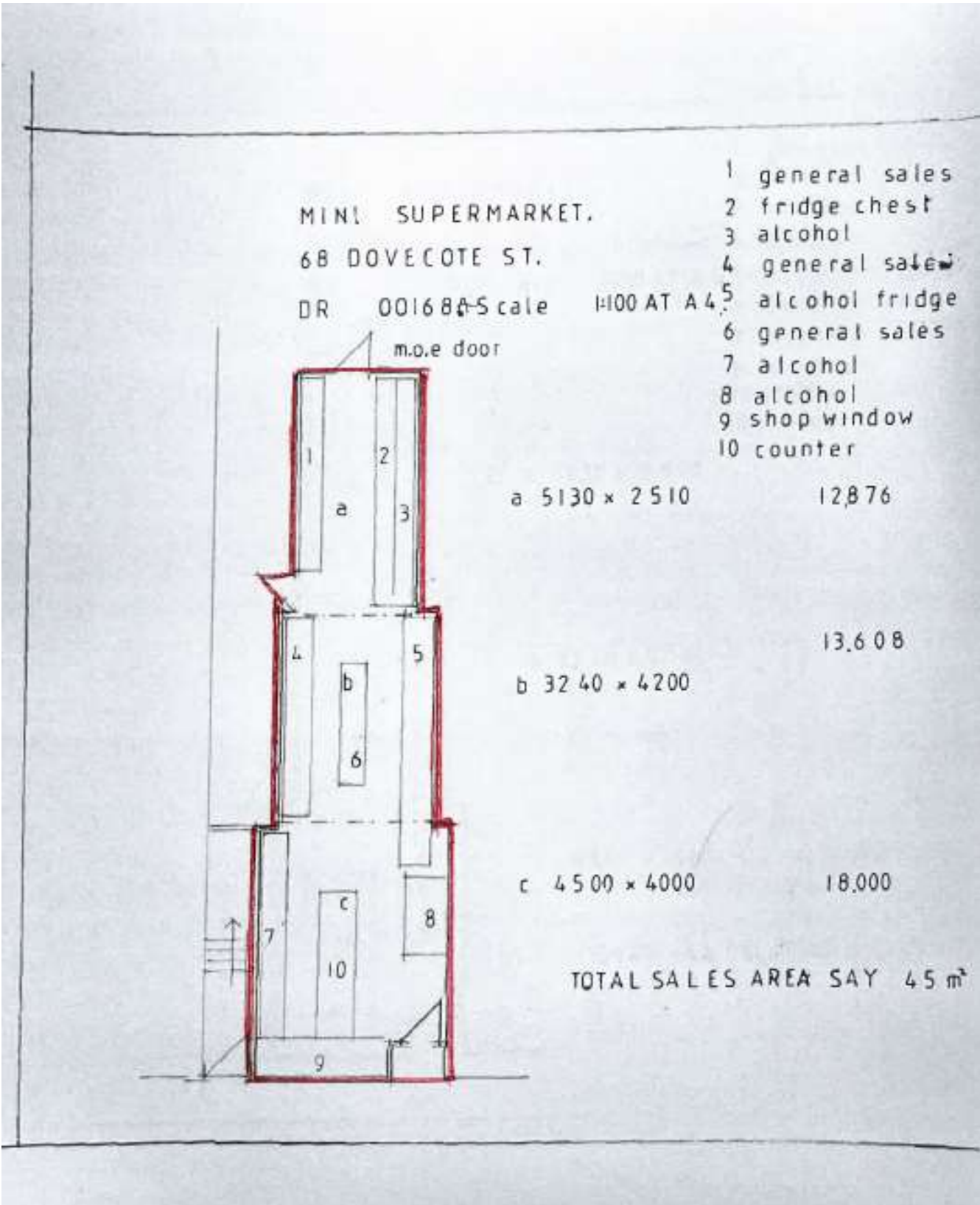
CONDITIONS ATTACHED AFTER A HEARING BY THE LICENSING AUTHORITY

PREVENTION OF CRIME & DISORDER

- **Under age selling of alcohol:**
 - (a)there shall be recorded in writing an adequate system of staff training to avoid the selling of alcohol to under age customers, which will be updated for all members of staff on a quarterly basis.**
 - (b)there shall be adequate notices displayed on the premises indicating that selling alcohol to under age customers is not permitted or the sale thereof to adults for immediate disposal to those under age.**
 - (c)there shall be requirement for age verification in the case of the sale of alcohol to those customers appearing to be under the age of 21.**
 - (d)all alcoholic products shall be marked or labelled with the shop name.**
 - (e)a refusals book shall be maintained on the premises.**
- **Existing colour CCTV system or equipment shall be maintained in operation at all times and copies of tapes or discs shall be maintained in a secure place for a period of 28 days and shall be made available to Responsible Authorities on request.**
- **An automatic till generated prompt system shall be maintained at the premises to remind staff to check age and/or identification on all sales of alcoholic liquor.**

ANNEX 4

PLANS (NOT TO SCALE)



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Frontage and Map Location



Representations For A Review Of A Premises Licence Or Club Premises Certificate Under The Licensing Act 2003

Section 1 – Licence Application Details

Applicant Name (If Known)	Dhillon Food & Wine
Premises Name and Address	68, Dovecot Street, Stockton-on-Tees, TS18 1LL

Section 2 – Authority/Department

- ☐ Trading Standards
☐ Cleveland Police
☐ Environmental Health
☐ Cleveland Fire Service
☐ Planning
☐ Protection of Children From Harm
☐ Public Health
☒ Community Safety

Section 3 – Representation Grounds

<p>The representation is relevant to one or more of the following licensing objectives:</p> <p>Please tick relevant box(es)</p>	<input checked="" type="checkbox"/> Prevention of Crime and Disorder <input checked="" type="checkbox"/> Prevention of Public Nuisance <input checked="" type="checkbox"/> Protection of Children from Harm <input checked="" type="checkbox"/> Public Safety
---	--

<p>The grounds of the representation is based on the following: (Please continue on a separate sheet if necessary)</p>
<p>This representation is in support of Stockton Borough Council's Licensing application for a licence review for Dhillon Food & Wine in relation to the undermining of the following licencing objectives:</p> <ul style="list-style-type: none"> • Prevention of Crime and Disorder • Public Safety • Prevention of Public Nuisance • Protection of Children from Harm

My name is Adam Bateman, and I am Stockton-on-Tees Borough Council's Problem Solving and Partnerships Officer, attached to the Community Safety Team, based out of SBC 16 Church Road. I have been in post since October 2024, and was previously a neighbourhood police officer. Part of my duties include strategic oversight, from a local authority (LA) perspective, of Operation Shield, Project Harmony, and Operation Nightfall. My involvement in this case relates to Operation Shield.

Operation Shield is a multi-agency and multi-component initiative, aligning Stockton-on-Tees Borough Council (SBC) departments and external agencies with a common purpose: to enhance safety and improve public perceptions of safety in Stockton Town Centre. Shield is a direct response to SBC listening to the public about their fears of crime and anti-social behaviour (ASB) in the town centre. Shield also coalesces multiple work streams addressing wider town centre safety and addiction issues, under one unified and identifiable banner for the public. The operation emphasises enforcement and addiction recovery as equal methodologies to problem-solving community safety concerns in the business improvement district, and wider town centre area.

Licensing matters are a key strand of Operation Shield.

Through my work on Shield, I have come to know Dhillon Food and Wine well, known to me as Rowntrees, at 68 Dovecot Street. I travel and work in the area the shop is located, and so pass it, whilst on unrelated business, often. I mostly note incidents as I see them, which has led to more accurate reporting/recording.

My personal interactions with this premises are itemised as below, in a non-exhaustive list (where I paraphrase my original reports):

- On 06/02/2025, I first interacted with the premises, although I was well aware of it prior, through conversations with colleagues that it had attracted ASB issues historically. On the aforementioned date, I visited the premises, in company with SBC Licensing Officer Elliott Beevers. This was one of many visits we conducted that day, as we worked to promote the Stockton 'Reducing the Strength' scheme. Whilst there, I observed Mr Beevers speak with staff about a license condition on the shop, regarding them labelling items with the shop name ('Rowntree'). We had noticed many of their cans of Dark Knights cider, sold as a single can, at 8.4% ABV, were missing these labels.

It is worth noting at this stage, that Dark Knights is often seen in the hands of many persons walking around town, whom are suffering from an alcohol addiction. Dark Knights, along with Black Storm and Black Lancer ciders, are the choice of drink for those with addiction issues, because it is an obscenely high strength beverage, sold at concerningly low prices, and is easy to carry and maintain (it being sold in singles, rather than in packs). It is also convenient to acquire, as many persons living with addiction issues are accommodated in services located within minutes of the few shops which still sell these items.

- On 25/02/2025, at approximately 12:13hrs, in company with Civic Enforcement Officers (CEOs), I observed a clearly intoxicated pair of males walking towards Rowntrees. Both had cans of Dark Knights in their pockets (I was not sure if they were used/open, etc.). I asked them where they got them from, and they refused to say. I then followed as they walked into Rowntrees. Moments later, a member of staff waved enforcement in, and the males consequently left emptyhanded. It was good to see them not leave with new alcoholic items, but I recall thinking that this linked our street drinking issues to that shop. I forwarded the incident details onto SBC Licensing.
- On 03/03/2025, I reviewed some CCTV relating to an incident which had occurred on 09/02/2025. It was CCTV of a male breaching his criminal behaviour order (CBO) by drinking in a public place (street drinking), just outside Rowntrees. There was a group with this male, and it went from 3 people, one of which presented as intoxicated, hanging around the shop, to many more. One goes in and buys Dark Knights, comes out and drinks it in a group with his mates, attracting by the end, a large group of people street drinking and loitering outside the shop. It occurred at approximately 15:40hrs. I forwarded the report onto SBC Licensing.

- On 13/03/2025, at approx. 16:10hrs, I saw around 6 males and 1 female sitting on the steps next to the Rowntrees. Some of the group were sitting on the steps of 66 Dovecot Street. There were several empty cans of Dark Knights Cider littered around the group and on the steps. Several of the group were drinking the cans, which I observed. When challenged by the CEO, the group did not disperse or pour away their cans, and argued with the officer about the PSPO zone (which they were in). Later, at 16:21hrs, I drove past Rowntrees and noticed two males sitting on the steps smoking and drinking from open cans of Dark Knight cider. I forwarded this report onto SBC Licensing.
- On 26/03/2025, at 15:24hrs, I noted a prolific ASB offender walk past me with a low cost, high strength can of cider. The male went into the shop and was served whilst appearing to be intoxicated. I forwarded the incident details onto SBC Licensing.
- On 02/04/2025, whilst on patrol with enforcement in the town centre, I spotted littered cans of 'Lancer,' with a label on it reading 'Rowntree.' This was littered in the bushes at the fountains area, where children and families often sit at. For all those that work in the town, this is sadly a familiar sight at the fountains. I took a photo, which I exhibit as AB/01 (date and time exhibited as per incident log) and forwarded it onto SBC Licensing.
- I am aware that on 02/04/2025 the PLH (Premises Licence Holder) and DPS (Designated Premises Supervisor) changed to the current ownership.
- On 08/04/25, at 11:04hrs, whilst on Dovecot Street, travelling towards the town centre, I observed shouting and swearing coming from a group stood outside of Rowntrees. There were 5 males congregating in a doorway a metre from the shop. 3 of the males causing the most ASB were consuming alcohol whilst shouting/swearing, thus in breach of the PSPO. The cans they were drinking were black, consistent with high strength, low cost cans of alcohol, which two shops nearby sold. I forwarded the incident details onto SBC Licensing.
- On 11/04/2025, from 13:20hrs to 13:40hrs, I was on Dovecot St., on unrelated business, but noticed two large groups of people nearby street drinking, shouting and swearing; causing general anti-social behaviour, in breach of the PSPO. Footfall on the street was very high and there were instances of families, young people, children walking with parents/carers, women pushing prams, walking next to these groups whom were causing ASB. On two occasions I noticed people actively trying to avoid the groups by crossing the street. One group, stood in the doorway of 66 Dovecot Street, next to Rowntrees, consisted of upwards 7 people. It was transient – people kept leaving and joining. The majority of the group were street drinking cans of Dark Knights cider. One of the males was topless whilst consuming the drink. There was also a lot of littered cans next to this group, on the steps. I noted that the nearby shops sold these high strength, low cost cans of alcohol. Across the street, close to CGL on William St., was another group, including a prolific ASB offender (and shoplifter) on the town. She had a can in hand too. All these people presented as intoxicated, and yet had single cans of alcohol in hand. I forwarded my observations onto SBC Licensing. I recall that this incident, in particular, frustrated me, as I saw plenty of young families look intimidated by the street drinking occurring outside of the premises. Given the nature of the occurrence, and my previous experience & prior knowledge, I felt that the ASB was likely to be linked to Rowntrees.
- On 14/04/2025, Mr Beevers and I sat down with the new DPS, who I knew to be Mr Muhammad Adnan Rabani. At this stage, I recall taking a pragmatic and cooperative approach to the matter. I recall being open with Mr Rabani about my concerns, but appreciated that he had just taken over. I impressed upon him that we needed things to turn around, lest the licensing objectives be undermined further during his tenure. With him being new, at this stage, I had no intention of supporting a licensing review, I just wanted the issues to decrease. I remember Mr Beevers discussing with Mr Rabani the benefits of the 'Reducing the Strength' scheme – Mr Rabani did not take to it, but nevertheless, I left the meeting hoping that our informal chat would encourage a de-escalation in complaints.
- Later, still on 14/04/2025, at approx. 13:15hrs, I observed a female known to me as a prolific ASB offender and shoplifter on Stockton Town Centre, standing outside Rowntrees, clearly consuming a can of Dark Knights cider, whilst shouting towards a nearby group of males; 2 out of 3 also consuming alcohol and spitting on the floor, breaching the PSPO. It was a hot

and sunny day and lots of people were walking past the female and group of males. It was noticeable that they were experiencing the anti-social behaviour which the street drinking was causing, due to the looks on their faces and them purposely making distance between themselves and the group. Given the nature of the occurrence, and my previous experience & prior knowledge, I felt that the ASB was likely to be linked to Rowntrees. I forwarded my complaint and observations onto SBC Licensing. I recall it reminding of my observations on 11/04/25.

- On 16/04/25, at approx. 11:00hrs, CEO Baverstock observed a well-known Stockton Town Centre ASB offender – a consistent breacher of the PSPO – at the steps of Storytellers, Dovecot St., close to Rowntrees, ‘downing’/consuming/street drinking a can of Dark Knights cider. Whilst enforcing the PSPO, CEO Baverstock noticed a label on the can, with a ‘Rowntree’ sticker on it. The officer then told me, and I forwarded the report onto SBC Licensing. Later on, at approximately 13:30hrs, I was on foot patrol in the town centre, in company with CEOs Pereira and Baverstock, when we came across a group of persons acting suspiciously outside Cash Converters, Dovecot Street, Stockton Town Centre. The group of about 5 people looked intoxicated, and 2 persons claimed they were selling baked goods which had been voluntarily given to them by Greggs. I suspected they may have been stolen. Behind the two persons acting suspiciously, who appeared to be intoxicated, was an apparently littered, half-drunk can of Dark Knights cider, with a sticker on it, which read ‘Rowntree.’
- On 19/04/25, at approx. 13:41hrs, I was in company with Special Constable (SC) Plura & CEO Pereira (for the April 2025 Op. Shield Day of Action) at William Street, Stockton Town Centre, where several individuals had gathered both on the path and adjacent car park (obstructing car parking bays). The congregation was just outside/on the border of the PSPO zone, but were nevertheless causing anti-social behaviour close to The ARC, which was hosting a music event called Stockton Calling at the time. We engaged with the congregation, the majority of whom were street drinking from cans, which I noticed had ‘Rowntree’ stickers on – indicating they were purchased from the nearby shop. There were lots of littered cans around the group too, with those stickers on. After asking, two prolific ASB/criminal offenders on the town centre picked the cans up. A male and female in the group were not so cooperative, and with can in hand, were shouting and swearing at me. The group later dispersed when more police arrived. Later, at 14:08hrs, I observed a known street drinker (a female who I had dealt with in the earlier incident), walk towards and then into Rowntrees. I observed her come out with a new can of alcohol, like the one she had been drinking earlier. She was clearly intoxicated. After I observed this occur, I went and spoke with the shop keeper on duty and explained that he should not be selling alcohol to intoxicated persons. Later, at approx. 16:20hrs, whilst still in company with SC Plura & CEO Pereira on Operation Shield duties, I observed a female who I didn’t know, but had seen previously walking around the town centre, in company with other known street drinkers, walk towards Rowntrees. The female was clearly intoxicated – I recall seeing her stumble as she shuffled to the shop. Her face & eyes were glazed, and she smelt of alcohol when I had seen her previously in the day. She was sold alcohol in this state. As this was the second occurrence of Rowntrees selling alcohol to an intoxicated person in the same day, I went back to the shop, and spoke with a different shopkeeper about not selling to drunk people. During both times I spoke with staff they claimed that the individual was not intoxicated, and implied that the threshold for whether to sell to someone, amounted to them standing, walking, and talking. The shop staff put me on the phone to someone who they claimed was the owner, a male called Irfan, and I repeated what I had told the shop staff. At 18:25hrs, I was in company with CEO Pereira only, where I binned a littered can of Dark Knights cider, which had a sticker on it which read ‘Rowntree.’ I was outside Citizens Advice on Dovecot Street. I didn’t see who littered it or at what time, but took an image of said can/sticker. I exhibit the image I took of the can with label as AB/02 – date and time of exhibit are as per incident log. All reports from this date were forwarded to SCB Licensing.
- On 22/04/2025, at 12:16hrs, I was on unrelated business at Queen’s Park, off Frederick St., in Stockton Town Centre, when I picked up a littered can of ‘Black Storm’ cider, which had a

label on it, which read as 'Rowntree.' I did not see who littered the can, but took an image. Queen's Park has become a significant ASB hotspot recently for street drinking, homeless encampments, public order offences, unauthorised fires, etc., and so this demonstrated to me, the reach of the impact that the sales of Rowntrees' very cheap high strength cans of alcohol have, on services across the borough. I exhibit a photo I took of the littered can with the label on it as AB/03 – date and time of exhibit are as per incident log.

- On 12/06/2025, on foot patrol at approx. 14:20hrs, whilst in company with Cleveland Police officers, they have pointed out and passed comment on some items on display for purchase at the shopfront of Rowntrees. These items were weighing scales and metal pipes. The metal pipes had symbols on the packaging which were consistent with a Class B drug. The pipes and weighing scales can be used for the weighing and use of Class A to C controlled drugs. These items aren't illegal to sell, although I would class them as drugs paraphernalia when taken together. The pipe especially is something I have personally witnessed being in use around town in conjunction with drugs. I exhibit photos I took of the items in the shop's display as AB/04 – date and time of exhibit are as per incident details. I view the shop openly displaying these items with this kind of packaging, as undermining efforts to protect the public from harmful substances.
- On 13/06/2025, I made a referral to SBC Licensing following repeated complaints from a local business that was being frustrated by street drinkers buying alcohol locally and then congregating behind their premises, on William Street, junction with Dovecot Street. This shows the impact of Rowntrees selling alcohol to known street drinkers.
- On 02/07/25, I forwarded a report from CEO Pereira onto SBC Licensing, that regarded: whilst responding to ongoing ASB issues behind the same above businesses premises, she had observed a prolific town centre ASB offender street drinking with a bottle of Blacks Storm and bottle of Fireball, labelled up with 'Rowntree' stickers. The CEO reported that this individual and others were very intoxicated, and were slumping over & dozing off. On 04/07/2025, CEO Pereira explained that the intoxicated male from 02/07/25 had purchased additional alcohol whilst under the influence at around 14:00hrs. The officer added in the report that on 03/07/2025, she also witnessed a group being served alcohol from Rowntrees, whilst being visibly drunk. All details from the CEO's observations were passed to SBC Licensing.
- On 19/07/2025, whilst on the Op. Shield July Day of Action, I observed – at 07:40hrs – a large group of mostly women, who presented as drug or alcohol addicted persons, outside Rowntrees, with open cans of Black Storm in hand. I was close enough to see the 'Rowntree' stickers on the cans. They were swearing and shouting, causing general ASB, and being in breach of the PSPO.
- On 23/07/2025, I phoned a local business back as they had complained about escalating ASB issues involving street drinking occurring behind their business premises. In conversation with the business owner, they stated to me that they have seen Rowntrees selling alcohol "all the [time] to drunks." I forwarded on the complaint, and what I had discussed with the complainant, to SBC Licensing.
- On 01/08/2025, at approx. 14:03hrs, I was in company with CEO Pereira, as we were dealing with a large group of street drinkers causing ASB at the rear of the previously mentioned business premises suffering from ASB. A male known locally as a prolific ASB offender in the town centre was drinking from a can of Dark Knights cider with a label on it, reading 'Rowntree.' The male was repeatedly slumping over and dozing off. His conduct was so concerning that staff from CGL (Stockton Drugs & Alcohol Recovery Service) were present, to support with first aid issues.

In summary, this off-license has historically been linked to, in some way, the causes of ASB related street drinking (with associated crime & disorder, and public nuisance) in Stockton Town Centre. When the PLH and DPS changed in April 2025, there was a real opportunity for the premises to change its course of conduct, and its reputation. Unfortunately, this did not happen, and the situation only appears to have escalated. I regularly receive anecdotal complaints of street drinking related ASB early in the morning, and, given this is the only shop selling alcohol in the town centre between 06:00hrs and 08:00hrs on a normal working day, I have no doubt that this off-license has contributed

to much of our early morning issues, and I'm sure the public would call into question why anyone should be able to sell alcohol at 6am in the morning, especially single cans of 'high strength low cost.' The pattern of incidents I have outlined are a real concern, and completely undermine our efforts to improve safety and the perception of public safety in Stockton Town Centre. A key strand of the Operation Shield strategy is slowing down & decreasing a habitual street drinker's daily intake of alcohol. This is not only a harm reduction approach, intended to save lives in the long-term, but also to reduce the level of intoxication habitual street drinkers operate at. It is believed that doing this will reduce violent offences & alcohol induced crime & disorder, thus improving community safety – indeed, this is why Community Safety has thrown itself at supporting the 'Reducing the Strength' scheme. Moreover, we accept that habitual street drinkers will make all efforts to continue consuming alcohol (they are addicted after all), but if we can minimise the harm unto them by reducing accessibility to high strength low cost alcohol, then clearly that is an endeavour worth following up; one supported by Public Health. Generally, the impact of street drinking leads to poor perceptions of public safety, public nuisance, intimidation, and harassment to the public and local businesses. The time and costs of emergency services and the council's CEOs dealing with alcohol related incidents is also a concern, and sales of alcohol – particularly high strength – to drunk persons, as is alleged in this case, is only going to exacerbate the burden on our emergency services.

The documented concerns about this off-license mean that the well-evidence allegation of sales of alcohol to drunk persons, in breach of the Licensing Act, are not tolerable. The defence in interview regularly consisted of Mr Rabani claiming that the persons in the CCTV clips are 'always in that state,' and therefore it was fine to sell them alcohol. I recall thinking this was lined up with similar blasé comments made by shop staff when I had challenged them earlier in the year. With regards to the allegation of sale to a child, Mr Rabani showed, on interview, a video of a young girl, who he claimed to be the same person in the CCTV clip, introducing herself and her adult age in the shop, surrounded by unknown males. No ID was seen.

In conclusion, there are recent and historic concerns regarding this off-license making sales to drunk persons, who are then causing issues in the town centre, such as breaches of CBO, shoplifting, assaults, street drinking, aggressive begging, etc.. It is clear that this off-license, in some part, fuels ASB in the town centre, and, given its location, also significantly profits from the addictions of Stocktonians, through breaches of the Licensing Act, namely sale to drunk persons. The course of conduct of this shop is therefore not conducive of overall community safety aims, as it undermines the following licensing objectives:

- Prevention of Crime & Disorder
- Prevention of Public Nuisance
- Protection of Children from harm
- Public Safety

Exhibits

AB/01



AB/02



AB/03



AB/04





Signed: A. Bateman	Position: Problem Solving & Partnerships Officer, SBC Community Safety	Dated: 26/08/2025
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Representations For A Review Of A Premises Licence Or Club Premises Certificate Under The Licensing Act 2003

Section 1 – Licence Application Details

Applicant Name (If Known)	Dhillon Food & Wine
Premises Name and Address	68, Dovecot Street, Stockton-on-Tees, TS18 1LL

Section 2 - Responsible Authority

- ☐ Trading Standards
- ☐ Cleveland Police
- ☐ Environmental Health
- ☐ Cleveland Fire Service
- ☐ Planning
- ☐ Protection of Children From Harm
- ☒ Public Health

Section 3 – Representation Grounds

<p>The representation is relevant to one or more of the following licensing objectives:</p> <p>Please tick relevant box(es)</p>	<p><input checked="" type="checkbox"/> Prevention of Crime and Disorder</p> <p><input checked="" type="checkbox"/> Prevention of Public Nuisance</p> <p><input checked="" type="checkbox"/> Protection of Children from Harm</p> <p><input checked="" type="checkbox"/> Public Safety</p>
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<p>The grounds of the representation is based on the following: (Please continue on a separate sheet if necessary)</p> <p>This representation is in support of Stockton Borough Council Licensing's application for a licence review for Dhillon Food & Wine in relation to the undermining of the following licencing objectives:</p> <ul style="list-style-type: none"> • Prevention of Crime and Disorder • Public Safety • Prevention of Public Nuisance • Protection of Children from Harm <p>Historically there have been a number of issues at this premises, however, this has not stopped since the change of PLH and DPS in April 2025. There have been a number of visits, with both verbal and written warnings being issued. The main issues are in regards to the persistent sale of alcohol to street drinkers,</p>

which has directly caused ASB in the vicinity of the premises, litter being left in the area and people congregating in large groups drinking alcohol nearby. Many of the regular customers are ASB offenders. This undermines the objectives of the Prevention of Crime and Disorder, Public Safety and Prevention of Public Nuisance.

Safety and the perception of safety is currently a major issue in Stockton Town Centre, including in the vicinity of Dhillon Food & Wine. The incidents mentioned above contribute negatively to the area and will not only be making residents feel unsafe, but will be deterring them from visiting the Town Centre and the nearby arts centre, thus having a negative impact on not only their wellbeing, but also the local economy.

Alcohol is known to be a significant contributor to crime, factoring in 39% of all violent crimes in England. It also has a significant role in the perpetration of domestic violence, child neglect, and the abuse and exploitation of vulnerable individuals.

The incidents mentioned above have led to Civic Enforcement being called out to deal with ASB, directly due to sales from this premises.

In the Stockton Town Centre Ward:

- In 2024/25 there were 107 incidences of domestic violence where drug or alcohol use were cited as the reason in the Stockton Town Centre Ward, compared to 586 incidences across the Borough as a whole.
- In the 12 months up to the end of May 2024, the Stockton Town Centre ward had the third highest crime and violent crime rates per 1,000 population (including sexual offences) in the Borough.
- In 2024/25, 94% of ASB incidents relating to alcohol occurred in the Stockton Town Centre ward.

It is concerning also that there are reports that those who look underage are being served alcohol (in particular high strength, low priced cider) without being challenged for identification, as well as those who are under the influence. This undermines the licensing objectives, including the Protection of Children from Harm.

Alcohol is a poison which can harm the body, particularly when it is consumed in large quantities, including:

- Physical health harms to an individual, including increased risk of cancer, stroke, dementia, heart attacks and liver damage.
- Mental health harms to an individual, including increased risk of anxiety and depression.
- Health inequalities, in that, people of a lower Socioeconomic Status (SES) are more likely to experience greater alcohol-related harm, even at the same or lower levels of alcohol intake than people of a higher SES. It should be noted that the premises is located in a ward in the lowest deprivation decile (1 on a scale of 1 to 10, with 1 being the most deprived).

In regards to the high strength, low priced cider, it is concerning that when interviewed the premises reported that they rely on the sale of these high strength cans to survive, and this accounts for over 50% of sales.

High strength alcohol:

- Makes it easy to drink above the low risk drinking guideline amount of 14 units per week and so poses a greater health risk to the individual, with a single can potentially containing over four units of alcohol
- Goes against harm reduction advice, which advises cutting down on the amount of units consumed, including the transition to drinking lower strength drinks
- Goes against the principles of the Reducing the Strength scheme, which identifies that street drinkers often consume high strength alcohol and therefore is linked to the issues of alcohol-related anti-social behaviour seen in Stockton Town Centre, which has resulted in the implementation of the PSPO (Public Space Protection Order)

By selling to those who appear to be under the influence and those who appear to be underage, as well as selling low priced, high strength cider, the premises is contributing negatively to the health of these individuals.

The incidence of suspected underage sales is particularly concerning. The law restricting alcohol sales to those aged eighteen and over is primarily to protect children's health from alcohol harm. This is supported by the Chief Medical Officer's Guidance (Department of Health and Social, 2009).

Children who regularly drink are more likely to get involved in risk taking behaviour such as smoking and drugs, as well as an increased risk of violence, underage sex and accidents (<https://whatstheharm.co.uk/myths/>, accessed 6/11/2024). Drinking alcohol can also be a predictor of increased truancy as well as having a negative impact on educational attainment (Department of Education Brief DFE-RB005, 2010).

By selling to those under eighteen, Dhilon Food and Wine is not only putting children's health at risk at a time when their brain is still developing, but is also adding to the problems of anti-social behaviour and underage drinking in the local community.

It is the responsibility of the licence holder to uphold the conditions on their licence and to uphold the four licensing objectives, with robust procedures and staff training in place to support these. Public Health supports all aspects of promoting the licensing objectives, particularly, protecting the health of the Borough and local communities.

There is a strong correlation between availability, affordability and consumption (Balance, 2017). The premises is currently licenced to sell alcohol between 6am and midnight every day. This is not only outside of the local licensing policy, but it is longer than the opening hours of other premises in the Borough.

In 2017, 62% of respondents supported restricting alcohol sales in off licences to between 10am and 10pm (Balance, 2017). Similarly, 43% of respondents felt there were too many off-licences, supermarkets and shops that sell alcohol.

In the 2025 Stockton-on-Tees Alcohol Harm Survey

- 58.7% thought alcohol was a significant problem in the area they lived / worked / studied
- Participants suggested that limiting early morning sales, capping purchase volumes, and raising the legal drinking age could help reduce excessive alcohol use.
- 63.3% agreed that access to alcohol off-sales (buying from shops and corner shops should be restricted until after 9am at the earliest)
- 40.5% thought that there should be stricter regulations on pricing / offers
- 35.4% thought that there should be stricter regulation around opening times

In conclusion, the reasons stated above support the review of licence.

Signed: T. Hyman	Position: Public Health Practitioner, SBC Public Health	Dated: 15/08/2025
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Representations On A Current Application For Review Of A Premises Licence Or Club Premises Certificate Under The Licensing Act 2003

Section 1 – Licence Details

Applicant Name (If Known)	Elliott Beevers (Stockton Borough Council Licensing)
Premises Name and Address	Dhillon Food and Wine, 68 Dovecot Street, Stockton

Section 2 - Responsible Authority

X Cleveland Police

Section 3 – Representation Grounds

The representation is relevant to one or more of the following licensing objectives: Please tick relevant box(es)	X Prevention of Crime and Disorder
	X Public Safety
	X Prevention Of Public Nuisance
	Protection Of Children From Harm

The grounds of the representation is based on the following: :

Cleveland Police as a responsible authority are in support of Stockton Borough Councils Licensing department in their review of the premise licence of Dhillon Food & Wine, 68 Dovecot Street, Stockton.

The area of Dovecot Street, Stockton where Dhillon Food & Wines is situated has and still is suffering from alcohol related Anti-Social behaviour (ASB), disturbances and violence. This is an issue which blights all of the people in the area and has a significant impact on the businesses in the area.

We ask that local businesses work with us to combat these issues and have the cooperation of most of the businesses in the area. We have had difficulty getting Dhillon Food and Wines on board and they have been resistant to changes to their premise licence which would go a long way to helping the issues in the area.

A lot of the issues revolve around the sale of high ABV low price alcohol more often than not sold as single cans which is the alcohol of choice for those causing issues in the area. This can be easily remedied, and these issues have been raised both with the previous Premises Licence Holder (PLH) and Designated Premise Supervisor (DPS) and the current PLH and DPS without success. The issues are that prevalent that the Local Authority has successfully applied for and implemented a Public Space Protection Order (PSPO) which covers Stockton Town Centre area and due to the issues identified the PSPO also covers Dovecot Street which includes the area where Dhillon Food and Wines is situated.

We therefore fully support a council licensing review application for Dhillon Food & Wine.

Signed: Andrew Thorpe	Position: Police Alcohol Licensing Officer	Dated:02/09/2025
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Representations For A Review Of A Premises Licence Or Club Premises Certificate Under The Licensing Act 2003

Section 1 – Licence Application Details

Applicant Name (If Known)	Dhillon Food & Wine
Premises Name and Address	68, Dovecot Street, Stockton-on-Tees, TS18 1LL

Section 2 – Authority/Department

- ☐ Trading Standards
☐ Cleveland Police
☐ Environmental Health
☐ Cleveland Fire Service
☐ Planning
☐ Protection of Children From Harm
☐ Public Health
☒ Town Centre Management

Section 3 – Representation Grounds

<p>The representation is relevant to one or more of the following licensing objectives:</p> <p>Please tick relevant box(es)</p>	<p><input checked="" type="checkbox"/> Prevention of Crime and Disorder</p> <p><input checked="" type="checkbox"/> Prevention of Public Nuisance</p> <p><input type="checkbox"/> Protection of Children from Harm</p> <p><input checked="" type="checkbox"/> Public Safety</p>
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<p>The grounds of the representation is based on the following: (Please continue on a separate sheet if necessary)</p> <p>This representation is in support of Stockton Borough Council's Licensing application for a licence review for Dhillon Food & Wine in relation to the undermining of the following licensing objectives:</p> <ul style="list-style-type: none"> • Prevention of Crime and Disorder • Public Safety • Prevention of Public Nuisance
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I provide this representation as the Town Centre Manager for Stockton Borough Council, with responsibility for the operation of the outdoor general market on a Wednesday, Friday and Saturday. I also have responsibility to ensure our Town Centre is clean, tidy and welcoming to all who visit. I see lots of issues that stem from alcohol dependency, in particular very early, from as early as 6am, in the Town Centre, around the markets and most frequently, around the fountain. There can be groups of people drinking, around the fountain area, with black cans and other high strength alcoholic drink containers and these people can be loud, rude and often swear a lot, fight with each other and are very intimidating to traders, the public and businesses in the area. They have also openly urinated around the fountain area and in business doorways, such as furniture express, Costa Coffee and they also use alleyways out of the public eye to go to the toilet. I have to get our town centre cleansing operatives to clean these areas constantly. There are also issues caused with littering, the town centre cleaning team are constantly having to litter pick the fountain flower beds which are full of discarded alcohol tins and bottles. The perception that this drinking, shouting, swearing and other alcohol related ASB is really poor and this stops people from visiting town. I regularly report these issue's through the Security and Surveillance Centre with my calls being logged.

Signed: Richard Bedadrd

Position: Town Centre Manager

Dated: 27/08/25

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Lodge a representation for or against a licence application

Representation of a licence application	
Is the representation for or against the grant of a licence application?	Against
What type of application is your representation regarding?	Premise licence under the Licensing Act 2003
Business name	Dhillon Food and Wine
Business address	
Address line 1	68 Dovecot Street
Town or city	Stockton-on-Tees
Postcode	TS18 1LL
What does your representation refer to?	Prevention of crime and disorder,Prevention of public nuisance,Protection of children from harm, Public safety
What do you object against?	The application being granted at all
Provide the grounds for the representation	The business in question is not operating responsibly under the terms of the originally approved licence. The store is contributing to wider issues in the area through it's irresponsible trading practices. I fully support the proposal to remove the license.
Do you have any supporting evidence to upload?	No
File upload	
In what capacity are you lodging a representation?	Councillor
Would you like to upload the details of who you are representing?	No
What are the details of who are you representing?	Myself as a ward member for Stockton Town Centre Ward.

Your details	
Are you a business owner?	No
First name	Paul
Last name	Rowling

Telephone number	██████████
Email address	paul.rowling@stockton.gov.uk
Street	██████████████████
Town	██████████████████
Postcode	██████████

Declaration	
By submitting you are confirming that, to the best of your knowledge, the details you are providing are correct. A full copy of your representation including your contact details, will be shared with the applicant. Summaries of the comments received will also be displayed on our website. If a licensing sub committee hearing is arranged you would be expected to attend and a copy of your representation will be included in the licensing sub committee report.	Paul Rowling

From: [Shaun Dowd](#)
To: [Licensing Admin \(ES\)](#)
Subject: Representation
Date: 29 August 2025 15:46:30

To Whom It May Concern,

Re: Review of Premises Licence – Dhillon Food and Wine, 68 Dovecot Street, Stockton-on-Tees, TS18 1LL

Yarm Lane Convenience Store -53 Yarm Lane Stockton-on-Tees TS18 3DL

Fani Vapes 49 to 51 Yarm Lane Stockton-on-Tees TS18 3DY

I am writing on behalf of Stockton Arts Centre in response to the above licence review.

As a neighbouring organisation situated on Dovecot Street, we have significant concerns about the impact of the premises on our staff, customers, and the wider community.

We regularly witness street drinkers purchasing single cans of alcohol from early morning through to late at night. This practice directly contributes to anti-social behaviour on and around Dovecot Street. The presence of groups of people drinking in the street is not only off-putting for our visitors but has also led to loss of customers who feel intimidated by this activity. In addition, our staff have reported feeling uncomfortable and, at times, unsafe when arriving at or leaving work.

We believe that these issues arise from irresponsible selling practices at the premises, which are in direct conflict with the licensing objectives, specifically:

The prevention of crime and disorder – the sale of single cans fuels street drinking and associated anti-social behaviour.

Public safety – our staff and visitors are placed at risk or feel unsafe due to the environment created by persistent street drinking.

The prevention of public nuisance – the drinking and related behaviour causes disturbance and deters people from visiting our venue.

The protection of children from harm – many of our visitors are families, children, and young people, who are exposed to this negative behaviour in the immediate area.

Given the sustained and damaging impact this has on both our organisation and the wider community, we strongly believe that the premises licence should be revoked where applicable and no new ones issued to similar kinds of business who are looking to cash in on vulnerable people. This would send a clear message about the importance of responsible alcohol retailing and help to ensure that Dovecot Street is a safe and welcoming place for everyone.

Thank you for considering our representation.

Yours sincerely,

Shaun Dowd
Deputy Chief Executive
ARC Dovecot Street Stockton on Tees TS18 1LL

T: 01642 525195

E: Shaun.dowd@arconline.co.uk W: www.arconline.co.uk

Get [Outlook for iOS](#)

Lodge a representation for or against a licence application

Representation of a licence application	
Is the representation for or against the grant of a licence application?	Against
What type of application is your representation regarding?	Premise licence under the Licensing Act 2003
Business name	Dhillon Food and Wine
Business address	
Address line 1	68 Dovecot Street
Town or city	Stockton
Postcode	TS18 1LL
What does your representation refer to?	Prevention of crime and disorder, Prevention of public nuisance, Protection of children from harm, Public safety
What do you object against?	The application being granted at all
Provide the grounds for the representation	<p>I am writing on behalf of Stockton BID and our levy-paying businesses, to the above licence review</p> <p>Vulnerable people are being sold alcohol from 6am, which fuels further drinking throughout the day and directly contributes to anti-social behaviour, public disorder, and an unsafe atmosphere in the town centre. This behaviour discourages shoppers and visitors, damages the reputation of Stockton as a welcoming destination, and places an additional burden on responsible businesses who are working hard to improve the town's image and trading environment.</p> <p>For these reasons, Stockton BID and its business community strongly believe that the premises licence should be revoked where applicable and no new ones are issued to similar kinds of business who are looking to cash in on vulnerable people. This would send a clear message about the importance of responsible alcohol retailing and help to ensure that the town centre is a safe and welcoming place for everyone.</p>
Do you have any supporting evidence to upload?	No
File upload	
In what capacity are you lodging a representation?	Something else
Provide details of the capacity in which you	BID

are lodging a representation	
------------------------------	--

Your details	
Are you a business owner?	No
First name	Louise
Last name	Lowes
Telephone number	
Email address	louise@stocktonbid.co.uk
Street	60 DOVECOT STREET
Town	STOCKTON-ON-TEES
Postcode	TS18 1LL

Declaration	
By submitting you are confirming that, to the best of your knowledge, the details you are providing are correct. A full copy of your representation including your contact details, will be shared with the applicant. Summaries of the comments received will also be displayed on our website. If a licensing sub committee hearing is arranged you would be expected to attend and a copy of your representation will be included in the licensing sub committee report.	Louise Lowes

REPORT TO THE
STATUTORY LICENSING
COMMITTEE

29th September 2025

LICENSING ACT 2003
APPLICATION FOR REVIEW OF A PREMISES LICENCE
DHILLON FOOD & WINE, 68 DOVECOT STREET, STOCKTON-ON-TEES, TS18 1LL

ADDITIONAL EVIDENCE

1. Additional evidence has been provided by the Licensing Authority in support of the review application. This relates to a complaint received that alcohol has been supplied to someone who appeared to be intoxicated on 8th September 2025.

ASSOCIATED PAPERS

The following appendices are attached for information:

Appendix 1 Licensing Additional Evidence

**Assistant Director Community
Safety and Regulated Services:**

Contact Officer:

Telephone No.

Email Address:

Financial Implications:

Marc Stephenson

Leanne Maloney-Kelly – Licensing Team Leader

07384 797728

Leanne.Maloney-Kelly@stockton.gov.uk

None

Community Safety Implications:

The Licensing Act 2003 requires the licensing authority to have regard to:

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

Legal implications

Any decision made in respect of the review application can be appealed to the magistrate's court within 21 days by –

- 1 The applicant
- 2 The premises licence holder
- 3 Any other person who made relevant representations

Any decision made in respect of the review does not have effect until –

- ✓ the end of the period given for appealing against the decision, or
- ✓ If the decision is appealed against, the time the appeal is disposed of.

Human Rights

Members should have regard to the Human Rights Act when conducting this hearing.

Background Papers:

Stockton Borough Council Licensing Policy Statement and Section 182 Guidance.

Ward(s) and Ward Councillors:

Stockton Town Centre
Councillor Pauline Beall

Appendix 1

Additional Evidence for the Review of a Premises Licence or Club Premises Certificate under the Licensing Act 2003

On behalf of the Licensing Service, acting as a Responsible Authority, I submitted an application for a review of the premises licence a Dhillon Food & Wine - 68 Dovecot Street, Stockton-On-Tees, TS18 1LL on 6th August 2025. Attached is additional evidence to support that application.

Throughout the review period the premises has continued to trade and further complaints have been received. A complaint was received from a Stockton Council Civic Enforcement Officer on 9th September 2025 relating to an incident on 8th September 2025 at around 14:00pm. The complaint related to the sale of alcohol, namely Dragon Soup, which is a high caffeine high strength can which contains 7.5% ABV. A photo of the drink is below –



Public space CCTV was obtained which shows a male slowly walking and appearing to be intoxicated in his mannerism walking down Dovecot Street towards the store. He then comes out of the shop with two cans which is later seen to be Dragon Soup. He then walks back along Dovecot Street with his can and sits on the end of William Street to consume this. This footage is exhibited as EB11.

A statement has also been received on the incident from the Enforcement Officer. This statement is exhibited as EB12. This statement outlines that the male was causing issues within the Town Centre due to his intoxicated behaviour prior to him entering the store and buying another can.

Appendix 1

Further to this, Licensing attempted to investigate this matter by requesting CCTV on 12th September 2025. The email requesting this is exhibited as EB13.

No response had been received to this email.

Further to this, as I was aware Mr A Rabani was away on holiday therefore, I visited Mr Muhammed Ifran Rabbani's ran store at 78 Yarm Lane, Stockton-on-Tees to further request this footage on 16th September 2025. Although Mr A Rabani wasn't working at the store at the time, a staff member kindly contacted him on my behalf. I explained that I had previously requested CCTV footage via email but had not received a response, and I was aware he was currently on holiday. I advised that I would drop off a USB stick at Rowntree's and asked if he could transfer the footage onto it and let me know once it was ready. He agreed to this arrangement.

I then visited Rowntree's and left a USB stick with a note wrapped around it requesting the CCTV from 08/09/25 between 13:50pm and 14:50pm. I also sent him a text message once I had done this to his mobile number. A screenshot of this text is exhibited as EB14.

The CCTV has not been supplied.

Elliott Beevers



Licensing Officer

26/09/25

[Click here to enter text.](#)

Statement of:	Germaine Pereira	Age: (over/under 18)	Over 18
Occupation:	Case Management Officer	Telephone:	01642 527249
Address:	The Security Centre, The Square, Stockton on Tees, TS181TE		

This statement (consisting of [[Click here to enter text.](#) 1] Page(s) each signed by me), is true to the best of my knowledge and belief and I make it knowing that, if it is tendered in evidence, I shall be liable to prosecution if I have wilfully stated in it, anything which I know to be false or do not believe to be true.

Signature: G Pereira

Date: 18/09/2025

1. I am the above-named person, and I am employed by Stockton Borough Council as a, Enforcement Officer
2. I am based at the Security Centre, The Square, Stockton on Tees, TS181TE
3. On 8th September 2025 at 14:06, While on foot patrol on Dovecot Street, Stockton-on-Tees, I observed a male known to me as [REDACTED] stumbling towards Rowntree's. Suspecting he intended to purchase alcohol, I requested CCTV monitoring. CCTV subsequently captured images of [REDACTED] leaving the store with two cans of 'Dragon Soup' (7.5% ABV, high caffeine content).
4. I also observed the incident from across the road. The female staff member working that day was outside on her phone when [REDACTED] approached; she then followed him inside, served him, and accompanied him back outside. She made eye contact with me and appeared aware that I was monitoring the situation.
5. Prior to this incident, I had several interactions with [REDACTED] and his associates regarding their intoxicated behaviour in the town centre. I had received multiple complaints from members of the public, as [REDACTED] was at times so intoxicated he was unable to stand. It is also believed he had consumed drugs in addition to alcohol, which made managing his behaviour throughout the day particularly challenging.
- 6.


Signature: _____
Page 123

EB13

68 Dovecot Street - Rowntrees CCTV - Message (HTML)

FileMessageHelpAcrobatTell me what you want to do

68 Dovecot Street - Rowntrees CCTV



Elliott Beevers

To adnanstore@yahoo.com

Retention Policy

SBC Email Retention Policy (6 months)

Expires

11/03/2026

OFFICIAL

Reply

Reply All

Forward

Fri 12/09/2025 13:39

Hi Adnan,

We have had a further incident reported to ourselves in relation to 68 Dovecot Street – Rowntree’s.

To assist in my investigation please can you provide CCTV from –

08/09/25 – Between 13:50 and 14:50

I will drop a USB stick in the store for you on Tuesday morning.

If you can have this done by Monday 22nd that would be great and I will come and pick it up then.

Kind regards


Elliott Beevers

Licensing Officer

Stockton-on-Tees Borough Council

Telephone: 07796 493661 | Mobile: 07796 493661 | Email: elliott.beevers@stockton.gov.uk | Web: www.stockton.gov.uk

Search

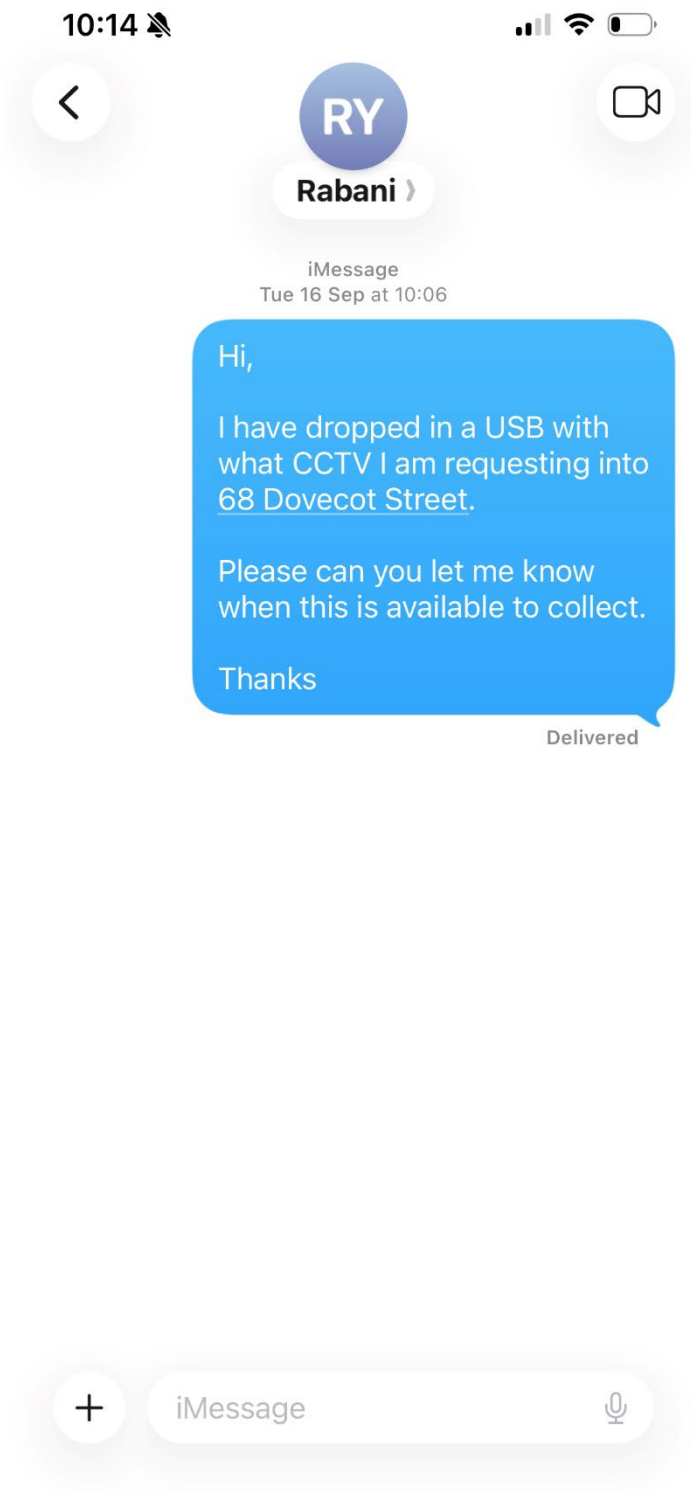


10:24

25/09/2025

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EB14



DELEGATED

AGENDA NO.

REPORT TO THE STATUTORY LICENSING COMMITTEE

29 SEPTEMBER 2025

REPORT OF ASSISTANT DIRECTOR OF REGULATED SERVICES & TRANSFORMATION

LICENSING ACT 2003 APPLICATION FOR A VARIATION OF A PREMISES LICENCE YARM LANE CONVENIENCE STORE, 53 YARM LANE, STOCKTON-ON-TEES, TS18 2FP

SUMMARY

The purpose of this report is for Members to determine an application for a variation for a premises licence, under the Licensing Act 2003 to which there have been representations from Responsible Authorities.

RECOMMENDATION

That Members determine the application.

THE APPLICATION

1. An application for a variation to an existing premises licence has been received from Muhammad Adnan Rabani in respect of the above premises.
2. The application is to increase the hours of supply of alcohol, Monday to Sunday from 09:00 - 22:00 to 09:00 - 23:00. Opening hours to remain the same. A copy of the full application is attached at Appendix 1.
3. A copy of the existing licence is attached as Appendix 2.

RESPONSIBLE AUTHORITIES

4. A representation against the variation was received from Public Health stating alcohol sales should remain at 22:00, in line with the current SBC Licensing Act Statement of Policy, to prevent increased disruption and alcohol-related harm in the residential area directly surrounding the premises. A copy is attached as Appendix 3.
5. A representation against the variation was received from Cleveland Police stating alcohol sales should remain at 22:00, in line with the current SBC Licensing Act Statement of Policy, to uphold the crime and disorder and public nuisance objectives, as the area continues to suffer from alcohol-related incidents and anti-social behaviour extending hours could worsen existing problems. A copy is attached as Appendix 4.
6. A representation against the variation was received from the Licensing Service stating alcohol sales should remain at 22:00, in line with the current SBC Licensing Act Statement of Policy, to uphold the licensing objectives in a residential area with existing issues. A copy is attached as Appendix 5.

INTERESTED PARTIES

ADDITIONAL INFORMATION

7. A Google street map and ariel view, showing the location of the premises, is attached at Appendix 6.
8. There has been a premises licence in place at this address since, January 2021.
9. A search of the council back-office system shows several interactions with this premises in this time:

Date	Complaint	Action
June 2022	Report of possible drugs dealing within the premises	Compliance check carried out, CCTV running an hour slow but no evidence of drugs dealing
August 2022	Report of possible drugs dealing within the premises	Compliance check with Police. CCTV and other conditions compliant and operator confirmed to keep reporting incidents.
February 2024	Underage Sales Test Purchase	Passed
November 2024	Application for full variation to extend hours to 23:00	Objections from Cllrs and application withdrawn

LEGISLATION AND POLICY CONSIDERATIONS

10. Members are respectfully reminded of the need to give due consideration to Stockton Borough Councils Licensing Policy Statement and Section 182 Revised Guidance issued in December 2023 under the Licensing Act 2003 when determining this application. Copies of which can be found at: www.stockton.gov.uk/media/1962147/licensing-act-policy-010221-accessible.pdf

www.gov.uk/government/publications/explanatory-memorandum-revised-guidance-issued-under-s-182-of-licensing-act-2003

11. Current Council Policy States:

'The Council recommends that applicants risk assess their operation against the four licensing objectives to identify potential areas of concern. An operating schedule should include information which is necessary to enable any responsible authority or other person to assess whether the steps to be taken to promote the licensing objectives are satisfactory.' Pg 9.

Shops, stores and supermarkets will in general be licensed to provide sales of alcohol for consumption off the premises at any time when the retail outlet is open for shopping but new or variation applications requesting that the sale of alcohol starts before 9.00am or finishes after 10.00pm in residential areas will generally be refused. In addition, new or variation applications for the supply of alcohol for consumption on the premises before 9.00am or after 11.30pm (12 midnight on a Friday and Saturday night) in residential areas will normally be refused. Pg 22.

In non-residential areas new or variation applications for licences to allow the sale of alcohol or the supply of late night refreshment beyond 3.00am will normally be refused, subject to relevant representations being received. Pg 22.

MEMBERS OPTIONS

12. Members must carry out their functions with a view to promoting the four licensing objectives:
- The prevention of crime and disorder
 - Public safety
 - The prevention of public nuisance
 - The protection of children from harm

Members may consider the following options:

1. To refuse the variation application.
 2. To grant all or part of the variation application subject to the necessary conditions to promote the four licensing objectives.
13. The applicant and objectors have been invited to today's meeting should Members have further questions.

ASSOCIATED PAPERS

The following appendices are attached for information:

Appendix 1 - Full Variation Application
Appendix 2 – Existing Licence
Appendix 3 – Public Health Representation
Appendix 4 – Police Representation
Appendix 5 – Licensing Representation
Appendix 6 - Ariel View and Street Map

Assistant Director

Regulated Services and Transformation Marc Stephenson
Contact Officer: Leanne Maloney-Kelly
Telephone No. 07384 797728

Email Address: leanne.maloney-kelly@stockton.gov.uk

Financial Implications: None

Environmental Implications: The Licensing Act 2003 requires the Licensing Authority to have regard to the Licensing Objectives. any conditions imposed should reduce the potential for environmental harm.

Community Safety Implications: The Licensing Act 2003 requires the Licensing Authority to have regard to the Licensing Objectives
Any conditions imposed should reduce the potential for crime and disorder.

Legal Implications: Depending upon the determination of this application Schedule 5 of the Licensing Act 2003 provides the applicant, the holder of a licence and/or any person who made a relevant representation in relation to the application, with the right of appeal to the Magistrates' court.

Human Rights Implications: Members should have regard to Human Rights Act when determining this application

Background Papers: The Licensing Act, Stockton Borough Council Licensing Policy Statement and Licensing Act 2003 Section 182 Guidance

Ward(s) and Ward Councillors: Councillor Shakeel Hussain
Councillor Sufi Mubeen

* required information

Section 1 of 18

You can save the form at any time and resume it later. You do not need to be logged in when you resume.

System reference

Not Currently In Use

This is the unique reference for this application generated by the system.

Your reference

You can put what you want here to help you track applications if you make lots of them. It is passed to the authority.

Are you an agent acting on behalf of the applicant?

☐ Yes ☒ No

Put "no" if you are applying on your own behalf or on behalf of a business you own or work for.

Applicant Details

* First name

Muhammad Adnan

* Family name

Rabani

* E-mail

Adnanstore@yahoo.com

Main telephone number

07478350365

Include country code.

Other telephone number

☐ Indicate here if you would prefer not to be contacted by telephone

Are you:

☒ Applying as a business or organisation, including as a sole trader
☐ Applying as an individual

A sole trader is a business owned by one person without any special legal structure. Applying as an individual means you are applying so you can be employed, or for some other personal reason, such as following a hobby.

Applicant Business

Is your business registered in the UK with Companies House?

☐ Yes ☒ No

Is your business registered outside the UK?

☐ Yes ☒ No

Note: completing the Applicant Business section is optional in this form.

Business name

Yarm Lane Store Convenience Store

If your business is registered, use its registered name.

VAT number

GB

355477372

Put "none" if you are not registered for VAT.

Legal status

Private Limited Company

Continued from previous page...

Your position in the business

Home country

The country where the headquarters of your business is located.

Business Address

If you have one, this should be your official address - that is an address required of you by law for receiving communications.

Building number or name

Street

District

City or town

County or administrative area

Postcode

Country

Section 2 of 18

APPLICATION DETAILS

This application cannot be used to vary the licence so as to extend the period for which the licence has effect or to vary substantially the premises to which it relates. If you wish to make that type of change to the premises licence, you should make a new premises licence application under section 17 of the Licensing Act 2003.

I/we, as named in section 1, being the premises licence holder, apply to vary a premises licence under section 34 of the Licensing Act 2003 for the premises described in section 2 below.

* Premises Licence Number

Are you able to provide a postal address, OS map reference or description of the premises?

☒ Address ☐ OS map reference ☐ Description

Postal Address Of Premises

Building number or name

Street

District

City or town

County or administrative area

Postcode

Country

Premises Contact Details

Telephone number

Continued from previous page...

Non-domestic rateable
value of premises (£)

5,100

Section 3 of 18

VARIATION

Do you want the proposed
variation to have effect as
soon as possible?



Yes



No

Do you want the proposed variation to have effect in relation to the
introduction of the late night levy?



Yes



No

You do not have to pay a fee if the only
purpose of the variation for which you are
applying is to avoid becoming liable to the
late night levy.

If your proposed variation
would mean that 5,000 or
more people are expected to
attend the premises at any
one time, state the number
expected to attend

20

Describe Briefly The Nature Of The Proposed Variation

Describe the premises. For example the type of premises, its general situation and layout and any other information which could be relevant to the licensing objectives. Where your application includes off-supplies of alcohol and you intend to provide a place for consumption of these off-supplies, you must include a description of where the place will be and its proximity to the premises.

Following the Conversation with Police and Polly Edwards I had requested the extension to the current hours to 2am but they have only agreed till 11Pm and asked me to send full variation application. Currently we have the License to sell till 10Pm so its just and additional Hour till 11Pm.

Section 4 of 18

PROVISION OF PLAYS

[See guidance on regulated entertainment](#)

Will the schedule to provide plays be subject to change if this application to
vary is successful?



Yes



No

Section 5 of 18

PROVISION OF FILMS

[See guidance on regulated entertainment](#)

Will the schedule to provide films be subject to change if this application to
vary is successful?



Yes



No

Section 6 of 18

PROVISION OF INDOOR SPORTING EVENTS

Continued from previous page...

[See guidance on regulated entertainment](#)

Will the schedule to provide indoor sporting events be subject to change if this application to vary is successful?

☐ Yes ☒ No

Section 7 of 18

PROVISION OF BOXING OR WRESTLING ENTERTAINMENTS

[See guidance on regulated entertainment](#)

Will the schedule to provide boxing or wrestling entertainments be subject to change if this application to vary is successful?

☐ Yes ☒ No

Section 8 of 18

PROVISION OF LIVE MUSIC

[See guidance on regulated entertainment](#)

Will the schedule to provide live music be subject to change if this application to vary is successful?

☐ Yes ☒ No

Section 9 of 18

PROVISION OF RECORDED MUSIC

[See guidance on regulated entertainment](#)

Will the schedule to provide recorded music be subject to change if this application to vary is successful?

☐ Yes ☒ No

Section 10 of 18

PROVISION OF PERFORMANCES OF DANCE

[See guidance on regulated entertainment](#)

Will the schedule to provide performances of dance be subject to change if this application to vary is successful?

☐ Yes ☒ No

Section 11 of 18

PROVISION OF ANYTHING OF A SIMILAR DESCRIPTION TO LIVE MUSIC, RECORDED MUSIC OR PERFORMANCES OF DANCE

[See guidance on regulated entertainment](#)

Will the schedule to provide anything similar to live music, recorded music or performances of dance be subject to change if this application to vary is successful?

☐ Yes ☒ No

Section 12 of 18

PROVISION OF LATE NIGHT REFRESHMENT

Continued from previous page...

Will the schedule to provide late night refreshment be subject to change if this application to vary is successful?

☐ Yes ☒ No

Section 13 of 18

SUPPLY OF ALCOHOL

Will the schedule to supply alcohol be subject to change if this application to vary is successful?

☒ Yes ☐ No

Standard Days And Timings

MONDAY

Start

End

Start

End

Provide timings in 24 hour clock (e.g., 16:00) and only give details for the days of the week when you intend the premises to be used for the activity.

TUESDAY

Start

End

Start

End

WEDNESDAY

Start

End

Start

End

THURSDAY

Start

End

Start

End

FRIDAY

Start

End

Start

End

SATURDAY

Start

End

Start

End

SUNDAY

Start

End

Start

End

Continued from previous page...

Will the sale of alcohol be for consumption?

☐ On the premises ☒ Off the premises ☐ Both

If the sale of alcohol is for consumption on the premises select on, if the sale of alcohol is for consumption away from the premises select off. If the sale of alcohol is for consumption on the premises and away from the premises select both.

State any seasonal variations.

For example (but not exclusively) where the activity will occur on additional days during the summer months.

Non-standard timings. Where the premises will be used for the supply of alcohol at different times from those listed above, list below.

For example (but not exclusively), where you wish the activity to go on longer on a particular day e.g. Christmas Eve.

Section 14 of 18

ADULT ENTERTAINMENT

Highlight any adult entertainment or services, activities, or other entertainment or matters ancillary to the use of the premises that may give rise to concern in respect of children.

Provide information about anything intended to occur at the premises or ancillary to the use of the premises which may give rise to concern in respect of children, regardless of whether you intend children to have access to the premises, for example (but not exclusively) nudity or semi-nudity, films for restricted age groups etc gambling machines etc.

Section 15 of 18

HOURS PREMISES ARE OPEN TO THE PUBLIC

Standard Days And Timings

MONDAY

Start

End

Start

End

TUESDAY

Start

End

Start

End

Provide timings in 24 hour clock (e.g., 16:00) and only give details for the days of the week when you intend the premises to be used for the activity.

Continued from previous page...

WEDNESDAY

Start End

Start End

THURSDAY

Start End

Start End

FRIDAY

Start End

Start End

SATURDAY

Start End

Start End

SUNDAY

Start End

Start End

State any seasonal variations.

For example (but not exclusively) where the activity will occur on additional days during the summer months.

Non standard timings. Where you intend to use the premises to be open to the members and guests at different times from those listed above, list below.

For example (but not exclusively), where you wish the activity to go on longer on a particular day e.g. Christmas Eve.

Identify those conditions currently imposed on the licence which you believe could be removed as a consequence of the proposed variation you are seeking.

☐ I have enclosed the premises licence

Continued from previous page...

☐ I have enclosed the relevant part of the premises licence

Reasons why I have failed to enclose the premises licence or relevant part of premises licence.

Section 16 of 18

LICENSING OBJECTIVES

Describe the steps you intend to take to promote the four licensing objectives:

a) General – all four licensing objectives (b,c,d,e)

List here steps you will take to promote all four licensing objectives together.

We follow very Strict challenge 25 Policy, CCTV recording up to 31 days, well trained staff, no single can Policy, no above 6.5 percent volume, training record, modern tills confirming every single transaction, no big bottle of ciders

b) The prevention of crime and disorder

CCTV available for authorities covering every inch of the store and outside the premises.

c) Public safety

well trained staff making sure the challenge 25 is being strictly followed and no drunk person is getting served.

d) The prevention of public nuisance

no sale of problematic drinks such as a large bottles of beer or cider. no single high strength cans. swift response to any nuisance.

e) The protection of children from harm

challenge 25 is being strictly followed, training provided to staff including proxy sales and no sale to drunk person. modern tills confirming every single transaction

Section 17 of 18

NOTES ON REGULATED ENTERTAINMENT

Continued from previous page...

In terms of specific **regulated entertainments** please note that:

- Plays: no licence is required for performances between 08:00 and 23.00 on any day, provided that the audience does not exceed 500.
- Films: no licence is required for 'not-for-profit' film exhibition held in community premises between 08.00 and 23.00 on any day provided that the audience does not exceed 500 and the organiser (a) gets consent to the screening from a person who is responsible for the premises; and (b) ensures that each such screening abides by age classification ratings.
- Indoor sporting events: no licence is required for performances between 08.00 and 23.00 on any day, provided that the audience does not exceed 1000.
- Boxing or Wrestling Entertainment: no licence is required for a contest, exhibition or display of Greco-Roman wrestling, or freestyle wrestling between 08.00 and 23.00 on any day, provided that the audience does not exceed 1000. Combined fighting sports – defined as a contest, exhibition or display which combines boxing or wrestling with one or more martial arts – are licensable as a boxing or wrestling entertainment rather than an indoor sporting event.
- Live music: no licence permission is required for:
 - o a performance of unamplified live music between 08.00 and 23.00 on any day, on any premises.
 - o a performance of amplified live music between 08.00 and 23.00 on any day on premises authorised to sell alcohol for consumption on those premises, provided that the audience does not exceed 500.
 - o a performance of amplified live music between 08.00 and 23.00 on any day, in a workplace that is not licensed to sell alcohol on those premises, provided that the audience does not exceed 500.
 - o a performance of amplified live music between 08.00 and 23.00 on any day, in a church hall, village hall, community hall, or other similar community premises, that is not licensed by a premises licence to sell alcohol, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance from a person who is responsible for the premises.
 - o a performance of amplified live music between 08.00 and 23.00 on any day, at the non-residential premises of (i) a local authority, or (ii) a school, or (iii) a hospital, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance on the relevant premises from: (i) the local authority concerned, or (ii) the school or (iii) the health care provider for the hospital.
- Recorded Music: no licence permission is required for:
 - o any playing of recorded music between 08.00 and 23.00 on any day on premises authorised to sell alcohol for consumption on those premises, provided that the audience does not exceed 500.
 - o any playing of recorded music between 08.00 and 23.00 on any day, in a church hall, village hall, community hall, or other similar community premises, that is not licensed by a premises licence to sell alcohol, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance from a person who is responsible for the premises.
 - o any playing of recorded music between 08.00 and 23.00 on any day, at the non-residential premises of (i) a local authority, or (ii) a school, or (iii) a hospital, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance on the relevant premises from: (i) the local authority concerned, or (ii) the school proprietor or (iii) the health care provider for the hospital.

Continued from previous page...

- Dance: no licence is required for performances between 08.00 and 23.00 on any day, provided that the audience does not exceed 500. However, a performance which amounts to adult entertainment remains licensable.
- Cross activity exemptions: no licence is required between 08.00 and 23.00 on any day, with no limit on audience size for:
 - o any entertainment taking place on the premises of the local authority where the entertainment is provided by or on behalf of the local authority;
 - o any entertainment taking place on the hospital premises of the health care provider where the entertainment is provided by or on behalf of the health care provider;
 - o any entertainment taking place on the premises of the school where the entertainment is provided by or on behalf of the school proprietor; and
 - o any entertainment (excluding films and a boxing or wrestling entertainment) taking place at a travelling circus, provided that (a) it takes place within a moveable structure that accommodates the audience, and (b) that the travelling circus has not been located on the same site for more than 28 consecutive days.

Section 18 of 18

PAYMENT DETAILS

This fee must be paid to the authority. If you complete the application online, you must pay it by debit or credit card.

Variation Fees are determined by the non-domestic rateable value of the premises.

To find out a premises non domestic rateable value go to the Valuation Office Agency site at http://www.voa.gov.uk/business_rates/index.htm

Band A - No RV to £4300 £100.00

Band B - £4301 to £33000 £190.00

Band C - £33001 to £87000 £315.00

Band D - £87001 to £125000 £450.00*

Band E - £125001 and over £635.00*

*If the premises rateable value is in Bands D or E and the premises is primarily used for the consumption of alcohol on the premises then you are required to pay a higher fee

Band D - £87001 to £125000 £900.00

Band E - £125001 and over £1,905.00

If you own a large premise you are subject to additional fees based upon the number in attendance at any one time

Capacity 5000-9999 £1,000.00

Capacity 10000 -14999 £2,000.00

Capacity 15000-19999 £4,000.00

Capacity 20000-29999 £8,000.00

Capacity 30000-39999 £16,000.00

Capacity 40000-49999 £24,000.00

Capacity 50000-59999 £32,000.00

Capacity 60000-69999 £40,000.00

Capacity 70000-79999 £48,000.00

Capacity 80000-89999 £56,000.00

Capacity 90000 and over £64,000.00

* Fee amount (£)

190.00

DECLARATION

I/We understand that it is an offence, under Section 158 of the Licensing Act 2003, to make a false statement in or in

* connection with this application. Those who make a false statement may be liable on summary conviction to a fine of any amount.



Ticking this box indicates you have read and understood the above declaration

Continued from previous page...

This section should be completed by the applicant, unless you answered "Yes" to the question "Are you an agent acting on behalf of the applicant?"

* Full name

Muhammad Adnan Rabani

* Capacity

Director

* Date

10

/

11

/

2024

ddmmyyyy

Add another signatory

Once you're finished you need to do the following:

1. Save this form to your computer by clicking file/save as...
2. Go back to <https://www.gov.uk/apply-for-a-licence/premises-licence/stockton-on-tees/change-1> to upload this file and continue with your application.

Don't forget to make sure you have all your supporting documentation to hand.

IT IS AN OFFENCE, UNDER SECTION 158 OF THE LICENSING ACT 2003, TO MAKE A FALSE STATEMENT IN OR IN CONNECTION WITH THIS APPLICATION. THOSE WHO MAKE A FALSE STATEMENT MAY BE LIABLE ON SUMMARY CONVICTION TO A FINE OF ANY AMOUNT.

OFFICE USE ONLY

Applicant reference number

Fee paid

Payment provider reference

ELMS Payment Reference

Payment status

Payment authorisation code

Payment authorisation date

Date and time submitted

Approval deadline

Error message

Is Digitally signed

☐

LICENSING ACT 2003**PREMISES LICENCE SUMMARY (PART B)****PREMISES LICENCE NUMBER: 149313****PREMISES DETAILS**POSTAL ADDRESS OF PREMISES, OR IF NONE, ORDNANCE SURVEY MAP REFERENCE OR
DESCRIPTION**Yarm Lane Convenience Store**
53 Yarm Lane, Stockton-On-Tees, TS18 3DL

WHERE THE LICENCE IS TIME LIMITED THE DATES

N/A

LICENSABLE ACTIVITIES AUTHORISED BY THE LICENCE

SUPPLY OF ALCOHOL.....
Marc Stephenson
Assistant Director
Community Safety and Regulated Services

THE TIMES THE LICENCE AUTHORISES THE CARRYING OUT OF LICENSABLE ACTIVITIES

SUPPLY OF ALCOHOL FOR CONSUMPTION OFF THE PREMISES

MONDAY:	09:00 until 22:00
TUESDAY:	09:00 until 22:00
WEDNESDAY:	09:00 until 22:00
THURSDAY:	09:00 until 22:00
FRIDAY:	09:00 until 22:00
SATURDAY:	09:00 until 22:00
SUNDAY:	09:00 until 22:00

THE OPENING HOURS OF THE PREMISES

MONDAY:	06:00 until 02:00
TUESDAY:	06:00 until 02:00
WEDNESDAY:	06:00 until 02:00
THURSDAY:	06:00 until 02:00
FRIDAY:	06:00 until 02:00
SATURDAY:	08:00 until 02:00
SUNDAY:	08:00 until 02:00

WHERE THE LICENCE AUTHORISES SUPPLIES OF ALCOHOL WHETHER THESE ARE ON AND/OR OFF SUPPLIES

Supply Of Alcohol OFF The Premises

PART 2

NAME AND (REGISTERED) ADDRESS OF HOLDER OF PREMISES LICENCE

Mr Muhammad Adnan Rabani
30 Langley Close, Stockton-On-Tees, TS18 2FP

REGISTERED NUMBER OF HOLDER, FOR EXAMPLE COMPANY NUMBER, CHARITY NUMBER
(WHERE APPLICABLE)

N/A

NAME OF DESIGNATED PREMISES SUPERVISOR WHERE THE PREMISES LICENCE AUTHORISES FOR
THE SUPPLY OF ALCOHOL

Mr Muhammad Adnan Rabani

STATE WHETHER ACCESS TO PREMISES BY CHILDREN IS RESTRICTED OR PROHIBITED

ANNEX 1

MANDATORY CONDITIONS AND EMBEDDED RESTRICTIONS

MANDATORY CONDITIONS

- No supply of alcohol may be made under the premises licence:
 - (a) at any time when there is no designated premises supervisor in respect of the premises licence, or
 - (b) at any time when the designated premises supervisor does not hold a personal licence or his personal licence is suspended.
- Every supply of alcohol under the premises licence must be made or authorised by a person who holds a personal licence.
- (1) The premises licence holder or club premises certificate holder must ensure that an age verification policy is adopted in respect of the premises in relation to the sale or supply of alcohol.

(2) The designated premise supervisor in relation to the premises licence must ensure that the supply of alcohol at the premises is carried on in accordance with the age verification policy.

(3) The policy must require individuals who appear to the responsible person to be under 18 years of age (or such older age as may be specified in the policy) to produce on request, before being served alcohol, identification bearing their photograph, date of birth and either-
 - (a) a holographic mark, or
 - (b) an ultraviolet feature.
- A. A relevant person shall ensure that no alcohol is sold or supplied for consumption on or off the premises for a price which is less than the permitted price

B. For the purposes of the condition set out in paragraph A -
 - (a) "duty" is to construed in accordance with the Alcoholic Liquor Duties Act 1979;
 - (b) "permitted price" is the price found by applying the formula -

$$P=D+(D \times V)$$

Where-
 - (i) P is the permitted price
 - (ii) D is the amount of duty chargeable in relation to the alcohol as if duty were charged on the date of the sale or supply of the alcohol, and
 - (iii) V is the rate of value added tax chargeable in relation to the alcohol as if the value added tax were charged on the date of the sale or supply of the alcohol

- (c) "relevant person" means, in relation to premises in respect of which there is in force a premises licence -
- (i) the holder of the premises licence,
 - (ii) the designated premise supervisor (if any) in respect of such a licence, or
 - (iii) the personal licence holder who makes or authorises a supply of alcohol under such a licence;
- (d) "relevant person" means, in relation to premises in respect of which there is in force a club premises certificate, any member or officer of the club present on the premises in a capacity which enables the member or officer to prevent the supply in question; and
- (e) "value added tax" means value added tax charged in accordance with the Value Added Tax Act 1994

C. Where the permitted price given by Paragraph (b) of paragraph B would (apart from this paragraph) not be a whole number of pennies, the price given by that sub-paragraph shall be taken to be the price actually given by that sub-paragraph rounded up to the nearest penny

D. (1) Sub-paragraph (2) applies where the permitted price given by paragraph (b) of paragraph B on a day ("the first day") would be different from the permitted price on the next day ("the second day") as a result of a change to the rate of duty or value added tax

(2) The permitted price which would apply on the first day applies to sales or supplies of alcohol which take place before the expiry of the period of 14 days beginning on the second day.

ANNEX 2

CONDITIONS CONSISTENT WITH THE OPERATING SCHEDULE

PREVENTION OF CRIME & DISORDER

- **A 'Challenge 25' policy will be implemented. Staff must require ID in the form of a current ten-year passport, photo card driving licence or PASS logo identity card from any customer who appears to be under the age of 25 and verify the customer is over the age of 18 before any sale of alcohol is made.**
- **Notices must be placed in a prominent position advising customers the Premises operates a challenge 25 policy and all customers who appear under the age of 25 will be challenged for ID proving they are over 18 in the form of a current ten-year passport, photo card driving licence or PASS logo identity card**
- **Training in relation to Challenge 25, underage sales, sales to adults on behalf of minor (proxy sales), sales to intoxicated persons, refusals registers, incident records and all other conditions on the Premises Licence will be provided and undertaken by all members of staff (whether paid or unpaid) before he/she makes a sale, supply or delivery of alcohol and at least every six months thereafter.**

- Documented training records must be completed in respect of every member of staff and must include the name of the member of staff trained, date, time and content of the training. The record must be signed by the member of staff who has received the training, the Designated Premises Supervisor and the Premises Licence Holder.
- Documented training records must be kept at the Premises and made available to the Police, Trading Standards or Licensing Officers on request and / or during an inspection.
- An incident book must be kept at the Premises and maintained up to date at all times recording the time date and details of all incidents of crime and disorder or anti-social behaviour at the premises or directly outside of the premises. The incident book must be made available to the Police, Trading Standards and / or Licensing Officers on request or during an inspection.
- A refusals register must be kept at the Premise and maintained up to date at all times recording the date time and reasons for every refusal to sell alcohol to a customer. The refusals record must be made available to the Police, Trading Standards and / or Licensing Officers on request or during an inspection.
- A digital Closed-Circuit Television System (CCTV) will be installed and maintained in good working order and be correctly time and date stamped. The system will incorporate sufficient built-in hard-drive capacity to suit the number of cameras installed.
CCTV will be capable of providing pictures of evidential quality in all lighting conditions, particularly facial recognition. Cameras will encompass all ingress and egress to the premises and all areas where the sale/supply of alcohol occurs.
The system will record and retain CCTV footage for a minimum of 31 days. The system will record for 24 hours a day. The system will incorporate a means of transferring images from the hard drive to a format that can be played back on any desktop computer.
The Digital recorder will be password protected to prevent unauthorised access, tampering, or deletion of images. There will be, at all times when the premise is open, a member of staff contactable by phone or e-mail with access to the CCTV system who is trained in the use of the equipment. Upon receipt of a request for a copy of CCTV footage from Police, Licensing Officers or any other Responsible Authority, the member of staff will produce the footage within 24 hours or less if urgently required for investigations of serious crime. CCTV footage must be made available to be viewed by the Police, Licensing Officers, or other Responsible Authorities on request during an inspection of or visit to the Premises.
- The premises will place and maintain CCTV signs on all exits from the premises both inside and out as a reminder to customers and staff that their behaviour is being monitored.
- No beer, lager, perry or cider of 6.5 abv (alcohol by volume) or above shall be displayed or sold at any time at the premises. This restriction shall not apply in respect of specialist branded premium products, for example craft ales, local or micro-brewery specialist products, boxed gifts or national celebratory/commemorative beer, lager or cider.
- Alcohol will not be displayed close to the entrance/exit of the premises where it could be easily taken from the premises without payment. All alcohol will be displayed in close proximity to the counter for supervision purposes and covered at all times by CCTV.

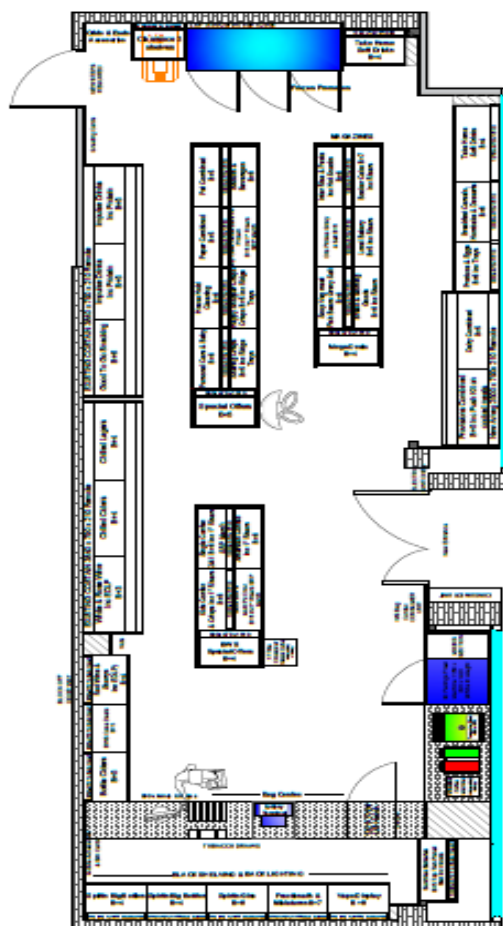
- The Premises Licence Holder/Designated Premises Supervisor will participate in any "Responsible Retailing" scheme and any relevant training/campaigns which the Police or Local Authority provide or recommend.
- The Premises Licence Holder/Designated Premises Supervisor will participate in any local Off Licence forums held by the Local Authority.

PREVENTION OF PUBLIC NUISANCE

- No vehicles should service the address associated with the business activity outside of the hours of 07:00 - 21:00.
- Refuse including bottles shall be disposed of from the premises between the hours of 07:00 - 18:00.
- There shall be provided at the premises containers for the storage and disposal of waste foods and other refuse from the premises. All waste associated with the business shall be placed in these containers. The containers shall be constructed, maintained, and located so that access to them by vermin and unauthorised persons is prevented and arrangements shall be made for the regular lawful disposal of their contents.

ANNEX 4

PLANS (NOT TO SCALE)



REPRESENTATIONS ON A CURRENT APPLICATION FOR A GRANT/VARIATION OF A PREMISE LICENCE/CLUB PREMISES CERTIFICATE UNDER THE LICENSING ACT 2003

Section 1 – Licence Application Details

Applicant Name (If known)	Muhammad Adnan Rabani
Premises Name and Address	Yarm Lane Convenience Store 53, Yarm Lane, Stockton-on-Tees, TS18 3DL

Section 2 - Responsible Authority - Please delete not applicable

Public Health

Section 3 – Representation Grounds

The representation is relevant to one or more of the following licensing objectives: Please delete not applicable	1. Prevention of Crime and Disorder 2. Prevention of Public Nuisance 3. Protection of Children from Harm 4. Public Safety
Please delete not applicable: 1. I object to the application being granted at all 2. I object to the application being granted in its current form and tell us what changes you would prefer to see	

Please type the grounds of the representation in the box below:

In regards to the licence variation submission, Public Health would like to see the termination of alcohol sales remain at 10pm each night, rather than the proposed 11pm. This would keep it in line with other nearby premises and in line with council policy. There are also two premises in the same row of shops currently under consultation who have agreed to a 10pm end time for sales of alcohol.

The premises is on a busy road on the boundary between the Ropner ward and the Stockton Town Centre ward, in close proximity to other licenced premises. It is on a small row of shops which backs on to a large residential area. Due to its location and the current issues in the area, we have concerns of increased issues for nearby residents, as well as an increase in alcohol-related harm. The hours asked for are longer than what Stockton Council usually allows for shops selling alcohol near a residential area. Keeping the termination of alcohol sales at 10pm would ensure the hours are in line with local council policy, which states that: ***“Shops, stores and supermarkets will in general be licensed to provide sales of alcohol for consumption off the premises at any time when the retail outlet is open for shopping but new or variation applications requesting that the sale of alcohol starts before 9.00am or finishes after 10.00pm in residential areas will generally be refused.”*** Public Health support this policy.

There is a strong correlation between the availability, affordability and consumption of alcohol (Balance, 2017).

In 2017, 62% of respondents supported restricting alcohol sales in off licences to between **10am and 10pm** (Balance, 2017). Similarly, 43% of respondents felt there were too many off-licences, supermarkets and shops that sell alcohol.

In the 2025 Stockton-on-Tees Alcohol Harm Survey

- 58.7% thought alcohol was a significant problem in the area they lived / worked / studied
- Participants suggested that limiting early morning sales, capping purchase volumes, and raising the legal drinking age could help reduce excessive alcohol use.
- 63.3% agreed that access to alcohol off-sales (buying from shops and corner shops should be restricted until after 9am at the earliest)
- 40.5% thought that there should be stricter regulations on pricing / offers
- 35.4% thought that there should be stricter regulation around opening times

Having longer hours than the neighbouring premises would increase the accessibility and availability of alcohol and also potentially cause issues when nearby premises close.

Location of premises:

- On the edge of the Ropner ward (decile 3) and the Stockton Town Centre ward (decile 1), making it in a deprived area (1 being most deprived and 10 being least deprived).
- In the 12 months up to the end of May 2024, the Stockton Town Centre ward had the third highest crime and violent crime rates per 1,000 population (including sexual offences) in the Borough, with the Ropner ward the twelfth highest.
- In the 6 months from 1st February 2025 to the 31st July 2025, 95% of ASB incidents relating to alcohol occurred in the Stockton Town Centre ward and 1% in the Ropner ward.
- Has a high density of off-sale premises in the area near to the premises.

Signed: T Hyman

Position: Public Health Practitioner

Dated: 15/08/25

When complete this form should be returned to the address above or emailed to licensing@stockton.gov.uk

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Date Received		Checked By	
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**Representations On A Current Application For A Grant/Variation Of A Premises
Licence Or Club Premises Certificate Under The Licensing Act 2003**

Section 1 – Licence Application Details

Applicant Name (If Known)	Muhammad Adnan RABANI
Premises Name and Address	Yarm Lane Convenience Store 53 Yarm Lane Stockton On Tees TS18 3DL

Section 2 - Responsible Authority

- ☐ Trading Standards
- ☒ Cleveland Police
- ☐ Environmental Health
- ☐ Cleveland Fire Service
- ☐ Planning
- ☐ Protection of Children From Harm

Section 3 – Representation Grounds

<p>The representation is relevant to one or more of the following licensing objectives:</p> <p>Please tick relevant box(es)</p>	<p><input checked="" type="checkbox"/> Prevention of Crime and Disorder <input checked="" type="checkbox"/> Prevention of Public Nuisance</p>
<p>Please Select:</p> <p style="margin-left: 40px;"><input checked="" type="checkbox"/> I object to the application being granted at all <input type="checkbox"/> I object to the application being granted in its current form*</p> <p>*If you choose this option remember to tell us what changes you would prefer to see.</p>	

<p>The grounds of the representation is based on the following: (Please continue on a separate sheet if necessary)</p>
<p>This is a new application for a premises licence to allow an already existing convenience store to sell alcohol as an off licensed premise</p>

Cleveland Police are of the opinion that by granting this application the crime and disorder and public nuisance objectives could be undermined.

The premise was previously refused a licence to sell alcohol at a Licensing hearing on the 26th May 2020. The committee gave its reasons in their determining notice, but was later agreed in another application with reduced hours and more stringent conditions.

Cleveland Police are of the view that the area is still a hotspot for alcohol related incidents. The shop sits on the Boundary of 2 Council Wards, Parkfield and Stockton Town Centre.

The area suffers from alcohol related crime and anti social behaviour, which manifests in street drinking and sometimes violence

By allowing the premise to sell alcohol later it could attract further problems which will then be fuelled by the consumption of alcohol causing the exacerbation of these problems. The area is already suffering from anti-social behaviour and crime without the additional hours for which the premise will be able to supply alcohol.

Cleveland Police do not believe issues have substantially changed since the last application was made and for these reasons believe the application could undermine the Licensing Objectives identified. We have contacted the applicant and discussed our position thoroughly with them.

Signed: Andrew Thorpe	Position: Constable for Licensing to the Chief Constable of Cleveland Police	Dated: 03/09/2025
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When complete this form should be returned to the address above or e-mailed to licensing.administration@stockton.gov.uk

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Date Received		Checked By	
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REPRESENTATIONS ON A CURRENT APPLICATION FOR A GRANT/VARIATION OF A PREMISE LICENCE/CLUB PREMISES CERTIFICATE UNDER THE LICENSING ACT 2003

Section 1 – Licence Application Details

Applicant Name (If known)	Muhammad Adnan RABANI
Premises Name and Address	Yarm Lane Convenience Store 53 Yarm Lane Stockton On Tees TS18 3DL

Section 2 - Responsible Authority - Please delete not applicable

Licensing Authority

Section 3 – Representation Grounds

The representation is relevant to one or more of the following licensing objectives: Please delete not applicable	<ol style="list-style-type: none"> 1. Prevention of Crime and Disorder 2. Prevention of Public Nuisance 3. Protection of Children from Harm 4. Public Safety
Please delete not applicable: <ol style="list-style-type: none"> 1. I object to the application being granted at all 2. I object to the application being granted in its current form and tell us what changes you would prefer to see 	

Please type the grounds of the representation in the box below:
<p>The Licensing Authority as a Responsible Authority object to the variation of a premises licence application at the above address, on the grounds of the prevention of crime and disorder, protection of children from harm, prevention of public nuisance and promotion of public safety.</p> <p>Licensing formally object to the proposed variation to extend alcohol sales beyond 22:00 hours at this premises.</p> <p>Council policy clearly states that in residential areas, the terminal hour for alcohol sales should not exceed 22:00. The premises in question is located within a residential setting, and the requested extension falls outside the hours generally permitted under this policy.</p> <p>By permitting the premises to sell alcohol beyond the current terminal hour, there is a risk of aggravating existing issues in the area. The consumption of alcohol during extended hours may contribute to further incidents of anti-social behaviour, crime and noise nuisance.</p> <p>As such, Licensing does not support the application and recommends that the terminal hour for alcohol sales remains at 22:00 in line with established guidance and to minimise potential disruption to nearby residents.</p> <p>Additional information may be provided to support this representation.</p>

Signed: Polly Edwards	Position: Licensing Officer	Dated:03.09.25
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