

Date:

Wednesday 16 September 2026 at 1.00 pm

Venue:

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

Cllr Eileen Johnson, Cllr Mick Moore and Cllr John Coulson

Agenda

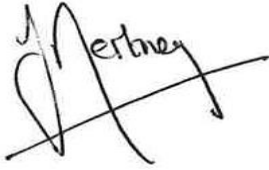
1.1 Live streaming

This meeting will be filmed for live and / or subsequent broadcast on the Council's website. The whole of the meeting will be filmed, except where there are confidential or exempt items, and the footage will be on the website for 12 months. A copy of it will also be retained in accordance with the Council's data retention policy.

If you attend and make a representation to the meeting, you will be deemed to have consented to being filmed. When admitted to the Council Chamber you are also consenting to being filmed and to the possible use of those images and sound recordings for livestreaming and / or training purposes. If you do not wish to have your image captured, please contact Democratic Services prior to attending the meeting.

If there are any technical difficulties with the livestreaming, the meeting will still proceed.

2. **Evacuation Procedure** (Pages 7 - 10)
3. **Apologies for Absence**
4. **Declarations of interest**
5. **Minutes for signature only** (Pages 11 - 40)
6. **Application for the review of a premises licence - Penny Black** (Pages 41 - 126)



Jonathan Nertney
Head of Democratic Services
Saturday 5 September 2026

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, Sarah Whaley 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

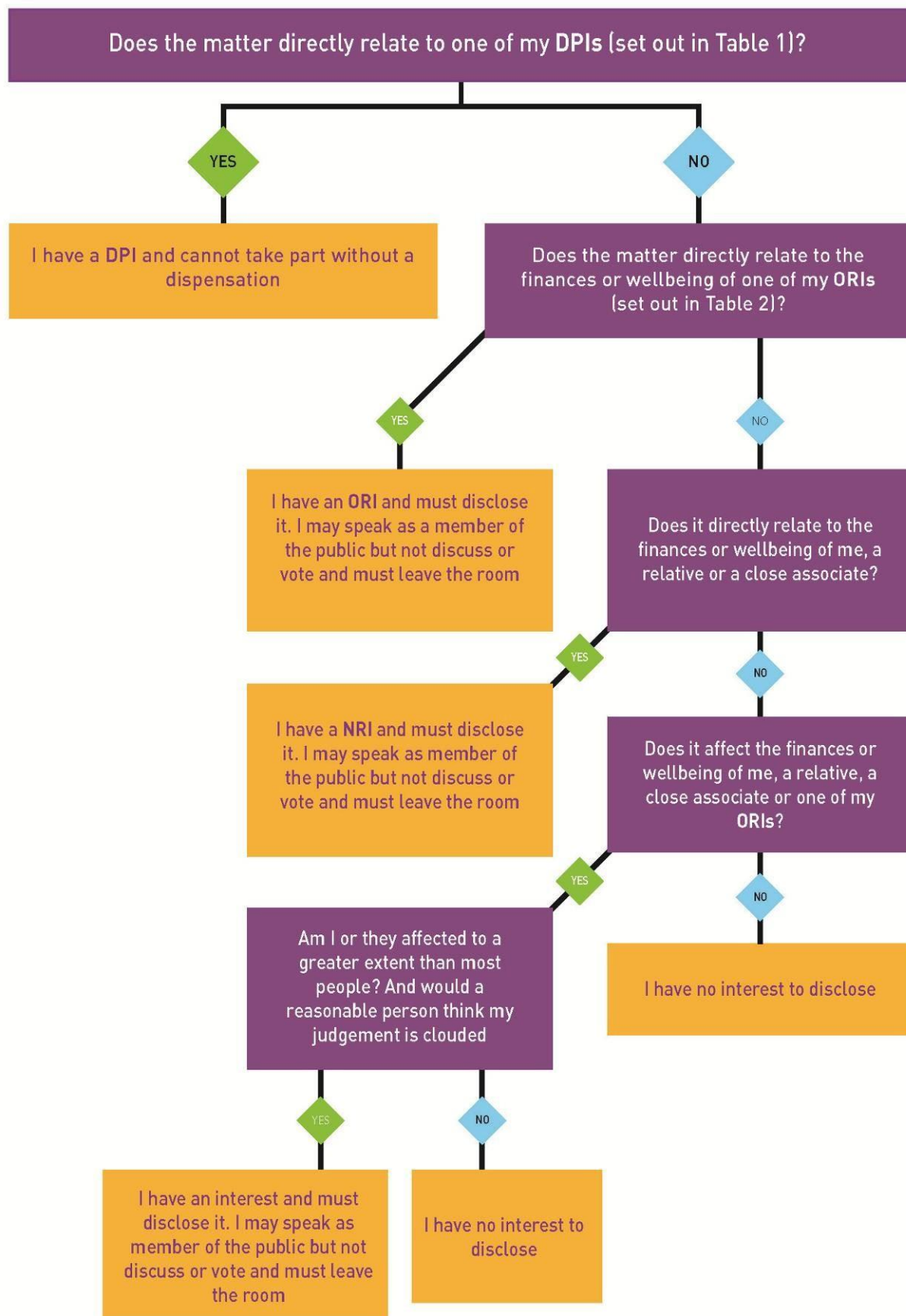


Table 1 - Disclosable Pecuniary Interests

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

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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Statutory Licensing Sub Committee

A meeting of Statutory Licensing Sub Committee was held on Tuesday 12th August 2025.

Present: Cllr Eileen Johnson, Cllr Andrew Sherris and Cllr Marilyn Surtees

Officers: John Devine, Polly Edwards, Michael Fearman, Natalie Hodgson, Tracy Hyman, Leanne Maloney-Kelly and Kirsty Wannop

Also in attendance: PC Andrew Thorpe (Cleveland Police), Jeff Cowley (Canteen & Cocktails), Diana Freeman (Canteen & Cocktails) and John Munsey (Canteen & Cocktails)

Apologies:

SLS/6/25 Evacuation Procedure

The evacuation procedure was noted.

SLS/7/25 Declarations of interest

There were no declarations of interest.

SLS/8/25 Minutes

The minutes were signed as a correct record.

SLS/9/25 Licensing Act 2003 Application for a Variation of a Premises Licence

Members of the Statutory Licensing Sub Committee of the Council's Statutory Licensing Committee were asked to consider an application for a full variation for a premises licence, under the Licensing Act 2003 to which there have been representations from residents for Canteen & Cocktails, 1 High Street, Norton, Stockton - on -Tees, TS20 1AH.

Representations had been received from Environmental Health & Public Health opposing the variation application, full details of which were contained within the Officers report, however prior to the commencement of the meeting Environmental Health & Public Health withdrew their objections as conditions had been agreed with the applicant.

Police had also agreed conditions with the applicant prior to the hearing.

Representatives for the Licensed premises attended the meeting and were given the opportunity to make representation.

The Chair introduced all persons present and explained the procedure to be followed during the hearing.

A copy of the report and supporting documents had been provided to Members of the Sub-Committee as well as all persons present.

The Licensing Officer presented the report to the Statutory Licensing Sub-Committee.

Members of the Sub-Committee of the Council's Statutory Licensing Committee heard the above application, full details of which appeared before the Members in their agenda and background papers.

Members noted that the application was for a full variation for a premises licence, for Canteen & Cocktails, 1 High Street, Norton, Stockton-on Tees, TS20 1AH, where representations had been received from residents and regulatory authorities, although there had been representations withdrawn due to conditions being agreed.

The main topics discussed were as follows:

- The variation had been submitted to bring the premises into line with other premises operated by the applicant. As agreed with Officers the live music would be operated as per the agreed terms.
- Members noted that representations from Environmental Health & Public Health objecting to the variation had been withdrawn prior to the meeting and one of the three residents had also withdrawn their objections.

The Sub-Committee noted that the residents that had objected to the application were concerned about potential noise nuisance. The Sub-Committee also noted that they must consider the application for a variation of the premises licence on its own merits.

On balance it appeared to the Sub-Committee that the proposed conditions would ensure that residents were not subject to public nuisance and that the licensing objectives would not be undermined.

After considering all of the evidence and representations, the Committee were of the view that the application should be granted.

RESOLVED that the application for a variation of a Premise Licence Canteen & Cocktails, 1 High Street, Norton, Stockton on Tees, TS20 1AH, be granted with the agreed conditions between the regulatory authorities and the applicant.

SLS/10/25 Licensing Act 2003 Application for a Premises Licence

Members of the Statutory Licensing Sub Committee were asked to consider that the item for an application for Oxford Road Convenience Store, Oxford Road, Stockton - On - Tees be withdrawn from the agenda, as Officers had agreed conditions with the applicant prior to the meeting.

In addition, following the agreed conditions the objections of Cleveland Police, Environmental Health and Public Health had been withdrawn.

Members agreed to withdraw the application due to the agreed conditions between Officers and the Applicant.

RESOLVED that the application for Oxford Road Convenience Store, Oxford Road, Stockton - On - Tees be withdrawn for the reasons as detailed above

Chair:

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Statutory Licensing Sub Committee

A meeting of Statutory Licensing Sub Committee was held on Monday 29th September 2025.

Present: Cllr Eileen Johnson, Cllr Robert Cook and Cllr Andrew Sherris

Officers: Adam Batemen, Elliott Beevers, Tracy Hyman, Leanne Maloney-Kelly (AH&W), Richard Beddard (R and I G), Natalie Hodgson, Sarah Whaley (CS) and PC Andrew Thorpe (Cleveland Police)

Also in attendance: Mr Muhammed Adnan Rabani (Designated Premises Supervisor), Gill Sherratt (Representative for Dhillon Food and Wine), Louise Lowes (Stockton BID) and Members of the public

Apologies:

SLS/11/25 Evacuation Procedure

The evacuation procedure was noted.

SLS/12/25 Declarations of interest

There were no declarations of interest.

SLS/13/25 APPLICATION FOR REVIEW OF A PREMISES LICENCE - DHILLON FOOD & WINE, 68 DOVECOT STREET, STOCKTON-ON-TEES, TS18 1LL

Members of the Statutory Licensing Sub Committee of the Council's Statutory Licensing Committee were asked to consider an application for a review of a premises licence from the Licensing Authority for Dhillon Food & Wine, 68 Dovecot Street, Stockton-on-Tees TS18 1LL.

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

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

Representations had also been received in support of the review from Stockton Councils Community Safety team, Public Health, Cleveland Police, the Town Centre management Team, Ward Councillor Paul Rowling, the Arc and Stockton BID, full details of which were contained within the officers' report.

Mr Muhammed Adnan Rabani the Designated Premises Supervisor (DPS) and his representative Mrs Gill Sherratt were in attendance and were given the opportunity to make representation.

The Chair introduced all persons who were present and explained the procedure to be followed during the hearing.

A copy of the report and supporting documents had been provided to all persons present and to members of the Committee.

The Licensing Team Leader presented the report to the Statutory Licensing Sub-Committee.

Members of the Sub-Committee of the Council's Statutory Licensing Committee heard the above application, full details of which appeared before the Members in their agenda and background papers. Members noted that the review of the premises licence was made at the request of the Licensing Authority. Representations had also been received from other responsible authorities, including Stockton Councils Community Safety team, Public Health, Cleveland Police, the Town Centre management Team, Ward Councillor Paul Rowling, the Arc and Stockton BID in support of the Licensing Authority's application.

The Licensing Officer presented his evidence on behalf of the Licensing Authority to the Sub-Committee, this also included presentation of numerous CCTV footage. It was explained to the Statutory Licensing Sub-Committee that the review application related to the undermining of the prevention of crime and disorder, public safety, prevention of public nuisance and the protection of children from harm licensing objectives.

Representatives from Stockton Councils Community Safety team, Public Health, Cleveland Police, the Town Centre Management Team, and Stockton BID submitted their representations to the Statutory Licensing Sub Committee in support of the Licensing Authority's application. Full details of which were contained within the main committee report.

Mrs Sherratt who was representing the Designated Premises Supervisor (DPS) requested that the Committee considered revised conditions on behalf of her client, copies of which were circulated at the beginning of the hearing.

All parties were given the opportunity to ask questions. The main topics discussed were as follows:

- The ongoing sale of high strength, low-cost alcoholic drinks to known street drinkers which contributed to anti-social behaviour, public intoxication, shouting, swearing and littering and loitering in Stockton town centre.
- It was believed that the hours the premises was allowed to sell alcohol which was from 0600 hours to 2400 hours everyday was contributing to issues within Stockton town centre. The Council's current licensing policy discouraged premises being licensed for alcohol sales before 0900 hours or after 2200 hours in residential areas, however Dhillon Food & Wine had an historic licence that allowed sales from 0600 hours to 2400 hours.
- CCTV footage was viewed by everyone present and an overview of each clip was given by the Licensing Officer as follows:
 - Exhibit EB1 – 11th April 2025 – people seen entering and exiting with cans of cider who appear to the Licensing Officer to be intoxicated.

- Exhibit EB4 – 5th June 2025 – people who appear to the Licensing Officer to be intoxicated outside of the premises drinking cans of high strength alcohol at 0639 hours.
- Exhibit EB7 – 2nd July 2025 – seventeen customers entered the premises within a one-hour period and four of them, who appeared to the Licensing Officer to be intoxicated, bought cans of high strength alcohol.
- Exhibit EB8 – 3rd July 2025 – the Council received information that people under the influence of alcohol were purchasing alcohol from the premises. One young-looking female was not challenged as per the mandatory “Challenge 25” licence condition. Twenty-five people entered the shop and seventeen of them purchased alcohol.
- Exhibit EB8 – 31st July 2025 – Council CCTV Control Room monitor recorded an intoxicated female being abusive.
- Exhibit EB9 – 31st July 2025 – 0557 hours – The Licensing Officer stated that a colleague from the Street Cleansing team advised him that drunk people attended the premises to purchase alcohol at 0600 hours when the store opens. The footage showed seven people outside the store, five of them entered the premises and purchased alcohol at 0601 hours.
- Exhibit EB11 – 9th September 2025 – The footage showed a male entering the premises who the Licensing Officer believed to be unsteady on his feet.
- Discussion was had around one of the premises current conditions which required all alcoholic drinks containers to be labelled with the premises name and that Dhillon Food and wine was the only premises in Stockton town centre with that licence condition however there were other premises within the borough with such a condition.
- It was highlighted that the sale of alcohol to street drinkers was not an offence, but the sale of alcohol to drunk people was, and that the premises had responsibilities in that regard.

The DPS's representative Mrs Sherratt referred to four of the CCTV evidence clips and questioned the Licensing Officer as follows:

- Exhibit EB1 – 11th April 2025 – Mrs Sherratt submitted that the people seen on the footage were not outside the premises, but on the steps next to the premises. The Licensing Officer stated that they were as close as they could get to the premises. Mrs Sherratt stated that she could not see intoxication here; The Licensing Officer stated that a male was leaning on the barrier and appeared to him to be intoxicated.
- Exhibit EB4 – 5th June 2025 – Mrs Sherratt submitted that the people seen on the footage were not outside the premises, and the Licensing Officer stated, again, that these people were as close as they could get to the premises. The Licensing Officer stated that it was likely that the can of what appeared to be high strength cider as this was the only shop that was open at this time, and he was outside the shop drinking it. Mrs Sherratt described a female seen on the footage as a “feisty lady”.
- Exhibit EB7 – 2nd July 2025 – Mrs Sherratt asked the Licensing Officer to identify the people who appeared on the footage that he believed to be drunk. The Licensing Officer pointed out a male swaying at the counter with his eyes shut, a male in green

who could not stand still, and a female dressed in red who was unsteady on her feet. Mrs Sherratt disagreed with the Licensing Officers assessment of drunkenness; The Licensing Officer stated that those people appeared to him to be drunk.

- Exhibit EB11 – 9th September 2025 – Mrs Sherratt disagreed with the Licensing Officers assertion that a male on the footage appeared to be intoxicated. The Licensing Officer stated that the male in question who entered and exited the premises was unsteady on his feet and appeared to be stumbling.

- Members heard from PC Thorpe who confirmed that Cleveland Police were fully supportive of the Licensing Authority's review application. PC Thorpe told the Sub-Committee that Dovecot Street was an area that suffered due to anti-social behaviour, and that people and businesses were impacted by this, they were also informed that the DPS was resistant to changes that would help the area, such as agreeing not to sell strong cheap alcohol and that these issues could be easily remedied, however this had not been possible due to the DPS's non-engagement.

- Public Health submitted their representation who fully supported the review application and explained that the premises was situated in the Town Centre ward and fell within the lowest deprivation decile nationally and was one of the most deprived areas of Stockton-on-Tees, with a high proportion of hospital admissions in the borough. There was a negative perception of the area within which the premises was situated, which had a negative impact on resident wellbeing and the local economy. Members heard that the Town Centre ward has the highest crime and violent crime rates in the borough, with drug and alcohol misuse being understood to be the reason for this.

- The representative for the Community Safety Team submitted their representation who fully supported the review application particularly due to evidence provided by the civic enforcement and licensing teams in relation to sales of alcohol to people who were drunk.

- The representative for the Community Safety Team told the Sub-Committee that the premises had long been associated with selling alcohol to street drinkers, contributing to anti-social behaviour within Stockton town centre and despite the DPS taking over in April 2025, the situation appeared to have escalated.

- The representative for the Community Safety Team told the Sub-Committee that this was the only store in the area selling alcohol between 0600 hours and 0800 hours on weekdays, which he felt contributed significantly to early morning anti-social behaviour from street drinkers. The Community Safety team received regular complaints highlighting street drinking, public nuisance, and intimidation of residents and visitors in the area. It was also highlighted that the DPS was dismissive in relation to concerns, claiming customers were "always in that state" and that the DPS and his staff had a blasé attitude in relation to the issues highlighted

- The representative for the Community Safety Team felt that the premises fuelled anti-social behaviour within the town centre and significantly profited from the addictions of its customers through breaches of the Licensing Act; the sale of alcohol to people who were drunk and the premises was not supporting overall community safety aims, as it undermined all four licensing objectives.

- Discussion was had with Mrs Sherratt and the representative from the Community Safety Team disputing whether the people that were seen on the CCTV footage were congregating directly outside of the premises. Mrs Sherratt strongly disagreed, stating that it was a different address, one metre from the premises. Mrs Sherratt challenged the Community Safety representative on the basis that he referenced 66 Dovecot Street, rather than the premises address of 68 Dovecot Street, and that both premises sold low cost, high strength alcohol. The Community Safety representative confirmed that he believed that the people seen on the footage of 11th April were outside of the premises.

- The Town Centre Manager submitted his representation and confirmed his support for the review application. The Town Centre Manager stated that within his role, he witnessed a lot of issues that stem from alcohol dependency within the town centre, in particular groups of people drinking alcohol around the fountain area, with black cans and other high strength alcoholic drink containers. People congregating around the fountain area could be loud, rude, often swear and fight with each other, and were very intimidating to market traders, the public and businesses in the area. The intoxicated people openly urinated around the fountain area and in doorways to business and alleyways, causing the town centre cleansing operatives to have to clean these areas frequently.

- The Town Centre Manager told the Sub-Committee of the amount of littering around the fountain area, particularly of alcoholic drinks containers, and the impact of this on the town centre cleansing operatives, he also expressed his concerns in relation to the poor perception that drinking, shouting, swearing and other alcohol related anti-social behaviour had upon the borough's residents, who would choose not to visit the town centre due to these issues.

- A representative from Stockton BID (Business Improvement District), expressed her support for the review application. The representative told the Sub-Committee that the sale of alcohol to vulnerable people from 0600 hours fuelled further drinking throughout the day and directly contributed to anti-social behaviour, public disorder and an unsafe atmosphere within the town centre. Anti-social behaviour discouraged shoppers and visitors, which was damaging the reputation of Stockton-on-Tees as a welcoming destination, and placed an additional burden on responsible businesses who were working hard to improve the town's image and trading environment.

- Stockton BID and its business community strongly believed that the premises licence should be revoked, and no new licences should be issued to similar kinds of business who sought to profit from vulnerable people

- Mrs Sherratt made her submission on behalf of the DPS. Mrs Sherratt explained that her client was a serious businessman with significant experience, with three premises in Stockton-on-Tees and one in Durham. Mrs Sherratt explained that at the DPS's Yarm Lane store, he had passed test purchase checks and had a good relationship with the authorities.

- There was a specific issue with the premises due to its location, and that the DPS had only ran this store since April 2025 with his brother, and employed three other staff members, who are all appropriately trained. Mrs Sherratt explained that her client was co-operating with the authorities to a point, however the relationship had failed as her client felt that he had not been treated fairly in relation to this premises.

- Mrs Sherratt told the Sub-Committee that there were only twenty people that were causing issues within Stockton town centre and that the total sales per day at the premises amounted to approximately £1,500, and that approximately £600 of this came from alcohol sales. Mrs Sherratt stated that not only street drinkers purchased alcohol from the premises, but some sales were also from hardworking people who purchased alcohol after work.
- Mrs Sherratt asked the Sub-Committee to disregard any information before them that preceded April 2025, as this was before her client's involvement with the premises. In relation to the failure on 3rd July 2025, to comply with the "Challenge 25" premises licence condition, Mrs Sherratt confirmed that this individual was a regular customer who was 22 years old. The DPS told the Sub-Committee that he knew where this female lived.
- Mrs Sherratt told the Sub-Committee that her client accepted that the intoxicated male seen on CCTV footage dancing with the sales assistant should have been prevented from purchasing alcohol. The Sub-Committee heard from Mrs Sherratt that her client strenuously disputed the Licensing Officers assertions in relation to all other customers who appeared to the Licensing Officer to be under the influence of alcohol, who were sold alcohol.
- The Sub-Committee and all parties present were presented with additional footage by the premises, which appeared to have been filmed on a mobile device, details as follows:-
 - Footage 1 – Mrs Sherratt explained the footage showed that people standing outside were outside the neighbouring food bank, not outside the premises. The Sub-Committee were told that this was at a time when the premises were not selling high alcohol by volume drinks.
 - Footage 2 – Mrs Sherratt said that this was recorded at a time that the premises had stopped selling high alcohol by volume drinks. Staff from the premise could be heard asking people to leave the area as the Council were giving the store a hard time, or words to that effect.
 - Footage 3 – Mrs Sherratt said the footage showed a customer who had been refused alcohol at the premises walking into the neighbouring premises to purchase alcohol. The Sub-Committee were told that this was at a time when the premises were not selling high alcohol by volume drinks.
- Mrs Sherratt explained that her client had become frustrated that, in his view, the premises next door was not complying with their obligations, and therefore he withdrew his cooperation with authorities. Mrs Sherratt asked the Sub-Committee to consider varying the premises licence to remove all the current conditions, and to replace them with their proposed conditions. Mrs Sherratt explained that her client did not like the condition that required all alcoholic products to be marked or labelled with the premises name.
- Mrs Sherratt explained that her client accepted that he had a part to play in resolving the issues at the premises, however he resisted a lot of what had been said. Mrs Sherratt told the Sub-Committee that this could be easily remedied without the need for the premises licence to be revoked, as had been suggested by Cleveland Police.

- In response to questions from the Sub-Committee, the DPS confirmed that he had not sold high alcohol by volume drinks since the application for the premises licence review was received. The DPS also confirmed that what appeared to be drug paraphernalia was stocked by the premises before he managed it and confirmed that this had since been removed from the premises.

- In response to a question about the DPS's decision to no longer sell high alcohol by volume drinks since the review application was received, Mrs Sherratt confirmed that this was due to her advice and reiterated that her client would like a level playing field. Mrs Sherratt also told the Sub-Committee that her client felt that the premises next door should also be under review, as he did not feel that they were being treated equally. A query was raised in relation to the different submissions made in respect of the premises' takings; in interview, the DPS indicated that over fifty percent of his sales came from high strength alcoholic drinks, however Mrs Sherratt had told the Sub-Committee that forty percent of the premises' sales come from the sale of all types of alcohol, not just high strength. Mrs Sherratt confirmed that alcohol sales account for less than fifty percent of the premises' total sales. The DPS stated that he would be out of business if he relied solely upon the profit made from alcohol sales.

The Licensing Officer and Mrs Sherratt were given an opportunity to sum up their cases as detailed below:

- The Licensing Officer told the Sub-Committee that he believed that the licensing objectives had been undermined, especially by the sale of alcohol to people who were drunk, despite the DPS being advised that this constituted a criminal offence. The Licensing Officer also told the Sub-Committee that the premises licence conditions had been breached, particularly in relation to the DPS's refusal to provide CCTV from the premises and the failure to comply with the mandatory "Challenge 25" requirements. The Licensing Officer drew Members attention to the fact that the CCTV footage clearly showed a sales assistant actively engaging and dancing with a person who appeared to be very intoxicated, which was not considered to be responsible retailing.

- The Licensing Officer informed the Sub-Committee that the DPS's deflective approach, failure to accept responsibility and his subsequent non-engagement had exacerbated issues, repeatedly attributing issues to neighbouring premises, including another local store and a charity. In relation to the assertions regarding the other premises nearby, the Licensing Officer told the Sub-Committee that all complaints in relation to any premises were dealt with appropriately and in line with the Council's procedures. The Licensing Officer expressed his concern that the DPS's attitude of 'this is what Stockton is like' and 'it cannot be changed' was not conducive to promoting the licensing objectives.

- Mrs Sherratt then reiterated to the Sub-Committee that she did not accept that there was any evidence of sales from the premises to drunk individuals, apart from potentially one, and that in her view, the CCTV demonstrated alcohol sales to street drinkers.

- Mrs Sherratt told the Sub-Committee that her client was trying his best, and that the conditions that they had proposed would, in her view, resolve the issues. Mrs Sherratt requested that the Sub-Committee allow her client to move on in the understanding that any further issues would lead to him appearing before the Sub-Committee again.

- Mrs Sherratt reminded the Sub-Committee that her client had remained compliant and co-operative in relation to his other stores but had become frustrated in relation to this premises, although the Licensing Officer disputed this.
- The Licensing Officer told the Sub-Committee that extensive officer resources had been spent with the DPS, with attempts to engage with him, explain concerns to him, and encourage his compliance, before the review application was made.
- Members of the Licensing Sub-Committee of the Council's Statutory Licensing Committee considered the above application carefully, including everything that they had read and heard from each of the parties.
- Members of the Licensing Sub-Committee carefully considered those matters brought before them and, in reaching their decision, had regard to their powers under the provisions of the Licensing Act 2003 (as amended by the Violent Crime Reduction Act 2006), the relevant paragraphs of the Guidance Issued under Section 182 of the Licensing Act 2003 (as amended) and the Council's Licensing Policy.
- The Sub-Committee had regard to the statutory guidance issued under section 182 of the Licensing Act and in particular the paragraphs in relation to the review of premises licences.
- The Sub-Committee noted that a premises licence holder must ensure that the promotion of the four statutory licensing objectives was always a paramount consideration. In the Sub-Committee's view, the DPS had failed in this responsibility and it was noted that despite Mrs Sherratt challenging the Licensing Officer's opinion of the CCTV footage exhibited by him, the only footage supplied in support of the premises did not appear to be time-stamped, and looked to be several video clips edited together to appear as one segment of footage. In the Sub-Committee's view, rather than support the case for the premises, the negative references to the Council that could be heard on the recording supported the applicant's assertion that the premises did not properly promote the licensing objectives, nor do they appear to take their responsibilities seriously.
- The Sub-Committee noted that the DPS had not admitted any wrongdoing on his part, nor on the part of his staff, except for one sale to the intoxicated person who could be seen dancing. It appeared to the Sub-Committee that the DPS had a lack of awareness of his own failings in respect of his responsibilities as the Designated Premises Supervisor. The Sub-Committee further noted that the DPS smirked and appeared amused throughout the Sub-Committee hearing, which added weight to the Sub-Committee's view that the DPS did not take his responsibilities as the Designated Premises Supervisor seriously.
- It was clear to the Sub-Committee, having viewed the CCTV footage, that alcohol was sold to drunk customers on more than one occasion, and that licensing conditions had been breached as alleged. The Sub-Committee found that the DPS repeatedly appeared to minimise and deflect issues, and this only added to the Sub-Committee's concern in relation to the DPS's ability to appropriately manage the premises.
- The Sub-Committee considered the DPS's view that the issues outlined above were caused by a neighbouring store premises and a charity food bank. The Sub-Committee appreciated that the physical location of the premises may be contributing to the issues in question, however, this did not relieve the DPS of his responsibilities;

on the contrary, it was imperative that he worked with the authorities to tackle issues as they arose. In addition, the Sub-Committee noted that at the time that some of the alcohol related issues were reported to occur, at approximately 0600 hours, neither the neighbouring store nor the charity were open or trading.

- The Sub-Committee noted that the DPS's nonchalant attitude, lack of engagement and non-co-operative manner intensified the Sub-Committee's concerns and made it difficult to trust that the DPS would work with the authorities in the future. This was particularly highlighted by the DPS's failure to provide CCTV footage as requested, despite support of licensing officers to do this. The Sub-Committee noted that as of the hearing date, this had still not been received.
- The Sub-Committee noted that there was no evidence provided by the premises to support their assertions in relation to the premises' takings pertaining to alcohol sales. It appeared to the Sub-Committee that the premises made conflicting statements in this regard. The DPS said that he would go out of business if the premises licence was revoked and said that he would be out of business if he relied solely upon the profit made from alcohol sales. It appeared to the Sub-Committee, on balance, that the DPS was likely to rely upon the sale of high strength, low cost alcoholic drinks to maximise the premises' income.
- In relation to the alleged failure to implement the "Challenge 25" policy, and the DPS's assertion that the female in question was 22 years old, the Sub-Committee noted that no evidence was provided by the DPS in this regard. The Sub-Committee further noted that no records of staff training nor details of any refusals book was provided at the hearing in support of the premises.
- The Sub-Committee had regard to the powers available to them when considering what action, if any, to take under the premise licence review process.
- The Sub-Committee took the matter before them seriously, particularly the concerns raised in relation to the sale of alcohol to people who were drunk and the breaches of licence conditions, along with the DPS's lack of engagement. The Sub-Committee were mindful of the evidence from Public Health; that the premises was situated in a challenging area of the Town Centre ward, one of the most deprived areas of Stockton-on-Tees, with the highest crime rates in the borough, with drug and alcohol misuse being cited as the reason for this. The Sub-Committee could not allow the issues at the premises to continue and felt that revocation was the only appropriate option in the circumstances before them.

The Sub-Committee were therefore satisfied that this was a case where revocation of the premises licence was a necessary, proportionate and appropriate sanction. After considering and weighing up all the evidence and submissions made by the parties to the hearing, the Sub-Committee resolved to revoke the premises licence.

RESOLVED that the premises licence for Dhillon Food & Wine, 68 Dovecot Street, Stockton-on-Tees, TS18 1LL, be revoked for the reasons as detailed above.

SLS/14/25 Licensing Act 2003 Application for a Variation of a Premises Licence Yarm Lane Convenience Store, 53 Yarm Lane, Stockton-On-Tees, TS18 2FP

Members of the Statutory Licensing Sub Committee of the Council's Statutory Licensing Committee were asked to consider an application for a variation to a

premises licence for Yarm Lane Convenience Store, 53 Yarm Lane, Stockton-on-Tees, TS18 2FP under the Licensing Act 2003 to which there had been representations from Responsible Authorities.

The application was to increase the hours of supply of alcohol, Monday to Sunday from 09:00 - 22:00 to 09:00 - 23:00. Opening hours were to remain the same.

A copy of the full application and existing licence was contained within the main report.

Representations had been received objecting to the variation from, Public Health, Cleveland Police and the Licensing Authority, full details of which were contained within the officers' report.

The Applicant Mr Muhammed Adnan Rabani and his representative Mrs Gill Sherratt were in attendance and were given the opportunity to make representation.

The Chair introduced all persons who were present and explained the procedure to be followed during the hearing.

A copy of the report and supporting documents had been provided to all persons present and to members of the Committee.

The Licensing Team Leader presented the report to the Statutory Licensing Sub-Committee.

Members of the Sub-Committee of the Council's Statutory Licensing Committee heard the above application, full details of which appeared before the Members in their agenda and background papers.

The Licensing Officer, Public Health and Cleveland Police submitted their representations to the Statutory Licensing Sub Committee objecting to the application to vary, full details of which were contained within the main committee report.

All parties were given the opportunity to ask questions. The main topics discussed were as follows:

- Mrs Sherratt who was representing the applicant highlighted that her client was only asking for one additional hour and that there had not been any issues at the premises in question and that Cleveland Police had originally supported the application, however had now submitted an objection which was felt was due to the issues at the applicants other premises Dhillon Food & Wine on Dovecot Street which was under review, however this should was not deemed as acceptable as each application should be considered on its own merits.

- Licensing objectives had been upheld for the premises current hours therefore why could this not be upheld for one additional hour?

- There was evidence to support that the application to vary could and should be granted.

- Officers highlighted that other premises in the area had a licence condition for sale of alcohol until 2200 hours and to keep the current licensed conditions would keep this consistent with those other premises.

- PC Andy Thorpe of Cleveland Police explained to the Committee that his mind had not solely changed due to the current review of the applicant's other premises, Dhillon Food & Wine but was a factor alongside the fact that the area of Parkfield and Oxbridge already had issues and to keep the later time of alcohol sales to 2200 hours would be upholding current licensing policy.

- The Chair highlighted that the problems in the Parkfield and Oxbridge area were well known, and those problems were exacerbated by additional sales in alcohol.

- Mrs Sherratt explained to the Sub-Committee that the premises was a convenience store and that if customers could not get everything on sale in one go then the premises would lose sales, particularly alcohol. If this wasn't a known problematic area the applicant would have applied to vary until 0200 hours mirroring the premises opening times. If the application to vary was granted and there was an issue then it could come back to Committee, therefore the application should be granted.

The Sub-Committee considered all the papers before them as well as the oral submissions made by all parties and determined that the application to vary should be granted.

RESOLVED that the application for a Variation of a Premises Licence Yarm Lane Convenience Store, 53 Yarm Lane, Stockton-On-Tees, TS18 2FP be granted for the reasons as stated above.

Chair:

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Statutory Licensing Sub Committee

A meeting of Statutory Licensing Sub Committee was held on Thursday 23rd October 2025.

Present: Cllr Eileen Johnson (Chair), Cllr Marc Besford and Cllr Elsi Hampton

Officers: Adam Bateman, Michael Fearman, Leanne Maloney-Kelly, Ellie Russell, Natalie Hodgson and Sarah Whaley

Also in attendance: Cllr Shakeel Hussain (Ward Councillor), Alaimagan Thangarajah (Applicant Richardson Road), Mike Thorpe (Agent Richardson Road), Mark Gallant (Applicant McDonalds), Richard Wormald (Legal Rep McDonalds) and Members of the public

Apologies:

SLS/15/25 Evacuation Procedure

The evacuation procedure was noted.

SLS/16/25 Declarations of interest

There were no declarations of interest.

SLS/17/25 Licensing Act 2003 Application For A Premises Licence Richardson Road Convenience Store – 10 Richardson Road, Stockton-On-Tees, TS18 3LH

Members of the Statutory Licensing Sub Committee of the Council's Statutory Licensing Committee were asked to consider an application for grant of a premises licence under the Licensing Act 2003 for 10 Richardson Road, Stockton-on-Tees TS18 3LH to which there had been representations from responsible authorities, local Ward Councillor and residents.

The application was for the supply of alcohol, off sales:

- Monday to Sunday 06:00 – 23:00
- opening times of Monday to Sunday 06:00 – 23:00.

Representation had been received from the Licensing Authority, Cleveland Police, Environmental Health, Public Health and Community Safety all details of which were contained within the main report.

Representations had also been received from local residents and Ward Councillor Shakeel Hussain, all details of which were contained within the main report.

Since the original report Members were presented with additional information from the applicants representative JL Licensing, in response to representations made, and agreed to reduce the alcohol supply hours as follows:

Monday to Friday 09:00 – 22:00.

In addition, an updated operating schedule was submitted which included the licence conditions proposed by the police. A copy of the updated operating schedule was contained within the additional information document.

Based on the reduction in hours and the updated operating schedule the police, licensing authority, public health, and environmental health formally withdrew their representations against the application.

Following the submission of the reduced hours of alcohol sales and updated operating schedule further supporting information for the hearing was received from JL Licensing, consisting of “examples/samples of the types of due diligence records that would be used at the premises”.

Copies of letters sent to “Community Safety, Councillor Hussain and an open letter to residents were received from JL Licensing which were accessible via the Councils website .

There were also copies of email exchanges between Community Safety and the applicant via his representative full details of which were contained within additional documentation.

The Applicant, Alaimagan Thangarajah and his representative Mike Thorpe were in attendance and were given the opportunity to make representation.

Members of the public and Ward Councillor Shakeel Hussain were in attendance and were given the opportunity to make representation.

The Chair introduced all persons who were present and explained the procedure to be followed during the hearing.

A copy of the report and supporting documents had been provided to Members of the Committee and to all persons that had made representation including the additional information prior to the meeting.

The Licensing Team Leader presented the report and the additional information to the Statutory Licensing Sub-Committee.

Mike Thorpe on behalf of the applicant for 10 Richardson Road, Stockton on Tees presented the application to the Statutory Licensing Sub-Committee.

The main topics discussed were as follows:

- It was explained that the applicant wished to bring an empty commercial shop into use as a general store with the possibility of a Post-Office.
- The premises would not be an off-licence as had been suggested by some of the objectors as an off-licence would be considered a specialised shop and this was a convenience store.
- Most convenience stores sold alcohol.

- The application had been amended to adhere to Stockton Licensing Authorities policy framework.
- The applicant was an experienced retailer with over 21 years' experience in retail management across 10 shops around the country.
- The applicant currently had 2 shops, located in Milton Keynes and South Shields. The applicant had recently relocated to South Shields.
- The applicant had purchased the freehold of the property at Richardson Road showing his commitment to the area.
- The applicant had been a Premise Licence Holder(PLH) and Designated Premises Supervisor(DPS) since 2011 and had a clean record.
- The application included a comprehensive operating schedule following mediation with Cleveland Police, full details of which were contained within the additional information. The amended operating schedule was evidence that the applicant would withhold the licensing objectives and if ignored the agreed conditions would be enforceable, and the applicant could find himself back at Committee with his licence under review.
- Following the submission of the amended operating schedule the Licensing Authority, Cleveland Police, Environmental Health and Public Health withdrew their objections
- The applicants agent expressed that following the resubmission of the operating schedule objectors' concerns should have been addressed. Many of the objectors' concerns related to planning considerations and therefore were not relevant at the hearing.
- The applicant was concerned about future customer concerns, which had been taken seriously and which he felt he could satisfy hence the amended application.
- There were no grounds for refusal, and the application should be granted.

Members were given the opportunity to ask questions of the applicant which could be summarised as follows:

- Questions were raised relating to whether the applicant was a trained postmaster. The applicant confirmed that his sister in-law was already trained, and they were currently in the process of completing the application for a Post-Office to operate in the premises with his sister in-law as postmaster.
- The applicant was asked how hands on he would be at the application site, Richardson Road. The applicant confirmed that he would be the PLH and DPS. The applicant had already identified a proposed manager who was at the hearing observing and once the shop was established and operating well the applicant would transfer the DPS to the Manager, however the applicant would remain the PLH.

- Brief discussion was had around current local issues such as Anti-Social Behaviour, crime etc and whether the applicant would understand them as he had not lived in the area. The applicant's agent explained that the current issues in the area were not unique to Stockton, however the applicant would assist in any way he could to help the situation improve which he had already proven with his set of robust conditions should the application be granted. If there were to be any problems linked to the premises, then the application would be open for review.

Ward Councillor Shakeel Hussain and Members of the public were in attendance and were given the opportunity to make representation / ask questions.

The main topics discussed were as follows:

- Clarity was sought in terms of the transfer of the DPS licence once the shop was established. The applicant's agent explained that although the DPS licence would be transferred the applicant would remain as the PLH, and he would therefore still be legally responsible for the premises, and should any conditions be breached, there would be a risk to losing their licence to sell alcohol.

- It was felt that there had been a lack of consultation with residents, however the Licensing Team Leader explained to the Committee that the correct legal procedure had been carried out, and the application had been made properly.

- Concerns were raised relating to the sale of alcohol near a children's nursery.

- Residents highlighted issues they faced from Anti-Social Behaviour and explained that sex workers and alcoholics were prevalent in the area.

A representative from Stockton Councils Community Safety team submitted his representation to the Statutory Licensing Sub Committee in support of the Licensing Authority's original application. Additional information was also submitted following the submission of the applicants updated application / operating schedule, which, with the agreement of the Chair was read out at the hearing. Full details of both statements could be found on the Councils website.

- The applicant's representative from JL Licensing informed the Committee that he had visited the application site on the previous evening and was surprised how nice the area looked. He explained that he did not encounter many people and neither did he encounter any sex workers. The applicant's representative also pointed out that he could not see how the opening of a shop could create an issue with sex workers and that he had not come across this issue before at a licensing meeting. The applicant's representative also did not think it was fair that the Community Safety representative would be happy if the sale of alcohol finished at 19:00 hours when other convenience stores could sell alcohol until 22:00 hours, in addition the Statutory Licensing Sub Committee had recently approved a variation for a store on Yarm Lane from 22:00 hours to 23:00 hours which was outside of the Councils licensing policy.

- The Councils Community Safety representative highlighted that a lot of work had been undertaken in the area where the application site was to safeguard local residents from the issues that had been highlighted relating to Anti-Social Behaviour, sex workers and alcoholics and therefore did not want anything to undermine that. In terms of the variation application on Yarm Lane this shop was not part of the operation the Community Safety team were involved in.

- Ward Councillor Shakeel Hussain felt that another convenience store selling alcohol within the vicinity of the application site would increase the opportunity for public drinking and Anti-Social Behaviour, as well as encouraging late night activity, noise, and littering. Concerns were also highlighted relating to public risk to young and vulnerable people and that there would be a risk to the protection of children from harm as the application site was close to a children's nursery and school.

- Councillor Hussain also questioned the applicant's knowledge of the area and its problems without having lived there. Should the application gain approval this would impact negatively on residents' lives. One night walking along Yarm Road and Yarm Lane did not allow someone to know the area. Some of the residents at the hearing today had lived close to the application site for more than 40 years and as a community were trying to lift themselves up. Another shop selling alcohol was not needed or wanted. The area was improving, and residents did not want anything to undermine the good work that had been undertaken so far.

- Discussion was had relating to the fact that the shop would not sell high strength single beers and ciders and whether this would ease residents' concerns. Councillor Hussain's mind was not put at rest, he felt that although many conditions had been included in the operating schedule, it would come down to enforcement and there was no guarantee this would happen.

- Attention was drawn to the fact that the applicant was now proposing the possibility of a Post Office which had not been mentioned before and was not guaranteed.

- A local landlord, who spoke on behalf of a local resident stated that the application site was an area of selective licensing. One ground that led to the designation was low housing demand, because of crime, public nuisance, and all the problems highlighted today. What was the point in the Council going to all that trouble, with associated costs and expense, then grant a further licence for alcohol. The application site would become a hub of activity, disorder, nuisance and noise, drawing people to that particular location.

- Brief discussion was had around the refusals policy and whether this included refusing to serve anyone under the influence of drugs.

The applicant's representative was given the opportunity to make a closing statement.

The Sub-Committee considered all the papers before them and listened carefully to everything that had been said. The Statutory Licensing Sub Committee expressed they had a lot of sympathy for the residents and understood their concerns.

The Sub-Committee determined that the premises licence should be granted with all the proposed conditions in place, which they believed would uphold the licensing objectives. Members assured residents that any breaches of the conditions would be dealt with in the appropriate way.

RESOLVED that the application for grant of a Premises Licence for Richardson Road Convenience Store – 10 Richardson Road, Stockton-On-Tees, TS18 3LH with all proposed conditions be granted for the reasons as detailed above.

SLS/18/25 Licensing Act 2003 Application For A Premises Licence Richardson Road Convenience Store – 10 Richardson Road, Stockton-On-Tees, TS18 3LH

Please find the minutes relating to this item detailed at minute number SLS/17/25.

SLS/19/25 Licensing Act 2003 Application For A Premises Licence Mcdonald's Restaurant – Yarm Road, Stockton-On-Tees, TS18 3RU

Members of the Statutory Licensing Sub Committee of the Council's Statutory Licensing Committee were asked to consider an application for grant of a premises licence under the Licensing Act 2003 for McDonald's Restaurant – Yarm Road Stockton-on-Tees TS18 3RU to which there had been representations from residents.

The application was for the late night refreshment:

- Monday to Sunday 23:00 – 00:00

A copy of the full application details and the proposed plan was included the officers main report.

In terms of responsible authorities, licensing conditions had been agreed during the consultation process between the applicant, Cleveland Police and Environmental Health

Representations had been received from local residents, full details of which were contained within the report.

Mark Gallant on behalf of McDonald's and legal representative Richard Wormald were in attendance and were given the opportunity to make representation.

A resident who had made representation was also in attendance and given the opportunity to make representation.

The Chair introduced all persons who were present and explained the procedure to be followed during the hearing.

A copy of the report and supporting documents had been provided to Members of the Committee and to all persons that had made representation prior to the meeting.

The Licensing Officer presented the report to the Statutory Licensing Sub-Committee.

Richard Wormald on behalf of the applicant for McDonald's Restaurant, Stockton on Tees presented the application to the Statutory Licensing Sub-Committee.

The main topics discussed were as follows:

- This was a new McDonalds site and was due to open on 5 November 2025.
- The Sub Committee were informed that the applicant had been employed by McDonalds for many years and had worked his way from the shop floor up.

- The licensing application was to extend the serving of hot food and hot drinks for 1 additional hour from 23:00 hours to 24:00 hours which was within the Councils licensing policy.
- The applicant appreciated resident's concerns however there was a railway line and mature trees creating a division between the application site and residential properties.
- The applicant had given a lot of thought to licensing policy and in the interest of amenity a decision was made for the operational hours to be between 06:00 hours and 24:00 hours.
- There was to be a fence constructed to the rear of the site and lights on the site would be shielded and monitored to ensure minimal, if any, impact on neighbouring residents as well as a traffic management plan, all of which had been considered by the Planning Committee in October 2024.
- Brief discussion was had relating to public nuisance. Environmental Health had proposed conditions which had addressed residents' concerns and there had been no objections by Cleveland Police.
- A brief explanation was given of how a new McDonald's franchise was generally set up.
- The franchisee successfully ran 5 other McDonald's locally, had invested in the new restaurant, had knowledge of the local area and had a commercial desire to make the restaurant work. They also sponsored local football and charities. The franchisee was also committed to addressing any issues from residents should there be any.

Members were given the opportunity to ask questions of the applicant which could be summarised as follows:

- Questions were raised relating to how long after closing the external lights would remain on during cleaning up time and the impact that light pollution may have on neighbouring residents. Brief discussion was also had relating to Anti-Social Behaviour.
- The applicant's legal representative explained that the lighting was low level in the car park and would not affect the neighbourhood. Police had also been involved, and it was not believed that Anti-Social Behaviour would be an issue. Outside seating had been removed and it was expected that there would only be the occasional foot persons and drive through during the requested additional hour. If patrons were to slam car doors when using the drive through, then there was signage asking customers to be respectful of the local area.
- The applicant was asked if the last hour from 23:00 hours and 24:00 hours could be limited to drive through and delivery only
- The applicant confirmed that the request for delivery and drive through only between the 23:00 hours and 24:00 hours could be a possibility, however they would like the licence to be granted as asked.

A resident who had made representation was in attendance and given the opportunity to make representation. Their comments could be summarised as follows:

- Concerns relating to noise were highlighted as well as the 5 conditions which had been proposed by Environmental Health which the resident felt were open to interpretation and therefore needed clarifying.
- Could use of the external area be limited to 19:00 hours?
- Although the external seating had been removed which was appreciated, there were concerns that people would use the car park to sit and eat food in their cars possibly playing music, which, if loud enough would still be heard in resident's homes through the fencing and the trees which separated McDonalds from those properties.
- How would people be stopped from using the car park when the restaurant was closed?
- Would the notices in and around McDonalds asking patrons to leave quietly be enough?
- Questions were raised relating to the music played during operational hours in McDonalds and if this would also be played through the serving hatch?
- Clarity was sought as to the times deliveries would be made and food waste bins collected.
- Would the clearing of litter and food waste on the application site extend to the residential area?

The representative for McDonald's and his legal representative were given the opportunity to respond to the residents' concerns, these could be summarised as follows:

- The applicant explained that McDonalds management were trained in dealing with certain behaviour, such as, if people were using the car park with doors and windows open, they would be asked to be respectful otherwise they would get in touch with the relevant responsible authorities. Residents could also contact the restaurant should they hear noise in their homes coming from the application site. McDonald's as a brand did not tolerate Anti-Social Behaviour and it would be stamped out as quickly as possible.
- It was highlighted by the applicant that the Lidl car park which was the adjacent site could be used by people parking overnight, however no one did. Worst case scenario, a gate could be put in place but was unlikely.
- It was confirmed that music would only be played in the dining area and not be played through the serving hatch.
- It was a customer's responsibility to be a good neighbour and signs would remind them of this, however if there was continued nuisance this would be taken further by management.

- There would be no deliveries or food waste collections between the hours of 23:00 hours and 07:00 hours, and should this be breached then it would be investigated by Environmental Health

- There would be 3 collections of waste from the site per day and those would take place at sunrise, midday and sunset. The areas covered would be the car park and nearest streets. If a hot spot was identified, then the franchisee would look at focusing on that area once a day. Other rubbish would also be collected not just McDonald's rubbish.

The applicant's representative was given the opportunity to make a closing statement.

The Sub-Committee, had considered all of the papers before them and listened carefully to everything that had been said, including the representation made by the resident concerns.

The Sub-Committee had determined that the application should be granted.

RESOLVED that the application for grant of a Premises Licence for For A Premises Licence McDonald's Restaurant – Yarm Road, Stockton-On-Tees, TS18 3RU be granted for the reasons as detailed above.

SLS/20/25 Licensing Act 2003 Application For A Premises Licence Mcdonald's Restaurant – Yarm Road, Stockton-On-Tees, TS18 3RU

Please find the minutes relating to this item detailed at minute number SLS/19/25 .

Chair:

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Statutory Licensing Sub Committee

A meeting of Statutory Licensing Sub Committee was held on Tuesday 23rd December 2025.

Present: Cllr Eileen Johnson (Chair), Cllr John Coulson and Cllr Andrew Sherris

Officers: Natalie Hodgson, Leanne Maloney-Kelly and Sarah Whaley

Also in attendance: PC Andrew Thorpe (Cleveland Police) and Applicant - 160402

Apologies:

SLS/21/25 Evacuation Procedure

The evacuation procedure was noted.

SLS/22/25 Declarations of interest

There were no declarations of interest.

SLS/23/25 Licensing Act 2003 Personal Licence Application - 160402

Members of the Statutory Licensing Sub Committee were asked to consider an application for a personal licence under section 117 of the Licensing Act 2003 ("the Act") for applicant – 160402. The application was the subject of an objection notice from the police, therefore a hearing was required.

On reviewing the basic disclosure and the declaration, the applicant had been convicted of driving a motor vehicle with excess alcohol on 27 April 2025, which was a relevant conviction, under schedule 4 of the Act.

The police had made an objection notice, which included personal details relating to applicant – 160402's conduct.

Members of the Statutory Licensing Sub Committee agreed that the discussion of appendix 1 required exclusion of the public under regulation 14 of the Licensing Act 2003 (Hearings) Regulations 2005.

Applicant - 160402 appeared before the Committee for determination of his application and was given the opportunity to make representation.

PC Andrew Thorpe of Cleveland Police attended the meeting and was given the opportunity to make representation.

The report detailed the following:

- A copy of the grounds for the police objection to applicant – 160402's application.
- A copy of applicant – 160402's application, right to work and driving licence.

The Chair introduced everyone present and explained the procedure to be followed during the hearing.

Committee papers and reports had been provided to all relevant parties prior to the meeting.

The Committee Members were presented with the officer's report and had the opportunity to ask questions of both the officer's, Cleveland Police and applicant – 160402.

The Committee Members were presented with Cleveland Police's objection notice and had the opportunity to ask questions of both the officer's, Cleveland Police and applicant – 160402 in relation to the objection.

The Committee had considered all the information before them and listened to what the licensing officer, Cleveland Police and applicant – 160402 had said to them.

The main topics discussed were as follows:

- Cleveland Police highlighted concerns that anybody who had been convicted of driving under the influence of alcohol did not show the required level of responsibility or was trustworthy to hold a personal licence. Holding a personal licence was a big responsibility where important decisions needed to be made and which could put the licence holder and others in jeopardy if the wrong decisions were made. Cleveland Police therefore had no choice but to object to applicant – 160402's application for a personal licence on the grounds that it could undermine the Crime and Disorder licensing condition. The poor decision-making applicant – 160402 had made committing such an offence called in to question his decision making when supplying alcohol and the general running of a licensed premises.
- Applicant – 160402 gave the Committee a potted history of his ill health, family background and work life.
- Applicant – 160402 had been mentally discharged from the Army and registered disabled in 2012 and since then had spent most of his time at home or in hospital.
- Applicant – 160402 explained that he used to sing in pubs and whilst singing, he was offered a bar job. Within 3 weeks of taking the job he was promoted to assistant manager and then was given the opportunity to run a pub over a holiday cover period. Applicant – 160402 told Members that he was encouraged by his family to investigate the possibility of doing this himself, however he didn't know if he was strong enough, however his family told him he was. Applicant – 160402 also informed Members that he had taken and passed Level 2 Award for Personal Licence Holders.
- Applicant – 160402 explained the circumstances around his drink driving offence. Applicant – 160402 had received a text message from friends between 01:30 to 02:00 asking him to pick them up from a licensed premises in Stockton to which he agreed. When applicant – 160402 arrived at the premises his friends were not where they said they would be, so he went inside to look for them. Applicant – 160402's friends gave him a large glass of wine which applicant – 160402 drank. Applicant – 160402 then proceeded to drive his car and was breathalysed, which resulted in a positive test for alcohol and applicant – 160402's subsequent conviction of driving a motor vehicle with excess alcohol.

- Applicant – 160402 informed the Committee that this was the first time that he had ever got into a vehicle with alcohol in his body and wasn't sure if the alcohol mixed with his medication had impacted the result. Applicant - 160402 also told Members that he had made a mistake and let himself and his family down and that he didn't usually drink, as he had stopped in 2012.

- Applicant 160402 told the Committee that he was wanting to embark on a career running a pub with his son. Applicant – 160402 had already been offered 2 jobs however he needed to get his personal licence to be able to accept one of the jobs. Applicant – 160402 highlighted that many customers and staff thought he was good at running a pub, which had impacted positively on applicant – 160402's confidence and he felt he would be able to do a good job. Applicant – 160402 also informed Members that he really needed this opportunity to get back into the workplace and focus on working which would enable him to take his mind off his illness and let him feel like himself again.

Members were given the opportunity to ask questions of the applicant which could be summarised as follows:

- Members asked applicant – 160402 about his drinking habits around the time of the offence. Applicant – 160402 explained that he didn't drink, however he had done when he was in the Army. On the night of the offence applicant – 160402 was meeting an old friend and his friend's son and drinking was not something he would normally do as applicant – 160402 liked to sing and therefore he usually only drank water

- Brief discussion was had around one of the jobs that had been offered to Applicant – 160402 and whether it was essential that he needed a personal licence to enable him to accept the position. Applicant – 160402 confirmed he would need the personal licence to be able to accept the job.

- Questions were raised relating to how much alcohol was in applicant – 160402's system when tested. Applicant – 160402 said it had been 51 at the roadside and 50 at the station, however he felt this was high for 1 drink, therefore questioned whether his medication had impacted on the reading. Applicant - 160402 also highlighted that his medication did state not to take with alcohol, therefore he should have not accepted the drink and he was sorry, he had made a mistake.

Applicant - 160402 was given the opportunity to make a closing statement.

The Statutory Licensing Sub-Committee had considered all of the papers before them and listened to what the officer, applicant - 160402 and PC Thorpe had said to them.

The Committee were sympathetic towards applicant- 160402, and his circumstances, however, the Committee determined that applicant – 160402's application should be refused due to his relevant offence for driving with excess alcohol.

Unfortunately, such an offence raised concerns about applicant – 160402's ability to make responsible decisions as required by a personal licence holder.

RESOLVED that applicant – 160402's application for a Personal Licence be refused for the reasons as detailed above.

Chair:

DELEGATED

Report to Statutory Licensing
Sub Committee

16 September 2026

Report of Assistant Director
Regulated Services &
Transformation

Licensing Act 20003

Application for the review of a premises licence

The Penny Black, Langthorne Grove, Stockton-On-Tees, TS18 5PU

Summary

The purpose of this report is for Members to consider an application for a review of a premises licence from Trading Standards acting as a responsible authority on the grounds of the prevention of crime and disorder and public safety.

Recommendation(s)

That Members determine the application.

Detail

1. An application for a review of premises licence in respect of above the premises has been received from Trading Standards. The application relates to the undermining of the licensing objectives of the Prevention of Crime and Disorder and the Prevention of Public Safety.
2. A copy of the application and supporting evidence is attached as Appendix 1 and Appendix 2 and references:
 - Admission of Illicit tobacco, cigarettes and vape sales at the premises by the current Designated Premises Supervisor.
 - Concerns regarding the management of the premises and in particular, the current premises licence holder being unaware of the criminal activity taking place at the premises.
3. A copy of the current premises licence showing licensable activities, licensable hours and licence conditions attached by the statutory licensing committee, following a premises licence review in November 2020 is attached at Appendix 3.
4. A map showing the location of the premises is attached at Appendix 4.

Responsible Authorities

5. A representation in support of the licence review on the grounds of the Crime and Disorder licensing objective has been received from Cleveland Police, a copy of the representation and support document are attached at Appendix 5 and 5a and references:
 - Illicit tobacco, cigarettes and vapes found at the premises.

- A lack of cooperation and engagement from the current Designated Premises Supervisor.
 - Ongoing concerns around CCTV compliance.
 - A previous premises licence review, where the licence was suspended and had additional conditions imposed.
6. A representation in support of the licence review on the grounds of the Prevention of Crime and Disorder and Public Safety objectives has been received from the Licensing Service, a copy is attached at Appendix 6 and references:
- The discovery of illicit tobacco and illegal vaping products at the premises.
 - Repeated breaches of licence conditions and failure to comply with conditions.
 - Persistent CCTV licence condition failures, not being providing when requested, lack of staff competence in operating the system, failures to retain the footage during the required time period, with Mr Cooke advising officer he “cant be arsed” with the licence condition.
 - Inadequate record keeping and staff training records.
 - Concerns regarding safeguarding and management controls.
 - A previous premises licence review, where the licence was suspended and had additional conditions imposed.
7. A representation in support of the licence review on the grounds of the Prevention of Crime and Disorder and Public Safety objectives has been received from Public Health, a copy is attached at Appendix 7 and references:
- Concerns of sales of illicit tobacco and vape products from the premises, situated in a residential area.
 - Statistics relating to scale and impact of illicit tobacco in the North East.

Interested Parties

8. A representation against the licence review and in support of the current Designated Premises Supervisor, Gary Cooke, has been received from Mr Cookes barrister Mr Duncan Craig. No additional information was provided other than the email stating Mr Craig is writing to make a representation on behalf of Mr Cooke in respect of this review application in support of him and his promotion of the licensing objectives over the course of the last ten years at the Penny Black. The email representation and further correspondence is attached as Appendix 8.

Additional Information

Premises licence holder (PLH)	Star Pubs Trading Limited, 45 Mortimer Street, London, W1W 8HJ	24/07/25 – Present
	Previously: Star Pubs & Bars Limited, 3-4 Broadway Park, South Gyle Broadway, Edinburgh, EH12 9JZ	18/11/20 – 23/07/25
Designated premises supervisor (DPS)	Mr Gary Alan Cooke, Flat, Penny Black, Langthorne Grove, Stockton-On-Tees, TS18 5PU	13/10/17 - Present

Legislation and Policy Considerations

9. Members are respectfully reminded of the need to give due consideration to Stockton Borough Councils Licensing Policy Statement and the Section 182 Guidance issued under the Licensing Act 2003 when considering an application to review a premises licence.

10. Stockton Borough Councils Licensing Policy Statement 2026 – 2031 states: At any stage, following the grant of a premises licence or club premises certificate, a responsible authority, or any other person, may ask the licensing authority to review the licence or certificate because of a matter arising at the premises in connection with any of the four licensing objectives.
11. Reviews of premise licences represent a key protection for the community where problems associated with crime, disorder, public safety or disturbances are occurring which undermine any of the licensing objectives.
12. Where warnings are given requiring improvement, either orally or in writing, as part of a graduated approach have failed, the licensing authority will act under its statutory powers which may include suspension or revocation of the premises licence.
13. It is not the role of the licensing authority to determine the guilt or innocence of individuals charged with licensing or other offences committed on licensed premises. There is therefore no reason why applications giving rise to a review of a premises licence need be delayed pending the outcome of any criminal proceedings.
14. Revised guidance issued under section 182 of the Licensing Act 2003 states: There is certain criminal activity that may arise in connection with licensed premises which should be treated particularly seriously. These are the use of the licensed premises including: For the sale or storage of smuggled tobacco and alcohol.
15. Copies of these documents can be found at:
[Stockton-on-Tees Borough Council Vision - Stockton-on-Tees Borough Council](#)
[Revised guidance issued under section 182 of the Licensing Act 2003 \(February 2026\) \(accessible version\) - GOV.UK](#)

Members Options

16. 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
17. Details regarding the full range of powers available to members can be found at Section 11 of the 182 Guidance issued under the Licensing Act 2003.
18. 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 specified in an application under this section if it is satisfied—
 - (a) that the ground is not relevant to one or more of the licensing objectives, or
 - (b) in the case of an application made by a person other than a responsible authority, that—
 - (i) the ground is frivolous or vexatious, or

(ii) the ground is a repetition.

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

The steps are—

- a) to modify the conditions of the licence;
- b) to exclude a licensable activity from the scope of the licence;
- c) to remove the designated premises supervisor;
- d) to suspend the licence for a period not exceeding three months;
- e) to revoke the licence;

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 subsection (4)(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.

20. The Committee also have the option to leave the licence in its existing state.

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 Cleveland Police
- Appendix 5a Supporting document from Cleveland Police
- Appendix 6 Representation from Licensing Service
- Appendix 7 Representation from Public Health
- Appendix 8 Representation from Mr Duncan Craig - Barrister, support Gary Cooke.

Ward(s) and Ward Councillors:

Hartburn Ward, Stockton South
Councillor Lynn Hall
Councillor Niall Innes
Councillor Jason French

Financial Implications

None

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:

- a. the end of the period given for appealing against the decision, or
- b. if the decision is appealed against, the time the appeal is disposed of.

Environmental Implications

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

Background Papers

- Stockton Borough Council Licensing Policy Statement and Section 182 Guidance
- Appendices

Name of Contact Officer:	Leanne Maloney-Kelly
Post Title:	Trading Standards & Licensing Service Manager
Telephone number:	01642 524802
Email address:	leanne.maloney-kelly@stockton.gov.uk



Stockton-on-Tees
BOROUGH COUNCIL

Community Safety

Big plans for keeping our communities safe

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Licensing Service, Municipal Buildings, Church Road, Stockton on Tees, TS18 1LD Tel: 01642 526558

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 Adam Harston (Trading Standards - Responsible Authority)

(Insert name of applicant)

Apply for the review of a premises licence under section 51 of the Licensing Act 2003 for the premises described in Part 1 below

Part 1 – Premises or club premises details

Postal address of premises or, if none, ordnance survey map reference or description

The Penny Black
Ellerton Road
Stockton-on-Tees
TS18 5PU

Post town Stockton-on-Tees

Post code (if known) TS18 5PU

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

Star Pubs Trading Limited

Number of premises licence or club premises certificate (if known)

050447

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 Trading Standards Service Adam Harston Trainee Trading Standards & Licensing Officer Stockton-on-Tees Borough Council Municipal Buildings Church Road Stockton-on-Tees TS18 1LD
Telephone number (if any) 07384 533 905
E-mail address (optional) Adam.Harston@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 an authorised officer acting on behalf of Trading Standards at Stockton-on-Tees Borough Council, I submit this application due to activities at The Penny Black, Ellerton Road, Stockton-on-Tees; that are detrimental to the safety of consumers and contrary to the prevention of crime.

The evidence obtained during Trading Standards inspections demonstrates conduct that undermines the licensing objectives of:

- The Prevention of Crime and Disorder
- Public Safety

Star Pubs Trading Limited are the premises licence holders for the premises and have been since 30th June 2025. It is of note that Star Pubs & Bars Limited were the previous premises licence holders from 18th November 2020.

Mr Gary Alan Cooke is the designated premises supervisor at the premises and has been since 11th September 2017.

During a joint inspection of the premises by Trading Standards and Licensing officers on the 14th June 2026, a plastic sandwich container containing tobacco products was located in the back-office area. Upon further examination, the box was found to contain multiple packs of cigarettes. A handwritten price list was located on top of the container detailing products and monies owed, indicating that the tobacco products were being offered for sale from the premises.

Further searches identified multiple sleeves of tobacco, hand rolling tobacco (HRT) and disposable vapes concealed within a filing cabinet located in the office area. Examination of the tobacco products revealed that most were not compliant with the Tobacco and Related Products Regulations 2016, the Standardised Packaging of Tobacco Products Regulations 2015 and / or the Environmental Protection (Single use Vapes) (England) Regulations 2024. The products were therefore being possessed for sale in contravention of the relevant legislation.

Trading Standards considers the concealment of these products, together with the presence of a price list recording customer transactions, to be clear evidence that illicit tobacco products were being stored and supplied from the premises.

Such activity undermines the licensing objective concerning the Prevention of Crime and Disorder.

Furthermore, the possession of non-compliant disposable vapes and tobacco products raises significant concerns regarding Public Safety.

Notably, paragraph 11.27 of the Section 182 Guidance issued under the Licensing Act 2003 states that certain criminal activities which may arise in connection with licensed premises should be treated particularly seriously. **These include the use of licensed premises for the sale or storage of smuggled tobacco and alcohol.**

It is of note that Mr Cooke was invited for a formal interview on the 3rd July 2026 regarding the alleged criminal offences, he did not respond to this request.

A re-visit to the premises was undertaken on the 21st July 2026 to hand deliver a further letter to Mr Cooke with additional dates to attend a voluntary interview regarding the alleged criminal offences, he also has not responded to this request.

In the opinion of Trading Standards

- the discovery of these products,
- the methods used to conceal products within the premises,
- non-engagement with the requests from officers
- non-engagement with investigation process

demonstrates poor management control and a failure to operate the business in a manner consistent with the licensing objectives, therefore a premises licence review is an appropriate course of action and in line with the guidance which accompanies the legislation.

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

Further evidence including statements, exhibits, and examples of non-compliant products will be provided in due course.

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

Date 29/07/2026

Capacity Trading Stadards - 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.

STATEMENT OF WITNESS

*(Criminal Procedure Rules, r. 16.2;
Criminal Justice Act 1967, s. 9)*

STATEMENT OF Adam Harston

Age of witness (if over 18, enter "over 18"): Over 18

This statement (consisting of 6 pages) 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.

1. I am a Trainee Trading Standards & Licensing Officer employed and authorised by Stockton-on-Tees Borough Council. I have been employed in the Council since September 2024, and my part of my duties requires me to investigate possible offences under the Trademarks Act 1994, the Tobacco and Related Products Regulations 2016, the Standardised Packaging of Tobacco Products Regulations 2015 and the Environmental Protection (Single use Vapes) (England) Regulations 2024.
2. On 12 June 2026, at approximately 14:00, a visit was carried out to The Penny Black, Langthorne Grove, Stockton-on-Tees alongside my colleague Elliott Beevers (Licensing Officer) as part of a Licensing re-visit to check whether specific licensing conditions that were previously non-complaint had been rectified.
3. We entered the premises through the front door and were met with a female worker who identified herself as Julie Currie. Subsequently, we identified ourselves as Licensing and Trading Standards Officers respectively and explained the reason for the visit. A short while after, a male appeared who identified himself as Danny Green, who I believe to be a chef at the premises.
4. Ms Currie stated that the Designated Premises Supervisor, Mr Gary Cooke, was not present that day and that he was out in Redcar.
5. Towards the end of the re-visit, my colleague Mr Beevers needed to check the premises' CCTV. Mr Green unlocked the door to the office where the CCTV was located and started to work on the computer. Mr Beevers alerted me to a sandwich container that was located on the left side of the desk. He passed this container to me, after inspection, I noted there were nine packets of Lambert & Butler Silver in non-standardised packaging. On the top of the sandwich container, there was a small note which stated a price list of "Cigs, Baccy, Tips and Papers". Furthermore, there was another slip which stated the price of some Hand Rolling Tobacco, namely; Golden Virginia and Amber Leaf. Please see an image attached as Exhibit 1 to reflect this.

6. In my opinion, the presence of tobacco products alongside handwritten price lists for cigarettes and hand-rolling tobacco was indicative of tobacco products being offered for sale from the premises. The non-standardised packaging of the Lambert & Butler Silver cigarettes also gave me cause to suspect that these products were not compliant with the legal requirements for tobacco packaging.
7. I then left the premises and returned to our work vehicle, which we had arrived in, and collected evidence bags and security seals in order to seize the non-compliant products.
8. I telephoned my colleague, Mr Tanvir Hussain, to inform him of what I had found and that I did not have the necessary documentation, including a Notice of Powers or seizure logbook, to issue a receipt for the seized items due to the intended nature of the visit. Mr Hussain advised that it was acceptable to proceed with the seizure of the products.
9. I then returned to the premises, where my colleague, Mr Beevers, remained with the container of cigarettes.
10. I asked Mr Green to re-open the office door, as I wished to make further enquiries in relation to the cigarettes.
11. Upon re-entering the office, I observed a four-drawer metal filing cabinet positioned to the left of the entrance, underneath the desk where the container of cigarettes had been located.
12. I opened the top drawer and found multiple sleeves of Lambert & Butler Silver cigarettes.
13. I then opened the second drawer and found multiple pouches of hand-rolling tobacco.
14. I opened the third drawer and found multiple disposable vaping products.
15. Mr Green then entered the room and stated that the products belonged to Mr Gary Cooke.
16. Mr Beevers and I began counting the products that had been found and placing them into evidence bags.
17. In total, the products seized comprised 239 packs of Lambert & Butler Silver cigarettes, 19 pouches of Amber Leaf rolling tobacco, 4 pouches of Golden Virginia rolling tobacco, and 35 disposable vaping products.
18. A full inventory of the products seized, together with the corresponding evidence bag seal numbers, is attached as Exhibit 2.

19. I observed several pieces of paper affixed to the office walls containing names and numbers, alongside the handwritten entries "cigs x" and "vapes x". Photographs of these items are attached as Exhibit 3, 4 and 5.
20. I also observed multiple cigarettes ends in an ashtray within the office which had a strong smell of tobacco smoke, which appeared consistent with cigarettes having been smoked in the room.
21. Once the products had been secured in evidence bags and the bags sealed, I provided the seizure receipt and inventory log to Mr Green and informed him that it should be passed to Mr Cooke upon his return.
22. We then exited the premises via the rear exit and returned to our vehicle.
23. On 21 July 2026, I, accompanied by my colleague Ms Edwards, attended The Penny Black to hand deliver a further interview letter to Mr Cooke. Since no response had been received to the interview letter previously sent by post, a further Officer visit was required to ensure that Mr Cooke was given the opportunity to attend an interview. During the visit, Mr Cooke stated that he had not received my original letter. I advised that the interview would be conducted under caution and that he was entitled to seek legal advice and be accompanied by a solicitor if he wished. Mr Cooke said he would review the letter.
24. On 23 July 2026, I submitted samples of the tobacco products to the relevant brand holders, Imperial Brands PLC and Japan Tobacco International (JTI), for examination and authentication.
25. On 29 July 2026, I, on behalf of the Trading Standards Service, applied for a review of the premises licence of The Penny Black, Langthorne Grove, Stockton-on-Tees due to concerns of the licensing objectives being undermined.
26. On 3 August 2026, I received a telephone call from Mr Cooke's partner, Miss Burr, who advised that Mr Cooke wished to attend the voluntary interview. Following this contact, a date and time for the interview was agreed.
27. On 6 August 2026, I interviewed Mr Gary Alan Cooke under caution at the Municipal Buildings, Stockton-on-Tees. The interview was audio recorded.
28. Due to an ongoing investigation, a full transcript and recording of the voluntary interview have not been included within this application. However, a summary of the matters discussed during the interview is provided below for the assistance of the Sub-Committee.
29. During the interview, Mr Cooke confirmed that he was the licensee of the premises known as The Penny Black. He stated that he had been involved with the premises for approximately ten years and attended the premises daily in a working capacity.

30. Mr Cooke confirmed that he was aware tobacco products and disposable vaping products were present at the premises.
31. Mr Cooke confirmed that he allowed the products to be stored at the premises and authorised the sale of tobacco products to members of staff.
32. Mr Cooke stated that he had purchased the cigarettes himself and that members of staff would purchase them from him.
33. Mr Cooke confirmed that no other person was selling the products without his knowledge.
34. Mr Cooke stated that he had been selling the cigarettes for approximately one to two months prior to the inspection.
35. However, Mr Cooke was shown a receipt dated 26 August 2023 bearing the wording "Cigs Winnie" and a value of £55. Mr Cooke initially stated that he had "absolutely no idea" what the receipt related to but subsequently suggested that a former employee may have purchased cigarettes from him.
36. During the interview, Mr Cooke stated that he had not sold the products to members of the public and maintained that the products were only being supplied to members of staff.
37. However, when shown a handwritten note containing the name "Guy" and a monetary value, Mr Cooke acknowledged that the note related to a sale of cigarettes and stated, "It's a packet of my cigarettes I sold to him. He lives down the road."
38. Mr Cooke confirmed that the handwritten pricing notice attached to the sandwich container had been written by Caroline Burr, whom he described as his partner and the manageress. When asked whether Miss Burr had any involvement in the tobacco products, Mr Cooke stated that she was "overlooking it".
39. Mr Cooke stated that the cigarettes had been acquired through an individual connected to another public house. He was unable to provide the individual's name, contact details, or any documentation relating to the purchase of the products.
40. Mr Cooke confirmed that he was aware the cigarettes were not standardised in appearance but stated that he believed them to be duty-free products. Mr Cooke further acknowledged that he had purchased the cigarettes for approximately £7 per packet and sold them for £8 per packet.
41. On 10 August 2026, I received a report from Imperial Brands PLC. A witness statement from the director of Attest UK Authentication Services, Mr Loscalzo.
42. Mr Loscalzo confirmed that evidence bag N15588565 (Golden Virginia hand rolling tobacco) were genuine however are not a UK duty paid product.

43. Mr Loscalzo confirmed that evidence bag N15588563 (L&B Silver) are counterfeit and are not produced by Imperial Tobacco Ltd.
44. On 26 August 2026, I received a report from JTI UK. A witness statement from the seizure and analysis manager, Kathryn Sweeney.
45. Ms Sweeney confirmed that evidence bag N15588564 (Amber leaf hand rolling tobacco) was counterfeit and was not manufactured by JT international SA or Gallaher Limited.
46. Please see evidence bags attached as Exhibit 6,7 and 8.
47. In Summary, the review has been brought because Trading Standards have serious concerns that the Prevention of Crime and Disorder and Public Safety Licensing Objectives are being undermined at The Penny Black. A substantial quantity of illicit tobacco and vaping products were discovered, stored within the premises, alongside pricing lists and records indicative of sales activity. Subsequent examination confirmed that products seized included counterfeit tobacco and non-UK duty paid tobacco.
48. This was not an isolated incident. Prior to the seizure in June 2026, Licensing intelligence, dated 21 June 2023, recorded that a significant quantity of disposable vaping products had been observed in the CCTV room at The Penny Black, including numerous boxes believed to contain Elux vaping devices.
49. Whilst this intelligence pre-dates the current investigation, it indicates that substantial quantities of vaping products had also been stored at the premises for a considerable period. This adds to Trading Standards' concerns regarding the management and control of regulated products at the premises and further undermines confidence in the promotion of the Prevention of Crime and Disorder Licensing Objective.
50. Trading Standards has significant concerns regarding the management of the premises. During interview, Mr Cooke admitted that he purchased the cigarettes, allowed them to be stored at the premises and authorised their sale. The evidence further suggests wider management awareness, including pricing notices prepared by the premises manageress and sales records located within the office. Accordingly, the concerns extend beyond the actions of the DPS alone and relate to the overall management and control of the premises. Given the deliberate nature of the offending and Mr Cooke's admissions, Trading Standards has no confidence that the Premises Licence Holder, DPS or management team can be relied upon to uphold and promote the licensing objectives.
51. Furthermore, Trading Standards has concerns regarding the extent to which the Premises Licence Holder (PLH) has exercised effective control and oversight of the premises. The role of a Premises Licence Holder carries ultimate responsibility for the lawful operation of the business and for ensuring that the licensing objectives are consistently promoted. Similarly, the Designated Premises Supervisor (DPS) has day-

to-day responsibility for the authorisation and supervision of the sale of alcohol and is expected to actively manage the premises and prevent criminal activity.

52. In this case, the evidence suggests that criminal activity involving the storage and supply of counterfeit and non-duty paid tobacco products was taking place from within the premises over a period of time. If the Premises Licence Holder has delegated responsibility to the DPS at arm's length without maintaining adequate oversight, this raises serious concerns about their ability to fulfil the responsibilities attached to the premises licence.
53. Equally, if the DPS has been permitted to operate without effective supervision, this has created an environment in which criminal activity could be conducted from the premises, further undermining the Prevention of Crime and Disorder licensing objective and demonstrating a failure of management control at the highest level.

Signed: A. Harston

Date: 27/08/2026

(To be completed if applicable: being unable to read the above statement I,of, read it to him/her before he/she signed it.

Signed: **Date:**)

Exhibit 1

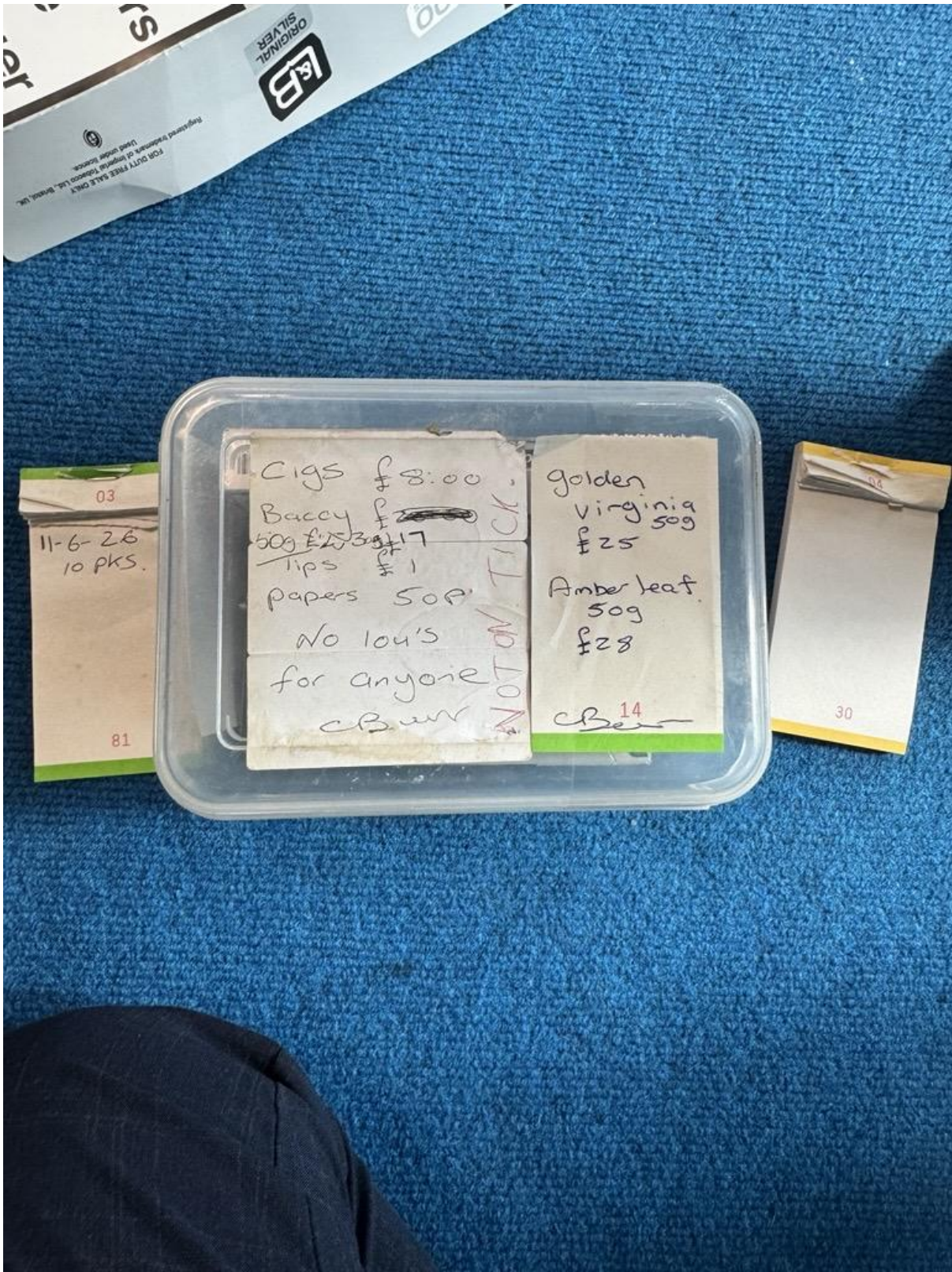


Exhibit 2

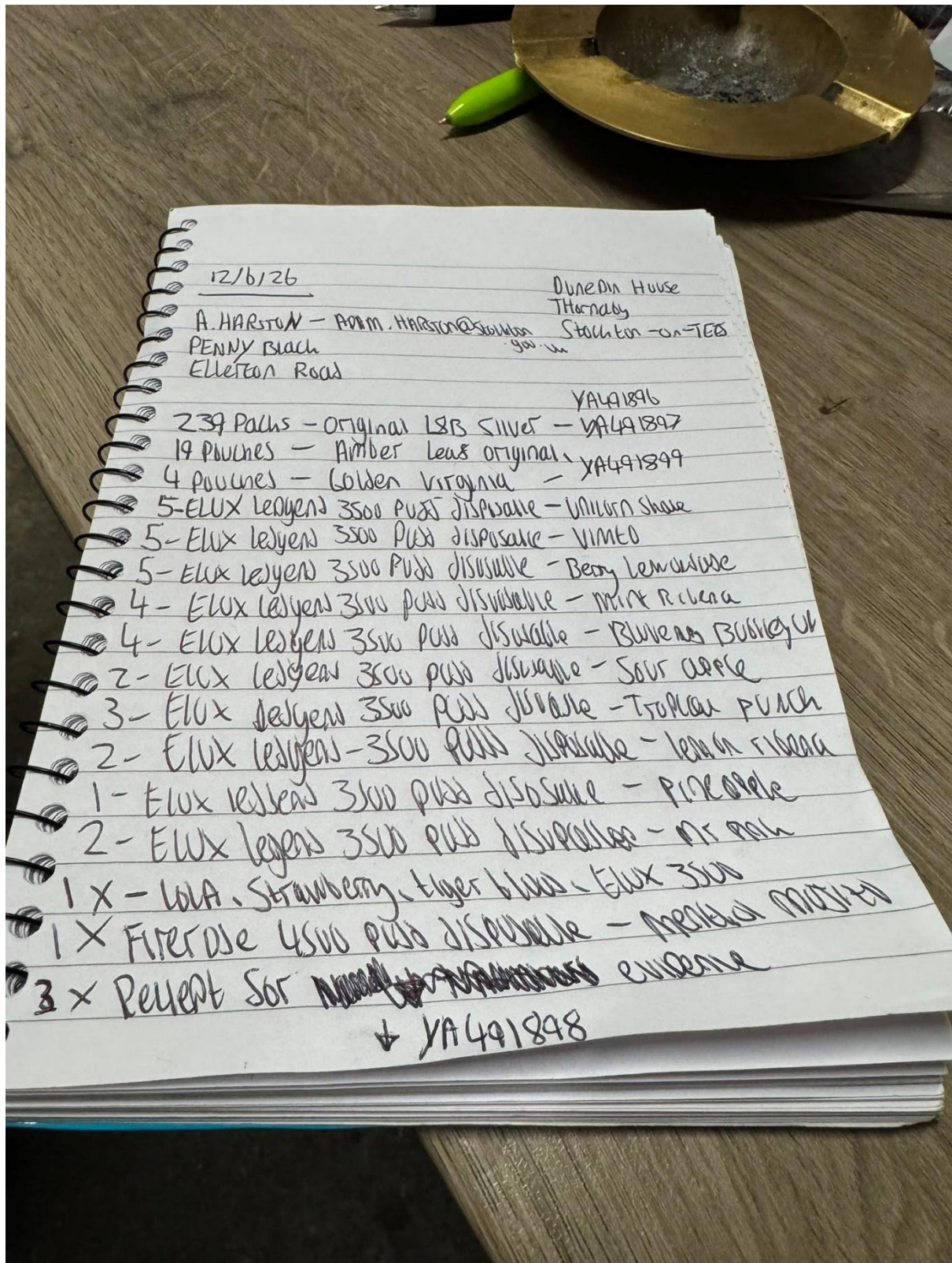


Exhibit 3

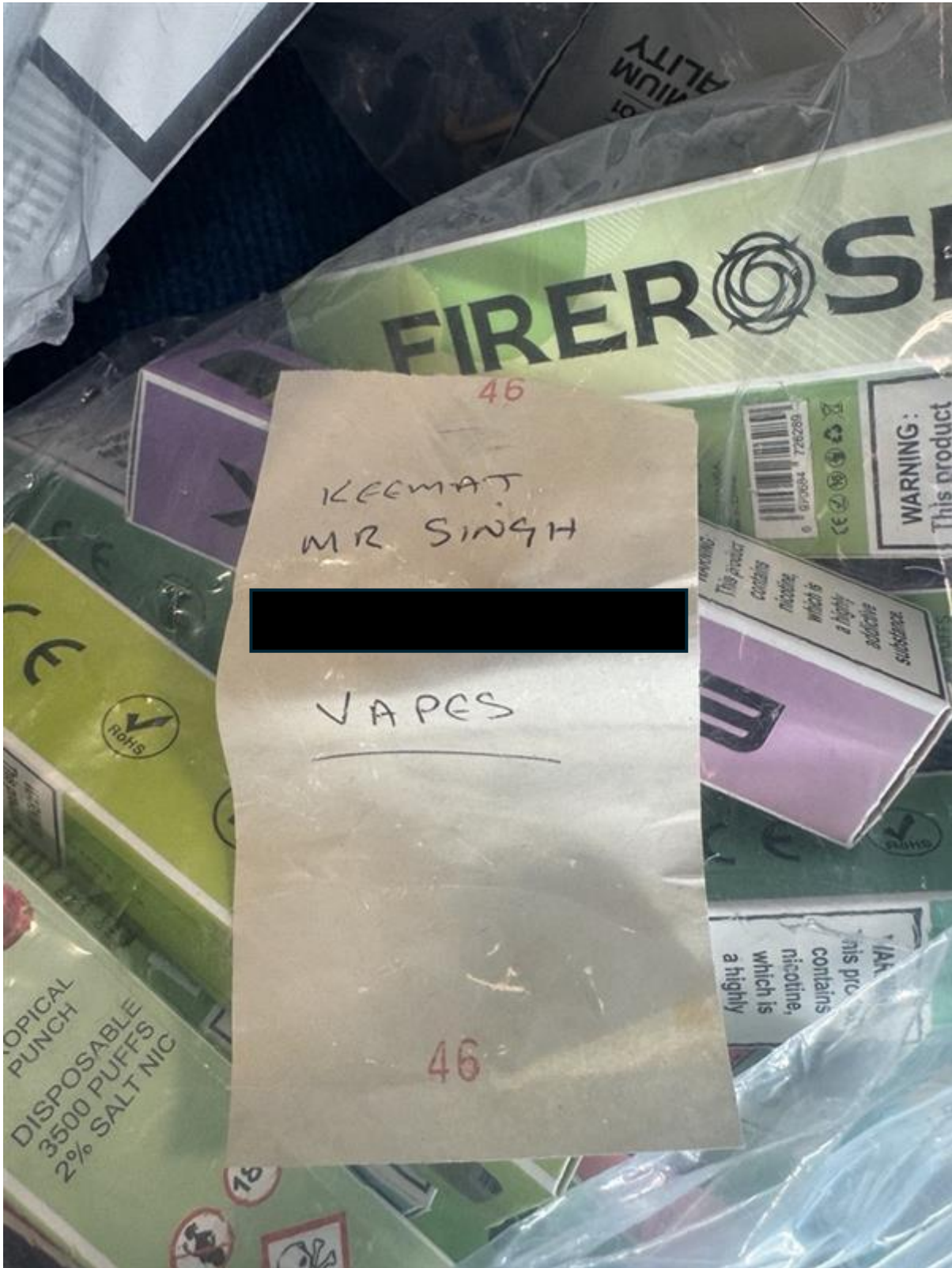


Exhibit 4

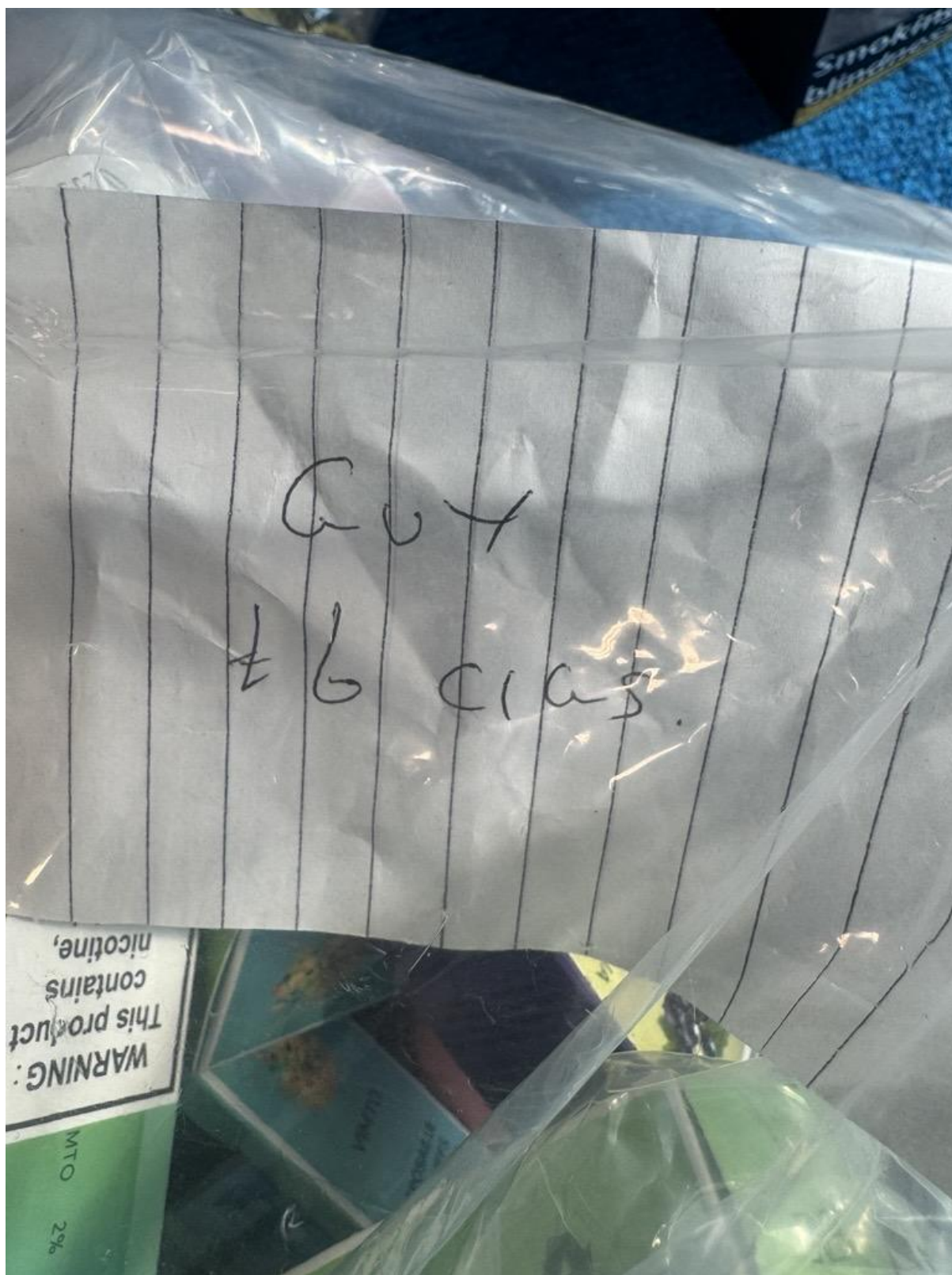


Exhibit 5



Exhibit 6

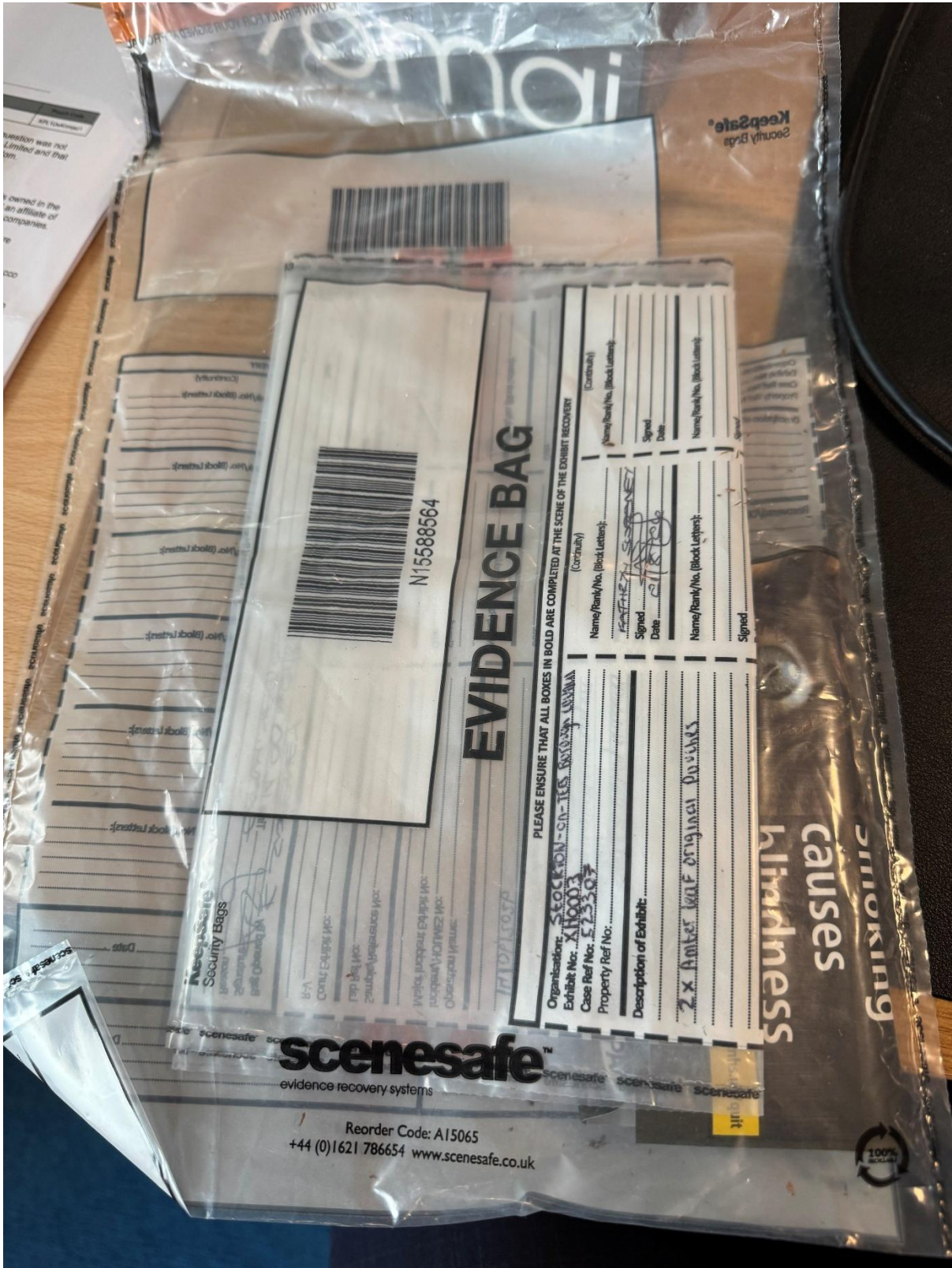


Exhibit 7



LICENSING ACT 2003

PREMISES LICENCE (PART B)

PREMISES LICENCE NUMBER: 050447

PART 1

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

The Penny Black
Langthorne Grove, Stockton-On-Tees, TS18 5PU

01642 644030

WHERE THE LICENCE IS TIME LIMITED THE DATES

N/A

LICENSABLE ACTIVITIES AUTHORISED BY THE LICENCE

INDOOR SPORTING EVENTS
LIVE MUSIC
RECORDED MUSIC
PERFORMANCES OF DANCE
ACTIVITIES LIKE MUSIC/DANCE
LATE NIGHT REFRESHMENTS
SUPPLY OF ALCOHOL



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

THE TIMES THE LICENCE AUTHORISES THE CARRYING OUT OF LICENSABLE ACTIVITIES

INDOOR SPORTING EVENTS

MONDAY:	19.00 until 23.00
TUESDAY:	19.00 until 23.00
WEDNESDAY:	19.00 until 23.00
THURSDAY:	19.00 until 23.00
FRIDAY:	19.00 until 23.00
SATURDAY:	19.00 until 23.00
SUNDAY:	19.00 until 22.30

LIVE MUSIC

MONDAY:	19.00 until 23.00
TUESDAY:	19.00 until 23.00
WEDNESDAY:	19.00 until 23.00
THURSDAY:	19.00 until 23.00
FRIDAY:	19.00 until 23.00
SATURDAY:	19.00 until 23.00
SUNDAY:	19.00 until 22.30

RECORDED MUSIC

MONDAY:	19.00 until 23.00
TUESDAY:	19.00 until 23.00
WEDNESDAY:	19.00 until 23.00
THURSDAY:	19.00 until 23.00
FRIDAY:	19.00 until 23.00
SATURDAY:	19.00 until 23.00
SUNDAY:	19.00 until 22.30

PERFORMANCES OF DANCE

MONDAY:	19.00 until 23.00
TUESDAY:	19.00 until 23.00
WEDNESDAY:	19.00 until 23.00
THURSDAY:	19.00 until 23.00
FRIDAY:	19.00 until 23.00
SATURDAY:	19.00 until 23.00
SUNDAY:	19.00 until 22.30

ACTIVITIES LIKE MUSIC OR DANCING

MONDAY:	19.00 until 23.00
TUESDAY:	19.00 until 23.00
WEDNESDAY:	19.00 until 23.00
THURSDAY:	19.00 until 23.00
FRIDAY:	19.00 until 23.00
SATURDAY:	19.00 until 23.00
SUNDAY:	19.00 until 22.30

LATE NIGHT REFRESHMENTS

MONDAY:	23.00 until 23.30
TUESDAY:	23.00 until 23.30
WEDNESDAY:	23.00 until 23.30
THURSDAY:	23.00 until 23.30
FRIDAY:	23.00 until 23.30
SATURDAY:	23.00 until 23.30
SUNDAY:	N/A

SUPPLY OF ALCOHOL FOR CONSUMPTION ON THE PREMISES

MONDAY:	11.00 until 23.30
TUESDAY:	11.00 until 23.30
WEDNESDAY:	11.00 until 23.30
THURSDAY:	11.00 until 23.30
FRIDAY:	11.00 until 24.00
SATURDAY:	11.00 until 24.00
SUNDAY:	12.00 until 24.00

11.00 until 24.00 on Mondays to Thursdays that form part of any Bank or Public Holidays.

11.00 (12.00pm Sunday) until 02.00 Christmas Eve and New Year's Day

SUPPLY OF ALCOHOL FOR CONSUMPTION OFF THE PREMISES

MONDAY:	11.00 until 23.30
TUESDAY:	11.00 until 23.30
WEDNESDAY:	11.00 until 23.30
THURSDAY:	11.00 until 23.30
FRIDAY:	11.00 until 24.00
SATURDAY:	11.00 until 24.00
SUNDAY:	12.00 until 24.00

11.00 until 24.00 on Mondays to Thursdays that form part of any Bank or Public Holidays.

11.00 (12.00pm Sunday) until 02.00 Christmas Eve and New Year's Day

THE OPENING HOURS OF THE PREMISES

MONDAY:	11.00 until 24.00
TUESDAY:	11.00 until 24.00
WEDNESDAY:	11.00 until 24.00
THURSDAY:	11.00 until 24.00
FRIDAY:	11.00 until 01.00
SATURDAY:	11.00 until 01.00
SUNDAY:	12.00 until 00.30

11.00 until 24.00 on Mondays to Thursdays that form part of any Bank or Public Holidays.

11.00 (12.00pm Sunday) until 02.00 Christmas Eve and New Year's Day

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

Supply Of Alcohol ON The Premises
Supply Of Alcohol OFF The Premises

PART 2

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

Star Pubs Trading Limited
45 Mortimer Street, London, W1W 8HJ

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

03512363

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

Mr Gary Alan Cooke

STATE WHETHER ACCESS TO PREMISES BY CHILDREN IS RESTRICTED OR PROHIBITED

ANNEX 1

MANDATORY CONDITIONS

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 responsible person must ensure that staff on relevant premises do not carry out, arrange or participate in any irresponsible promotions in relation to the premises.**

(2) In this paragraph, an irresponsible promotion means any one or more of the following activities, or substantially similar activities, carried on for the purpose of encouraging the sale or supply of alcohol for consumption on the premises-

(a) games or other activities which require or encourage, or are designed to require or encourage, individuals to -

(i) drink a quantity of alcohol within a time limit (other than to drink alcohol sold or supplied on the premises before the cessation of the period in which the responsible person is authorised to sell or supply alcohol), or

(ii) drink as much alcohol as possible (whether within a time limit or otherwise);

(b) provision of unlimited or unspecified quantities of alcohol free or for a fixed or discounted fee to the public or to a group defined by a particular characteristic in a manner which carries a significant risk of undermining a licensing objective;

(c) provision of free or discounted alcohol or any other thing as a prize to encourage or reward the purchase and consumption of alcohol over a period of 24 hours or less in a manner which carries a significant risk of undermining a licensing objective;

(d) selling or supplying alcohol in association with promotional posters or flyers on, or in the vicinity of, the premises which can reasonably be considered to condone, encourage or glamorise

anti-social behaviour or to refer to the effects of drunkenness in any favourable manner;

(e) dispensing alcohol directly by one person into the mouth of another (other than where that other person is unable to drink without assistance by reason of disability).

- The responsible person must ensure that free potable water is provided on request to customers where it is reasonably available.

- (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.

- The responsible person must ensure that -

(a) where any of the following alcoholic drinks are sold or supplied for consumption on the premises (other than alcoholic drinks sold or supplied having been made up in advance ready for sale or supply in a securely closed container) it is available to customers in the following measures -

(i) beer or cider: 1/2 pint;

(ii) gin, rum, vodka or whisky: 25ml or 35ml; and

(iii) still wine in a glass: 125 ml;

(b) these measures are displayed in a menu, price list or other printed material which is available to customers on the premises; and

(c) where a customer does not in relation to a sale of alcohol specify the quantity of alcohol to be sold, the customer is made aware that these measures are available.

- 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 be 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

- No person in possession of a drink in a sealed or unsealed container shall be allowed to enter the premises except for the purposes of delivery.
- Ensure sight of evidence of age from any person appearing to those engaged in selling or supplying alcohol to be under the age of 18 and who is attempting to buy alcohol.
- There shall be no irresponsible promotions of alcoholic drinks.

PREVENTION OF PUBLIC NUISANCE

- No regulated entertainment of any type shall take place outside the premises in any areas which are within the licence holders control after 22.00 save for any special event seven days' notice of which has been given to the Licensing Authority.

ANNEX 3

CONDITIONS ATTACHED AFTER A HEARING BY THE LICENSING AUTHORITY

PREVENTION OF CRIME & DISORDER

- **An incident book will be kept on the premises at all times. The book will detail in brief, incidents of injury/ejection/refusals/drug misuse/seizure/age challenge. Such matters will be timed, dated and signed by the author and produced to Police and other Responsible Authorities immediately upon request.**
- **The DPS and all other members of staff must ensure that no open vessels are taken by customers out of the licensable area, save for the external, seated, smoking area next to the front entrance (as shown on the submitted plan).**
- **The external, seated, smoking area next to the front entrance (as shown on the submitted plan) shall have a terminal hour for its use by customers of 22:00 hours and staff must ensure that this area is cleared of all customers by this time.**
- **All staff must be fully trained and retrained on a 3 monthly basis in relation to the laws relating to the sale of alcohol to underage persons, persons buying on behalf of under 18's (proxy sales), persons appearing to be under the influence of alcohol and also the operation of the associated "Challenge 25" policy. Training must also be given to all staff on any legal requirements relating to the operation of licensed premises during the Covid-19 pandemic and each time the regulations relating to licensed premises are amended. Staff must receive refresher training at least every 3 months.**
- **The business will maintain a refusals book, to be kept on the premises at all times, which will record all instances where the sale of alcohol has been refused. This shall include the date and time of the attempted sale, together with a description of the incident. The Designated Premise Supervisor/Premises Manager/Business Owner will check and sign each page and the refusals book will be made available to the Licensing Authority and/or Responsible Authorities upon request.**
- **Training records, to be kept on the premises at all times, must be signed by both the staff member and the Designated Premise Supervisor/Premises Manager/Business Owner will be retained for future reference and shall be updated at least every 3 months. All staff training records must be made available to the Licensing Authority and/or Responsible Authorities upon request.**
- **The business will maintain an incident book to record all instances where the staff deal with people who have been unruly, drunk, abusive, aggressive or have committed criminal acts or have had to call Police for such incidents. This shall include the date and time of the incident, together with a description of the incident and whether the Police were called/attended. The Designated Premise Supervisor/Store Manager/Business Owner will check and sign each page and the incident book will be made available to the Licensing Authority and/or Responsible Authorities upon request.**

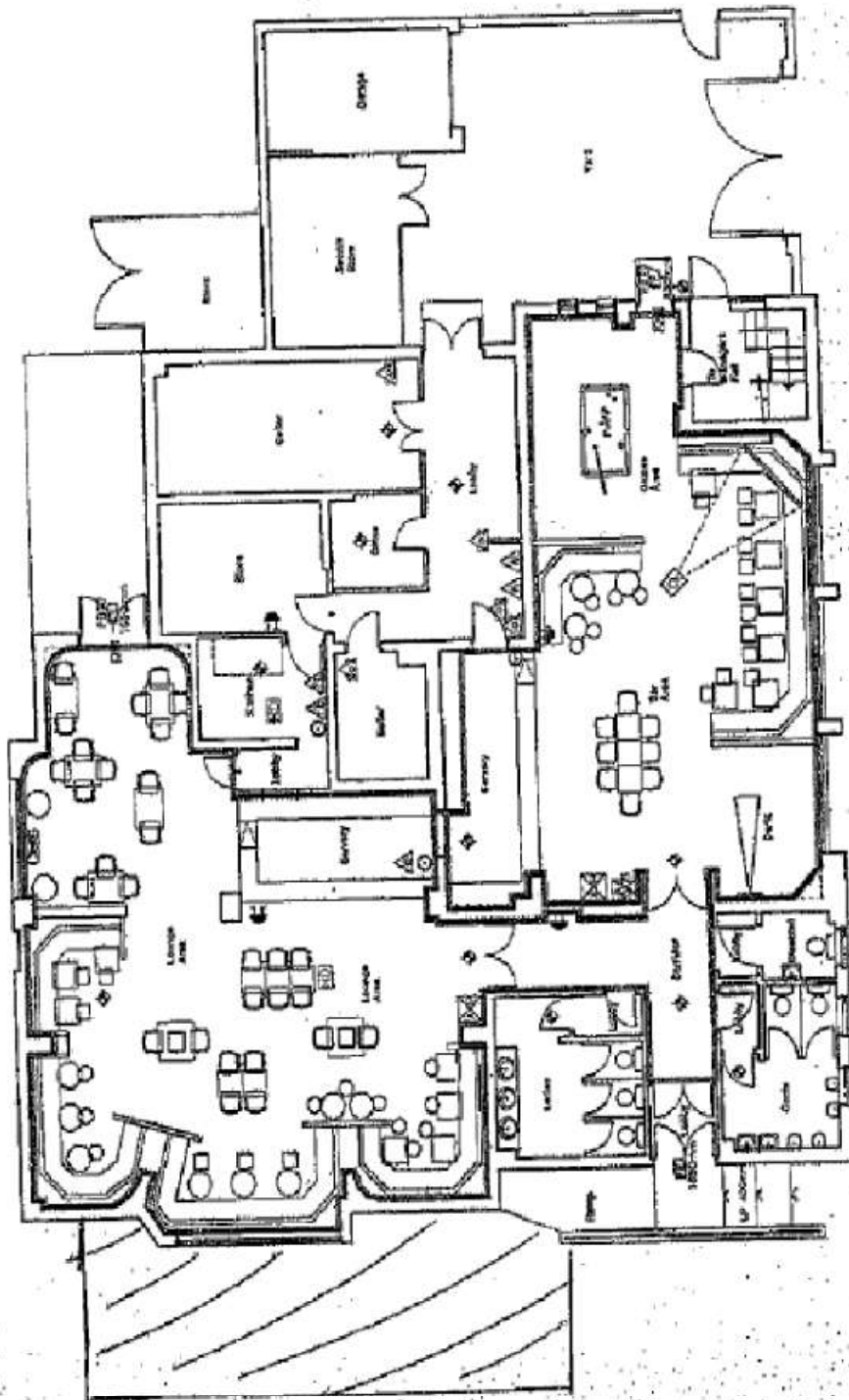
- **A digital Closed Circuit Television system (CCTV) will be installed and maintained in good working order and be correctly time and date stamped.**
The system will incorporate sufficient built-in hard-drive capacity to suit the number of cameras installed, whilst complying with data protection legislation.
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, outside areas and all areas where the sale/supply of alcohol occurs.
There will be a minimum of 30 days recording.
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 have the facility to be password protected to prevent unauthorised access, tampering, or deletion of images.
There will be at all times a member of staff on duty who is trained in the use of the equipment and upon receipt of a request for footage from a governing body, such as Cleveland Police or any other Responsible Authority, be able to produce the footage within a reasonable time, e.g. 24hrs routine or less if urgently required for investigation of serious crime.
- **All persons under the age of 18 must be escorted by an appropriate adult or legal guardian and must be entering the premises for food and soft drinks only and will have vacated the premises by 21.00 hours.**
- **Patrons must not be allowed to congregate in the car park after leaving the premise and must be encouraged to leave the area as soon as possible.**
- **A "Challenge 25" policy will be implemented with all staff insisting on evidence of age from any person appearing to be under 25 years of age and who is attempting to buy alcohol. There shall be notices displayed at all points of sale and at all entrances and exits to inform customers and remind staff that the premises is operating a "Challenge 25" policy.**
- **Only valid passports, UK "photo card style" driving licence, PASS approved proof-of-age cards or Ministry of Defence "Form 90" identification cards shall be accepted as proof of age.**
- **There will be a minimum of two notices displayed on the premises indicating that the sale of alcohol to persons under the age of 18 is illegal and that adults who buy alcohol for immediate disposal to persons under the age of 18 are committing an offence.**
- **There must be a minimum of two notices displayed in the premise, with one being easily visible on the way out of the premise, asking customers to leave the premise quietly and respect the nearby residents.**
- **Notices stating that CCTV is installed and in operation must be displayed throughout the premise, in the external seating area and in the car park.**
- **A written drugs policy must be prepared and maintained at the premises which shall include a zero-tolerance policy towards drugs which must be enforced at all times. Notices informing customers that the premise operates "zero tolerance" on drugs must be displayed in the premises including the toilets.**

- All staff must be provided with suitable training in respect of their responsibilities under the premise drugs policy, Staff will receive refresher training at least every 3 months.
- There must be a minimum of two notices displayed outside the premise, with one being easily visible in the external seating area and one being easily visible on the way out of the carpark, asking customers to leave the premise quietly and respect the nearby residents.

PREVENTION OF PUBLIC NUISANCE

- All sound systems shall pass through the noise limiting device which at all times shall operate at the decibel level set by the Environmental Health Unit and shall be maintained in good working order.
- The relay system to the fire door(s) shall be maintained in good working order.
- All external doors and windows shall be kept closed when regulated entertainment is being provided except in the event of an emergency. Any music played within the premises shall not cause a disturbance at the nearest premises. Any music shall be played indoors only.
- The licence holder or his representative shall conduct periodic assessments of the noise coming from the premises when used for regulated entertainment and shall take steps to reduce the level of noise where it is likely to cause a disturbance to local residents. A written record shall be made of those assessments and shall include, the time and date of the checks, the person making them and the results including any remedial action. All records shall be retained for one year.

ANNEX 4
PLANS (NOT TO SCALE)



GROUND FLOOR PLAN

Ariel location



Street View



Representations On A Current Application 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)	Trading Standards
Premises Name and Address	Stockton On Tees Borough Council Municipal Buildings Stockton On Tees TS18 1LD

Section 2 - Responsible Authority

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

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 ☐ Prevention of Public Nuisance ☐ Protection of Children from Harm ☐ Public Safety
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The grounds of the representation is based on the following:

(Please continue on a separate sheet if necessary)

Cleveland Police make an application to support the Premise Licence Review brought by Trading Standards, against the On Licensed Premise The Penny Black, Ellerton Road, Stockton-On-Tees.

The Penny Black is an On Licensed Premises in a heavily populated residential area. As such it is paramount that it the premise runs not just within the boundaries of licensing legislation but with the best interest of the surrounding community in mind.

After Trading Standards significant find of illicit tobacco, cigarettes and vapes which appear to be offered for sale at the premise, and the lack of engagement from the current Designated Premise Supervisor (DPS) Gary Cooke, Cleveland Police find themselves in a position where we are unable to ignore these transgressions.

The trade in illicit tobacco is inextricably linked in many cases to international crime groups who have the ability to both manufacture the product and the packaging. The police view the supply of illicit tobacco/cigarettes/vapes so seriously that anyone who engages in this type of criminal activity cannot be viewed as sufficiently responsible to manage a licensed premise or be actively upholding the four licensing objectives particularly the objective of Prevention of Crime and Disorder. It is for this reason that Cleveland Police wholly support the application by Trading Standards and strongly believe that the Crime and Disorder objective is being undermined. This paired with the DPS apparent lack of co-operation which makes working with the premises to combat any issues, nigh on impossible.

This is not the first time the Premise Licence for this public house has been reviewed. An application for review was made on 21st August 2020, with a hearing on 22nd October 2020, resulting in the licence for the premises being suspended for two months, conditions were added to the premise licence and the pub company Star Pubs Trading Ltd were made the Premise Licence Holder (PLH) to give them better control of the licence.

One of the main issues has been around CCTV with Council Officers being unable to view or obtain the footage regardless of a specific CCTV condition being added as a result of this last hearing.

The other main issue is the co-operation of the DPS and his failure to manage the premise adequately a point which was raised at the last hearing, and when the Committee at the time generously agreed to give Mr Cooke a chance to prove he was willing and able to run the premise correctly, and he confirmed that he had "taken on board all of the concerns which had been raised and appreciated that his management at the time was sadly lacking and he would ensure he would not repeat this in the future". Unfortunately, this does not appear to be the case.

Cleveland Police find that they have no other option but to support Trading Standards request for a Review of the Premise Licence for The Penny Black."

Signed:
PC894 Andrew Thorpe

Position: Police Alcohol Licensing
Officer

Dated: 07/08/2026

When complete this form should be returned to the address above or e-mailed to
licensing.administration@stockton.gov.uk

For Office Use Only

Date Received		Checked By	
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RESTRICTED (when complete)**CLEVELAND POLICE****WITNESS STATEMENT**

(CJ Act 1967, s9 MC Act 1980, ss5A(3)(a) and 5B; Criminal Procedure Rules 2005, r.27.1(1))

URN	17			
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Statement of **Andrew THORPE**Age if under 18 **Over 18** (If over 18 insert "Over 18") Occupation **Police Constable**

This statement (consisting of **4** 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 anything in it, which I know to be false, or do not believe to be true.

Signature **A.Thorpe**Date: **01/09/2026**Tick if witness evidence is visually recorded ☐ (supply witness details on rear)

I am a Police Constable in Cleveland Police presently stationed at Middlesbrough Police station in the Licensing Support Unit.

I have performed this role for over 10 years and during that time I have successfully completed the BIIAB level 2 National Certificate for Licensing Practitioners, the BIIAB level 2 course in the Assessment of Licensed Premises, and a Level 4 Police Alcohol Licensing Officer (PALO) accredited qualification.

Licensing relies heavily on partnership work, not just with the local authority and responsible authorities but with the Premises Licence Holders (PLH), Designated Premises Supervisors (DPS). We will always try to work with Licensed Premises when there are issues at the premises, but this is a two-way street and requires the co-operation of all sides.

This statement is in support of Stockton Borough Councils Trading Standards department in their review of the premises licence of The Penny Black Public House, Langthorne Grove,

Signature _____ Signature Witnessed by _____

RESTRICTED (when complete)**CLEVELAND POLICE**Page No **2**Continuation of Statement of **Andrew THORPE**

Stockton On Tees, the premises is an on licensed premises which is permitted to carry out licensed activity including but not exclusively, supply of alcohol, late night refreshment, and Live Music.

The Penny Black is situated in a heavily populated residential area. As such it is paramount that the premises runs not just within the boundaries of licensing legislation but with the best interest of the surrounding community in mind.

After Trading Standards significant find of illicit tobacco, cigarettes and vapes which appear to be offered for sale at the premises, and the lack of engagement from the current Designated Premises Supervisor (DPS) Gary Cooke, Cleveland Police are unable to ignore these transgressions and have no other option than to support Trading Standards in their application for a review of the premises licence.

The trade in illicit tobacco is inextricably linked in many cases to international crime groups who have the ability to both manufacture the product and the packaging. The police view the supply of illicit tobacco/cigarettes/vapes so seriously that anyone who engages in this type of criminal activity cannot be viewed as sufficiently responsible to manage a licensed premises or be actively upholding the four licensing objectives particularly the objective of Prevention of Crime and Disorder. It is for this reason that Cleveland Police wholly support the application by Trading Standards and strongly believe that the Crime and Disorder objective is being

Signature _____ Signature Witnessed by _____

RESTRICTED (when complete)**CLEVELAND POLICE**Page No **3**Continuation of Statement of **Andrew THORPE**

undermined. This paired with the DPS apparent lack of co-operation which makes working with the premises to combat any issues, nigh on impossible.

This is not the first time the Premises Licence for this public house has been reviewed. An application for review was made on 21st August 2020, with a hearing on 22nd October 2020, resulting in the licence for the premises being suspended for two months, conditions were added to the premises licence and the pub company Star Pubs Trading Ltd were made the Premises Licence Holder (PLH) to give them better control of the licence but this does not seem to have had the desired effect and Star Pubs appear to have proven that they have little or no control of the premises with issues like this going on at the premises for a what appears to be a sustained period of time with little or no oversight.

One of the main issues has been around CCTV with Council Officers being unable to view or obtain the footage regardless of a specific CCTV condition being added as a result of this last hearing. Despite the strengthening of the conditions with a specific and very detailed CCTCV condition which also requires there to be someone on site who is "trained in the use of the equipment and upon receipt of a request for footage from a governing body, such as Cleveland Police or any other Responsible Authority, bee able to produce the footage within a reasonable time...". This has not been followed regardless of the fact that this condition was added via Annex 3 of the Premises Licence to alleviate the issues that resulted in that hearing.

Signature _____ Signature Witnessed by _____

RESTRICTED (when complete)**CLEVELAND POLICE**Page No **4**Continuation of Statement of **Andrew THORPE**

The other main issue is the co-operation of the DPS and his failure to manage the premises adequately a point which was raised at the last hearing, and when the Committee at the time generously agreed to give Mr Cooke a chance to prove he was willing and able to run the premises correctly, and he confirmed that he had "taken on board all of the concerns which had been raised and appreciated that his management at the time was sadly lacking and he would ensure he would not repeat this in the future". Unfortunately, this does not appear to be the case and his attitude towards the officers of Responsible Authorities has not improved regardless of promises made at the last hearing.

We will always try to work with licensed premises and view the review process as a last resort when dealing with any licensed premises. Unfortunately, due to the numerous issues at the premises and offences being committed at the premises, this is something that cannot be ignored and requires immediate action. Coupled with the fact that this premises under the same supervision and overseen by the same pub chain is once again facing similar issues to those raised in the last review hearing leaves it impossible to ignore and forces Cleveland Police to have no other choice than to support the review of the premises licence. We do not have any faith in the current Designated Premises Licence holder or the Premises Licence Holders and cannot see a way forward other than a revocation of the premises licence if this is left to the status quo. The final decision is with the Licensing Sub-Committee, and we would urge them to take a serious look at the evidence presented and make their decision with the Licensing Objectives and the residents living in the immediate vicinity of the premises in the front of their minds.

Signature _____ Signature Witnessed by _____

Representations On A Current Application 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)	Adam Harston (Trading Standards)
Premises Name and Address	The Penny Black Langthorne Grove Stockton-On-Tees TS18 5PU

Section 2 - Responsible Authority

☒ Licensing

Section 3 – Representation Grounds

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

The grounds of the representation is based on the following:

(Please continue on a separate sheet if necessary)

The Licensing Authority, as a Responsible Authority, submit this representation in support of Trading Standards in their application to review the premises licence namely, The Penny Black, Langthorne Grove, Stockton-On-Tees, TS18 5PU.

The PLH (Premises Licence Holder) is currently Star Pubs Trading Limited since 24th July 2026. Previously Star Pubs & Bars Limited since 20th October 2020.

The DPS (Designated Premises Supervisor) is Mr Gary Alan Cooke since 2nd October 2017.

The sale and supply of illicit tobacco products undermines the licensing objective for the Prevention of Crime and Disorder. The illicit tobacco trade is a criminal activity that facilitates tax evasion, provides an unfair commercial advantage over legitimate businesses, and contributes to wider criminal networks.

Illicit tobacco products are often not compliant with regulations designed to protect consumers, therefore the sale of these products may undermine the licensing objective for Public Safety.

Further to this, the Licensing Authority have additional information to add relating to concerns regarding the premises, and further undermining of the licensing objectives.

The premises was subject to a review of its Premises Licence on 22nd October 2020 relating to the undermining of the Licensing Objectives:

Prevention of Crime and Disorder,
Prevention of Public Nuisance and
Public Safety, which was applied for by Cleveland Police.

This related to several complaints and breaches of COVID-19 restrictions. Cleveland Police and Stockton Council Licensing attempted to investigate these reports. However, the DPS, Mr Gary Cooke, was unable to provide CCTV on a number of occasions. Environmental Health had also received several noise complaints.

The outcome of this review was that the PLH would be transferred from Mr Cooke to Star Pubs and Bars Limited so they could exercise a greater degree of control over the premises, the licence would be suspended for 2 months additional conditions were added to the premises licence. The Decision Notice from that Hearing is exhibited as EB1.

In June 2023 complaints were received regarding live music being played until 23:30 at the premises.

CCTV was requested to be viewed, the footage was unable to be checked covering the inside of the premises, however the outside CCTV showed the singer leaving at 22:44. The area manager at the time, Mr Lance Green, advised Officers he would send Mr Cooke a strongly worded warning regarding his responsibilities as DPS and that he need to provide CCTV and comply with all the licence conditions.

On the third visit to the premises CCTV from inside was finally provided, which showed people drinking after hours until just after 01:00am and a lady smoking at 01:00am and 01:15am. Training records were also not completed at this time.

Three letters were sent in relation to this complaint, on different dates, which relate to a warning regarding the noise issues which is exhibited as EB2, a letter regarding condition compliance which is exhibited as EB3 and a warning letter regarding condition compliance which is exhibited as EB4.

During this visit what appeared to be a stock of vapes were seen in the CCTV room which was referred to Trading Standards who visited the premises. Trading Standards found 8 ELUX 3500 vapes which Mr Cooke said were for his own personal use.

The next interaction Licensing Team had with the premises was for an inspection of the Premises Licence conditions which took place on 23rd October 2025. During this inspection there were breaches of licence conditions to be actioned which were:–

- Part A of the Premises Licence was not available.
- Training records, to be kept on the premises at all times, must be signed by both the staff member and the Designated Premise Supervisor/Premises Manager/Business Owner will be retained for future reference and shall be updated at least every 3 months. All staff training records must be made available to the Licensing Authority and/or Responsible Authorities upon request.

- The licence holder or his representative shall conduct periodic assessments of the noise coming from the premises when used for regulated entertainment and shall take steps to reduce the level of noise where it is likely to cause a disturbance to local residents. A written record shall be made of those assessments and shall include, the time and date of the checks, the person making them and the results including any remedial action. All records shall be retained for one year.

Mr Cooke was given until 20th November 2025 to rectify these breaches and ensure compliance with the conditions.

On 20th November 2025 an email was received from Caroline Burr with photos confirming the conditions were now compliant.

On 11th April 2026 a complaint was submitted to Stockton Council Licensing from the parent of an alleged victim regarding a report of serious sexual assault/rape to have occurred at the premises on 10th April 2026. The complainant stated that the matter was not appropriately escalated by staff, having been dealt with by bar staff and not referred to management and was not recorded resulting in alleged safeguarding failures.

Officers have spoken with the complainant, who stated comments were made to the victim after the incident occurred, along the lines of 'he is a nice lad but he takes drugs' relating to the suspect.

Concerns were raised regarding the premises' handling of the incident, staff training, incident reporting procedures, retention of CCTV and records, and compliance with the licensing objectives, particularly the prevention of crime and disorder and public safety.

The complainant requested that the Licensing Authority investigate the matter and consider whether a review of the premises licence was appropriate.

Licensing Officers investigated the alleged concerns regarding licence conditions and concerns of management of the premises, first ensuring any Licensing action would not impact the Police investigation.

I visited the Penny Black on 22nd April 2026 and carried out a full inspection of the Premises Licence with Mr Cooke. There was a number of licence conditions which were again non compliant -

- An incident book will be kept on the premises at all times. The book will detail in brief, incidents of injury/ejection/refusals/drug misuse/seizure/age challenge. Such matters will be timed, dated and signed by the author and produced to Police and other Responsible Authorities immediately upon request.
- All staff must be fully trained and retrained on a 3 monthly basis in relation to the laws relating to the sale of alcohol to underage persons, persons buying on behalf of under 18's (proxy sales), persons appearing to be under the influence of alcohol and also the operation of the associated "Challenge 25" policy. Training must also be given to all staff on any legal requirements relating to the operation of licensed premises during the Covid-19 pandemic and each time the regulations relating to licensed premises are amended. Staff must receive refresher training at least every 3 months.
- Training records, to be kept on the premises at all times, must be signed by both the staff member and the Designated Premise Supervisor/Premises Manager/Business Owner will be retained for future reference and shall be updated at least every 3 months. All staff training

records must be made available to the Licensing Authority and/or Responsible Authorities upon request.

- The business will maintain an incident book to record all instances where the staff deal with people who have been unruly, drunk, abusive, aggressive or have committed criminal acts or have had to call Police for such incidents. This shall include the date and time of the incident, together with a description of the incident and whether the Police were called/attended. The Designated Premise Supervisor/Store Manager/Business Owner will check and sign each page and the incident book will be made available to the Licensing Authority and/or Responsible Authorities upon request.
- 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, whilst complying with data protection legislation. 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, outside areas and all areas where the sale/supply of alcohol occurs. There will be a minimum of 30 days recording. 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 have the facility to be password protected to prevent unauthorised access, tampering, or deletion of images. There will be at all times a member of staff on duty who is trained in the use of the equipment and upon receipt of a request for footage from a governing body, such as Cleveland Police or any other Responsible Authority, be able to produce the footage within a reasonable time, e.g. 24hrs routine or less if urgently required for investigation of serious crime.
- "Challenge 25" policy will be implemented with all staff insisting on evidence of age from any person appearing to be under 25 years of age and who is attempting to buy alcohol. There shall be notices displayed at all points of sale and at all entrances and exits to inform customers and remind staff that the premises is operating a "Challenge 25" policy.
- All staff must be provided with suitable training in respect of their responsibilities under the premise drugs policy, Staff will receive refresher training at least every 3 months.
- There must be a minimum of two notices displayed outside the premise, with one being easily visible in the external seating area and one being easily visible on the way out of the carpark, asking customers to leave the premise quietly and respect the nearby residents.

During this inspection, Mr Cooke advised that he had experienced ill health over the previous six months, primarily related to diabetes. He was unable to confirm details relating to several licence conditions, including the location of training records, the operation of the CCTV system, and the whereabouts of the incident book.

Mr Cooke stated that both the training records and the incident book were likely kept in the bag of Caroline, the Bar Manager. This is of particular concern given that one of the issues raised in the complaint was that the incident was not recorded properly.

Further to this, even though there was a refusals book onsite labelled "refusals book" it was not being used a refusals book and appeared to have some number calculations in it with Mr Cooke advising they don't get many or any refusals.

unsure how to operate the equipment when asked to do so. He requested that Officers use the system, at which point he was advised that a member of staff on duty who is trained in the use of the equipment must be on duty at all times. Mr Cooke then returned to the bar, stating that Officers should record that he “can’t be arsed” in terms of that condition.

He was reminded again of the requirement for a suitably trained staff member to be available. Mr Cooke then advised that a staff member outside was able to operate the system. However, when the CCTV system was accessed, it was found to be non-compliant, as it was not retaining footage for the required period of 30 days and had approximately six days of missing footage, including the time of the alleged sexual assault/rape.

The staff member advised that the hard drive had failed on the dates of the incident, although Police Technicians were able to recover the footage. The system settings were amended so that the CCTV should retain footage for the full 30-day period.

A meeting was then held between Matt Simpson (Star Pubs), Zoe Bull (Flint Bishop Solicitors), Cleveland Police Licensing Unit PC Andrew Thorpe (Cleveland Police Licensing Unit), Niall Watson (Stockton Council Licensing) and Myself, on 7th May 2026.

During this meeting, Officers spoke about the complaint and the ongoing issues that appear to be going on with the premises. Specifically, Officers raised concerns over Mr Cooke’s ability to manage the premises.

Matt Simpson said he had spoken with Mr Cooke about the alleged sexual assault/rape as he was not previously aware of this, which was concerning given that Mr Simpson is representative of the Premises Licence Holder Star Pubs. Mr Simpson said he was going to the premises on Monday 11th May 2026 to check compliance with the conditions of the Premises Licence.

Regarding staff training Mr Simpson advised that Mr Cooke has access to tenancy training, and he will be advised to go through this. This is believed to be in house training that is accessible for pub managers / tenants.

PC Thorpe and I advised that it would be good for Mr Cooke and his staff to look at other training as well such as Ask Angela or similar training.

Concerns were also raised regarding Mr Cooke’s “can’t be arsed” attitude towards the CCTV licence condition, and him not being able to use the CCTV. Ms Bull agreed that someone who is trained in the use of the equipment needs to be on duty and Mr Cooke should know how to use it.

On 18th May 2026 I received a call from Mr Simpson from Star Pubs who advised me he has been in to the premises and gone through the conditions of the Premises Licence, which were non-compliant, with Mr Cooke. He said all the notices were fine, Mr Cooke had done the training, there is a new CCTV hard drive and Mr Cooke can now use the system. However, Mr Simpson said he had not checked the training records in detail and had taken Mr Cooke’s word for it regarding him being able to use the CCTV.

On 12th June 2026 I revisited the premises accompanied by my colleague Adam Harston (Trainee Trading Standards and Licensing Officer). I checked the non-compliant conditions with Julie Currie (a member of staff) and Danny Green (a member of staff). Some of the licence conditions were still non-complaint, despite assurances from Mr Simpson.

the Bar Manager. I asked Caroline about the incident book which she said they had tried to order this several times, but they have not got one yet. She then directed us towards a folder which contained training records and materials.

These training materials were photographed during the inspection and are exhibited as EB5.

The training records were not compliant with the licence conditions as they were completed in June 2025 then October 2025 (which is a 4 month gap) and May 2026 (which is a 7 month gap) which is not within 3 months of each other as per the condition.

A member of staff, Diane, is named on all of the records but has not signed at any date to say she has been trained. Further to this Ms Currie who we spoke to during the inspection had signed the records in October 2025 but had not signed the records in May 2026 showing she has no training records for 10 months to date.

It appeared 2 members of staff had undertaken some Ask Angela and sexual offences / sexual assault training, dated May 2026, but not all staff members signatures were present.

There was a Challenge 25 notice, at the point of sale, but none at the entrance or exit which is also a breach of a condition.

There was also only one notice outside the premises requesting customers to leave quietly when the condition states there should be two.

It appeared 2 members of staff had undertaken some Ask Angela and sexual offences / sexual assault training, dated May 2026, but not all staff members signatures were present.

I also checked the CCTV which Mr Green could use and showed us. It recorded for 43 days which was compliant.

When checking this I noticed a sandwich style box which contained cigarettes. I notified my colleague Mr Harston. Further enquires were made by my colleague, which resulted in the seizure of illicit tobacco and disposable vapes, as detailed in the review application.

There also appeared to be a used ash tray within the office which suggest that smoking has occurred within the premises which is something that has previously been viewed in another location within the pub.

I took photos to refer to Trading Standards colleagues which are exhibited as evidence as EB6.

In relation to this complaint a written warning was sent to the PLH Star Pubs Trading Limited on 22nd June 2026 which is exhibited EB7.

The Licensing Authority has no confidence in the management of this premises by either the DPS or the PLH.

These concerns arise from:

- The previous review of the premises licence in 2020;
- Repeated and ongoing breaches of licence conditions;
- Persistent failures relating to staff training and record keeping;
- Repeated issues regarding the operation and availability of CCTV;
- Failures to maintain incident reporting procedures;

- The failure of the PLH to exercise effective oversight despite assuming control following the 2020 review;
- The discovery of illicit tobacco and vaping products at the premises.
- The most serious concern relates to the failures surrounding CCTV management. These failings were identified in 2020, arose again during investigations in 2023 and remained evident in 2026 when the premises became the focus of the serious sexual assault/rape incident.

CCTV is one of the most important safeguards available to responsible authorities investigating serious criminal offences. The Licensing Authority considers it unacceptable that, at the time of such a serious allegation, CCTV systems were not being properly maintained and that the DPS could not competently operate the equipment or demonstrate compliance with the licence condition.

Also of concern is that during the meeting on 7th May 2026 with the premises representees they stated the DPS is on a tenancy contract which means as the PLH they do not have as much involvement with the day to day running compared to other contracts. Following the 2020 review where the PLH was changed to Star Pubs this shows that control does not appear to have been passed fully to Star Pubs and remained in control of Mr Cooke.

Taken individually, each of these matters raises concern. Viewed collectively, they demonstrate a persistent pattern of poor management, inadequate control and repeated failure to comply with licence conditions over a prolonged period.

The Licensing Authority considers that the licensing objectives of the Prevention of Crime and Disorder and Public Safety have been seriously and repeatedly undermined. Despite a previous review, additional conditions and ongoing advice and intervention from responsible authorities, the same fundamental failings continue to occur.

Accordingly, the Licensing Authority supports Trading Standards' application for review of the premises licence.

Signed: 	Position: Licensing Officer	Dated: 13/08/26
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When complete this form should be returned to the address above or e-mailed to licensing.administration@stockton.gov.uk

STOCKTON-ON-TEES BOROUGH COUNCIL**STATUTORY LICENSING COMMITTEE DECISION NOTICE (THE LICENSING ACT 2003)**

PREMISES	The Penny Black, Langthorne Grove, Stockton-On-Tees, TS18 5PU
PREMISES LICENCE HOLDER	Gary Cooke, represented by his legal representative (Duncan Craig, Barrister)
DESIGNATED PREMISES SUPERVISOR	Gary Cooke, represented by his legal representative (Duncan Craig, Barrister)
INTERESTED PARTY	Star Pubs and Bars – Lance Green (Area Manager) represented by their legal representative Andrew Cochrane, Solicitor
APPLICANT'S NAME	Cleveland Police Acting Sergeant Thorpe & PC Westmoreland represented by their legal representative (Joan Smith, Barrister)
PUBLIC HEALTH	Nathan Duff, Public Health Practitioner
ENVIRONMENTAL HEALTH	Stephen Donaghy, Environmental Health Manager and Stephanie Landles, Environmental Health Officer
LICENSING	Leanne Maloney-Kelly, Licensing Team Leader, John Wynn and Polly Edwards, Licensing Officers
APPLICATION TYPE	Application for Review of a Premises Licence
PANEL MEMBERS	Councillor Kirton (Chairman) Councillor Cunningham Councillor Dixon
OFFICERS	Jonathan Nertney, Solicitor (Legal Adviser to the Committee) Sarah Whaley, Democratic Services Officer Michael Henderson, Democratic Services Officer Kirsty Wannop, Licensing Officer
DATE OF MEETING	22 nd October 2020

Preliminary

The Chair introduced all persons who were present and explained the procedure to be followed during the hearing. It was noted that all attendees were in remote attendance via Microsoft Teams video conferencing facility.

Report to Committee

Members of the Licensing Sub Committee of the Council's Statutory Licensing Committee considered the above application, full details of which appeared before the Members in their agenda and the background papers. The Members noted that this review of the premises licence was made at the request of Cleveland Police. Representations had been received from other responsible authorities including Licensing, Environmental Health and Public Health. Representation had also been made by Councillor Lynn Hall, the Ward Councillor.

A copy of the report and supporting documents had been provided to all persons present and to members of the Committee.

Applicants Submission

Miss Smith, Barrister, addressed the Committee on behalf of Cleveland Police.

Miss Smith noted that the members of the Committee had read the background papers to the review which detailed the grounds for seeking the review and the evidence presented in support.

The most concerning incident was in May 2020 when persons were found on the premise drinking alcohol, which at the time was prohibited under Covid 19 regulations .

Called evidence from AS Thorpe and PC Westmoreland.

It was acknowledged that the premise had only been of concern to the Police over the last 7 months. Prior to that time there had been few if any matters which had come to the attention of Cleveland Police. It was quite clear that something had gone seriously wrong at the premise over the last 7 months. In the view of Cleveland Police, the introduction of regulations following lockdown in March had led to the start of the issues. The Police started to receive complaints about the premise and visits were undertaken. There are a considerable lack of conditions on this licence. One of the issues has been a distinct lack of CCTV including a time when Mr Cooke reported a burglary at the premise. Police would expect a responsible licensee to have CCTV at his premise. Mr Cooke was advised that CCTV could be of great benefit to him as it could potentially demonstrate that there was no substance to complaints that customers were drinking on the premise in breach of Covid regulations.

On 15th May the Police received a further report of customers drinking on the premise. AS Thorpe and PC Westmoreland visited the premise and found customers drinking alcohol in breach of Covid19 regulations. PC Westmoreland's bodyworn camera footage was played to the Committee. PC Westmoreland informed the Committee that she had been deeply shocked when she had entered the premise and it was operating as if Covid 19 was not an issue. Following this incident and because of the serious breach on 19th May 2020 a Prohibition Notice was served on Mr Cooke by Environmental Health.

AS Thorpe stated that when he has spoken to Mr Cooke he appears to take the issues on board but does not then take any proactive steps to take action and address them.

The Committee were also informed that nitrous oxide cannisters were found in the vicinity of the premise and complaints were received that customers were using these. AS Thorpe informed the Committee of the Polices concerns over their use.

Miss Smith noted that she had received some proposed conditions from Mr Cooke's legal representative. These were welcomed but the Polices view remained that the premise licence should be revoked.

The Members of the Committee and all parties were invited to ask questions.

Councillor Hall

Councillor Hall addressed the Committee and stated that the Penny Black had operated in that location for approximately 50 years. The premise is surrounded by bungalows and is in a residential location. Councillor Hall confirmed that she had received a number of complaints from residents. Councillor Hall stated that in her view the Committee are only receiving a snapshot of the problems which have been associated with the premise.

The Members of the Committee and all parties were invited to ask questions.

Licensing

Mrs Maloney-Kelly informed the Committee that the proposed condition circulated by Mr Craig did address some of the issues which had led to licensing submitting a representation. Mrs Maloney-Kelly stated that she had also discussed possible conditions with other responsible authorities and she had e-mailed Mr Craig with some additional suggested conditions. During the hearing Mr Craig was given an opportunity to take instructions from his client and he confirmed that he had no objection to the additional proposed conditions.

The Members of the Committee and all parties were invited to ask questions.

Environmental Health

Stephen Donaghy addressed the Committee on behalf of Environmental Health.

The Members of the Committee and all parties were invited to ask questions.

Public Health

Mr Duff attended the Committee on behalf of Public Health and the Committee noted the representation.

The Members of the Committee and all parties were invited to ask questions.

Star Pubs and Bars Limited

Andrew Cochrane, Solicitor, stated that they are an interested party in this review as they are the freehold owner of the premise. Star Pubs are extremely sorry that the premise had caused issues for the local residents.

Mr Cochrane stated that they are mindful that Mr Cooke has operated the premise for two and a half years without incident and in their view a final warning would be the appropriate means to deal with this review. Star Pubs would agree that the proposed conditions should be attached to the licence. Star Pubs are happy to have the premise licence transferred into their name so that they can exercise a degree of control over the premise.

Premise Licence Holders Submission

Mr Craig, Barrister, addressed the Committee and noted that Mr Cooke acknowledged that his management of the premise was unacceptable. Mr Cooke had taken the review process extremely seriously and had retained legal representation. Mr Cooke had already taken proactive steps to implement change at the premise and ensure that the issues of concern were addressed. Mr Craig stated that Mr Cooke is an experienced licensee and is of good character.

Mr Craig provided an explanation on behalf of Mr Cooke in relation to the incident which is at the heart of this review when customers were found to be drinking alcohol on the premises in breach of Covid19 regulations. Mr Cooke had come downstairs and had found people drinking, he had then sat down at the bar while he decided how to deal with the issue and at that point the Police entered. It was fully accepted that this did not look good and reflected very badly on Mr Cooke.

Mr Cooke addressed the Committee and apologised that his management had led to the review process being commenced. Mr Cooke gave his personal assurance to the Committee that he would continue to fulfil the promises that had been made on his behalf and ensure the premise operated in a responsible manner in the future.

Mr Craig informed the Committee that the review could be dealt with by imposing a suspension of the licence. The Committee were also invited to amend the premise licence and attach the following conditions:-

1. An incident book will be kept on the premises at all times. The book will detail in brief, incidents of injury/ejection/refusals/drug misuse/seizure/age challenge. Such matters will be timed, dated and signed by the author and produced to Police and other Responsible Authorities immediately upon request.
2. The DPS and all other members of staff will ensure that no open vessels are taken out of the licensable area and outside seated area (as shown on the plan) by customers.
3. All staff will be fully trained and retrained on a 3 monthly basis in relation to the laws relating to the sale of alcohol to underage persons, persons buying on behalf of under 18's (proxy sales), persons appearing to be under the influence of alcohol and also the operation of the associated "Challenge 25" policy. Staff will receive refresher training at least every 3 months.
4. The business will maintain a refusals book, to record all instances where the sale of alcohol has been refused. This shall include the date and time of the attempted sale, together with a description of the incident. The Designated Premise Supervisor/Premises Manager/Business Owner will check and sign each page and the refusals book will be made available to the Licensing Authority and/or Responsible Authorities upon request.

5. Training records, will be signed by both the staff member and the Designated Premise Supervisor/Premises Manager/Business Owner will be retained for future reference and shall be updated at least every 3 months. All staff training records will be made available to the Licensing Authority and/or Responsible Authorities upon request.
6. The business will maintain an incident book to record all instances where the staff deal with people who have been unruly, drunk, abusive, aggressive or have committed criminal acts or have had to call police for such incidents. This shall include the date and time of the incident, together with a description of the incident and whether the police were called/attended. The Designated Premise Supervisor/Store Manager/Business Owner will check and sign each page and the incident book will be made available to the Licensing Authority and/or Responsible Authorities upon request.
7. 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, whilst complying with the Data Protection legislation. 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, outside areas and all areas where the sale/supply of alcohol occurs. There will be a minimum of 30 days recording. 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 have the facility to be password protected to prevent unauthorised access, tampering, or deletion of images. There will be at all times a member of staff on duty who is trained in the use of the equipment and upon receipt of a request for footage from a governing body, such as Cleveland Police or any other Responsible Authority, be able to produce the footage within a reasonable time, e.g. 24hrs routine or immediately if urgently required for investigation of serious crime.
8. All persons under the age of 18 must be escorted by an appropriate adult or legal guardian and must be entering the premises for food and soft drinks only and will have vacated the premises by 21.00 hours.
9. Patrons will not be allowed to congregate in the car park after leaving the premise and will be encouraged to leave the area as soon as possible.
10. A "Challenge 25" policy will be implemented with all staff insisting on evidence of age from any person appearing to be under 25 years of age and who is attempting to buy alcohol. There shall be notices displayed at all points of sale and at all entrances and exits to inform customers and remind staff that the premises is operating a "Challenge 25" policy.
11. Only valid passports, UK "photo card style" driving licence, PASS approved proof-of-age cards or Ministry of Defence "Form 90" identification cards shall be accepted as proof of age.
12. There will be a minimum of two notices displayed on the premise indicating that the sale of alcohol to those under the age of 18 is illegal and that those adults who buy alcohol for immediate disposal to those under age the age of 18 are committing an offence.

13. There will be a minimum of two notices displayed in the premise, with one being easily visible on the way out of the premise, asking customers to leave the premise quietly and respect the nearby residents.

The Members of the Committee and all parties were invited to ask questions.

Summing Up

All parties present were given an opportunity to sum up their case with the premises licence holders representative given the opportunity to make the final submission.

Decision & Reasons

Members had regard to the Committee papers, evidence and submissions, which had been circulated prior to the hearing and presented to them, in addition to the oral submissions made by those present at the meeting. The Committee decided the matter based on its merits and considered the evidence on the balance of probabilities.

Having carefully considered those matters brought before them and in reaching their decision, the Members had full regard to both the provisions of the Licensing Act 2003 (as amended by the Violent Crime Reduction Act 2006), the Guidance Issued under Section 182 of the Licensing Act 2003 (as amended) and the Council's Licensing Policy.

The Committee considered the evidence on the balance of probabilities and noted the following:-

- Mr Cooke's management of the premise which resulted in this review process was unacceptable. The Committee were very concerned that such management failings had occurred at a period of national crisis during the Covid 19 pandemic. The Committee felt that the serious incident when customers were drinking alcohol in the premise, in breach of the Covid regulations, would have been justification to revoke the premises licence;
- The Committee noted that a large number of complaints had been received by the Police, the licensing section of the Council and Councillor Hall, the Ward Councillor. The residents had lived in close proximity to the premise for many years and had never experienced a period of such mismanagement at the premise;
- It appeared that the client base of the premise had changed recently and there were a larger number of younger persons frequenting the premise which had led to an increase in the number of incidents and complaints being received. Mr Cooke had failed to properly manage the premise and his customers and the responsibility for this failure rested solely on Mr Cooke;
- Mr Cooke had failed to act and take action despite the early intervention of the Police, licensing and environmental health. Mr Cooke had been given the opportunity to address the failings at his premise but had not heeded that advice. On the contrary the situation had got worse which culminated in the visit to the premise by Cleveland Police officers when customers were found on the premise in clear breach of Covid 19 regulations. Following that incident a formal direction had been served on Mr Cooke.
- The explanation put forward by Mr Cooke for failing to prevent his customers from drinking in breach of the Covid 19 regulations was fanciful and the Committee rejected this. Mr Cooke could be seen on the Police Officers body worn CCTV camera sitting at the bar with a

full pint in front of him while customers were present. There were also members of staff behind the bar and it was accepted that alcoholic drinks had been served to customers.

The Committee when considering what action to take in relation to this review had regard to the following points which were deemed to be mitigating factors:-

- The Committee noted that Mr Cooke had been a licensee for many years and had run successful venues including nightclubs and public houses. This was the first time that Mr Cooke had appeared before Stockton Councils Licensing Committee. It was accepted by the responsible authorities that prior to the matters that led to this review Mr Cooke had not been a cause for concern;
- The Committee took into consideration the fact that Mr Cooke had addressed them and given an apology and his assurance that if he were permitted to retain his licence he would ensure that there were no further similar failings in the future. Mr Cooke explained to the Committee that he had taken on board all of the concerns which had been raised and appreciated that his management at the time was sadly lacking and he would ensure he would not repeat this in the future.
- Mr Cooke had taken proactive steps to address some of the issues which were of concern to the responsible authorities. It was noted that the premise licence did not currently have a CCTV condition. Mr Cooke had recently invested a large sum of money in the installation of an up to date CCTV system which covered the interior and exterior of the premise.
- The Committee noted the undertaking given by Mr Cochrane, Solicitor, who represented the freehold owner of the premise Star Pub and Bars Limited. Mr Cochrane informed the Committee that the company were willing to transfer the premise licence into their name. This would allow them to exercise a further degree of control over Mr Cooke and also act as a new point of contact for the responsible authorities, Ward Councillor and local residents.

The Committee gave consideration to revoking the premise licence and felt on balance that they could take a step back from this ultimate sanction. The Committee took into consideration that if they were to revoke the premise licence then the current Covid 19 pandemic poses a particularly difficult time for the pub and leisure industry. There was the distinct possibility that if the premise licence was revoked then the premise could be boarded up and potentially would then become a magnet for anti social behaviour or vandalism. The Committee were mindful that the local residents, who had lived as neighbours to the premise for many years, wanted a well run establishment which did not cause nuisance. This was something which the Committee also wanted and they considered what steps would be appropriate to achieve this. The Committee took a step back from revoking the premise licence and considered what steps would be required to ensure Mr Cooke could live up to the assurances he had given to the Committee. The Committee did not feel it appropriate at this time to remove Mr Cooke as the Designated Premise Supervisor. If Mr Cooke was to live up to the commitments he had given to the Committee then he should remain as the DPS in order to do so. Mr Cooke should be in no doubt that if he was to exhibit similar management failings in the future then firmer action is likely to be considered which could include the Committee removing him as DPS or the revocation of the premises licence. It was noted that Star Pubs and Bars Limited have also stated that they will also take a dim view should further complaints be received concerning the management of the premise.

The Committee confirmed that they were in agreement that the premise licence should be transferred from Mr Cooke to Star Pubs and Bars Limited. The Committee wished to thank Mr Cochrane for his help in agreeing to facilitate that step and noted that he would do so forthwith.

After considering all of the evidence the Committee resolved to:-

- Suspend the premise licence for a period of two months. This period of time must be used by Mr Cooke to ensure that all conditions are properly introduced and implemented. Given the background to this review the Committee felt it particularly important that staff are properly trained in ensuring they comply with any regulations relating to Covid 19;
- The Committee attached the following conditions to the premise licence. These conditions include those proposed by Mr Craig and the conditions suggested by Mrs Maloney-Kelly. The Committee also made some minor amendments to the proposed conditions which they felt were appropriate and addressed issues relevant to their findings:-
 1. An incident book must be kept on the premises at all times. The book will detail in brief, incidents of injury/ejection/refusals/drug misuse/seizure/age challenge. Such matters will be timed, dated and signed by the author and produced to Police and other Responsible Authorities immediately upon request.
 2. The DPS and all other members of staff must ensure that no open vessels are taken by customers out of the licensable area, save for the external, seated, smoking area next to the front entrance (as shown on the submitted plan).
 3. The external, seated, smoking area next to the front entrance (as shown on the submitted plan) shall have a terminal hour for its use by customers of 22:00 hours and staff must ensure that this area is cleared of all customers by this time.
 4. All staff must be fully trained and retrained on a 3 monthly basis in relation to the laws relating to the sale of alcohol to underage persons, persons buying on behalf of under 18's (proxy sales), persons appearing to be under the influence of alcohol and also the operation of the associated "Challenge 25" policy. Training must also be given to all staff on any legal requirements relating to the operation of licensed premises during the Covid-19 pandemic and each time the regulations relating to licensed premises are amended. Staff must receive refresher training at least every 3 months.
 5. The business will maintain a refusals book, to be kept on the premises at all times, which will record all instances where the sale of alcohol has been refused. This shall include the date and time of the attempted sale, together with a description of the incident. The Designated Premise Supervisor/Premises Manager/Business Owner will check and sign each page and the refusals book will be made available to the Licensing Authority and/or Responsible Authorities upon request.

6. Training records, to be kept on the premises at all times, must be signed by both the staff member and the Designated Premise Supervisor/Premises Manager/Business Owner will be retained for future reference and shall be updated at least every 3 months. All staff training records must be made available to the Licensing Authority and/or Responsible Authorities upon request.
7. The business must maintain an incident book to record all instances where the staff deal with people who have been unruly, drunk, abusive, aggressive or have committed criminal acts or have had to call police for such incidents. This shall include the date and time of the incident, together with a description of the incident and whether the police were called/attended. The Designated Premise Supervisor/Store Manager/Business Owner must check and sign each page and the incident book must be made available to the Licensing Authority and/or Responsible Authorities upon request.
8. A digital Closed Circuit Television System (CCTV) must 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, whilst complying with the Data Protection legislation. 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, outside areas and all areas where the sale/supply of alcohol occurs. There must be a minimum of 30 days recording. The system must record for 24 hours a day. The system must 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 have the facility to be password protected to prevent unauthorised access, tampering, or deletion of images. There must be at all times a member of staff on duty who is trained in the use of the equipment and upon receipt of a request for footage from a governing body, such as Cleveland Police or any other Responsible Authority, be able to produce the footage within a reasonable time, e.g. 24hrs routine or immediately if urgently required for investigation of serious crime.
9. All persons under the age of 18 must be escorted by an appropriate adult or legal guardian and must be entering the premises for food and soft drinks only and will have vacated the premises by 21.00 hours.
10. Patrons must not be allowed to congregate in the car park after leaving the premise and must be encouraged to leave the area as soon as possible.
11. A "Challenge 25" policy must be implemented with all staff insisting on evidence of age from any person appearing to be under 25 years of age and who is attempting to buy alcohol. There shall be notices displayed at all points of sale and at all entrances and exits to inform customers and remind staff that the premises is operating a "Challenge 25" policy.
12. Only valid passports, UK "photo card style" driving licence, PASS approved proof-of-age cards or Ministry of Defence "Form 90" identification cards shall be accepted as proof of age.

13. There must be a minimum of two notices displayed on the premise indicating that the sale of alcohol to those under the age of 18 is illegal and that those adults who buy alcohol for immediate disposal to those under age the age of 18 are committing an offence.
14. There must be a minimum of two notices displayed in the premise, with one being easily visible on the way out of the premise, asking customers to leave the premise quietly and respect the nearby residents.
15. Notices stating that CCTV is installed and in operation must be displayed throughout the premise, in the external seating area and in the car park.
16. A written drugs policy must be prepared and maintained at the premises which shall include a zero-tolerance policy towards drugs which must be enforced at all times. Notices informing customers that the premise operates "zero tolerance" on drugs must be displayed in the premises including the toilets.
17. All staff must be provided with suitable training in respect of their responsibilities under the premise drugs policy, Staff will receive refresher training at least every 3 months.
18. There must be a minimum of two notices displayed outside the premise, with one being easily visible in the external seating area and one being easily visible on the way out of the carpark, asking customers to leave the premise quietly and respect the nearby residents.

Right of Appeal

Any person aggrieved by this decision may appeal to the Magistrates Court within 21 days of receipt of this Notice. Anyone considering whether to submit an appeal is advised to seek their own independent legal advice as the Magistrates Court has the power to award costs against unsuccessful appellants. A copy of this decision Notice should be taken to the Magistrates Court should an aggrieved person wish to submit an appeal.

Issued by and on behalf of the Licensing Sub Committee

Dated: 29th October 2020



My Ref: 050447
Your Ref: 149148

Municipal Buildings
Church Road
Stockton-on-Tees
TS18 1LD

SAT NAV code: TS19 1UE

Tel: 07796 493661

Email: elliott.beevers@stockton.gov.uk

23rd June 2023

Dear Mr Cooke,

LICENSING ACT 2003

PLH: Star Pubs & Bars Limited - 20th October 2020

DPS: Gary Alan Cooke – 2nd October 2017

RE: Non-compliance with Premises Licence conditions

This office received complaint that there was excessive noise coming from the premises on 16th July 2023 due to the windows and doors being left open during a live singer. It was also alleged that this live music was played until 23:30.

This was reported to the Enforcement team on 16th June 2023 at 23:23 however, due to demand, no officers were able to attend.

I visited the premises and spoke with yourself on 20th June 2023. You advised me at first that your CCTV hard drive was not working when I asked to view the footage. I looked at the system and we determined that one system was not working while the other was. On viewing this footage, I noted the rear door was not open throughout the performance and the singer left at around 22:44.

I advised you the CCTV must go back 30 days, and someone must be on site who can use it. The condition from your licence is as follows –

- 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, whilst complying with data protection legislation. 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, outside areas and all areas where the sale/supply of alcohol occurs. There will be a minimum of 30 days recording. 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 have the facility to be password protected to prevent unauthorised access, tampering, or deletion of images. There will be at all times a member of staff on duty who is trained in the use of the equipment and upon receipt of a request for footage from a governing body, such as Cleveland Police or any other Responsible Authority, be able to produce the footage within a reasonable time, e.g. 24hrs routine or less if urgently required for investigation of serious crime.

Gary Alan Cooke
Flat, Penny Black
Langthorne Grove
Stockton-On-Tees
TS18 5PU



After I viewed the CCTV we went into the room where the singer was playing and I asked if the windows were open. You said the ones behind the singer were, but the others were all closed. I advised your condition states all doors and windows must be kept shut while regulated entertainment is taking place. This condition is as follows –

- *All external doors and windows shall be kept closed when regulated entertainment is being provided except in the event of an emergency. Any music played within the premises shall not cause a disturbance at the nearest premises. Any music shall be played indoors only.*

I would like you to be compliant with the above conditions by 21st July 2023, when I will be revisiting. If you have any issues meeting this time scale, please get in touch with me on the above details.

During this visit I also supplied a copy of the 22nd October 2020 committee hearing decision notice.

Yours Sincerely

A handwritten signature in black ink that reads "E. F. Beevers".

Elliott Beevers
Assistant Licensing Officer



My Ref: 050447
Your Ref: 149148

Municipal Buildings
Church Road
Stockton-on-Tees
TS18 1LD

SAT NAV code: TS19 1UE
Tel: 07384 797297

Email: kirsty.wannop@stockton.gov.uk

14th July 2023

Dear Mr Cooke,

LICENSING ACT 2003

PLH: Star Pubs & Bars Limited - 20th October 2020

DPS: Gary Alan Cooke – 2nd October 2017

RE: Non-compliance with Premises Licence conditions

Further to my visit on 11th July 2023 with environmental health following a complaint regarding noise from the premises on 8th July 2023. During my visit Mr Cooke explained that it was his 60th birthday and a member of staff's partner's 40th birthday. You stated that you had a singer playing from around 2pm till around 10.30pm.

We requested to view the CCTV which we did but Mr Cooke couldn't operate the system. It was also apparent that 1 of the systems was not working which showed the function room area where the signers was playing. My colleague visited on 20th June 2023 and issued a warning letter with regards to being compliant with your CCTV condition by 21st July. You were confident that this had been fixed now and you were going to attempt to get access to the CCTV. You need to ensure that there is someone on site at all times that can operate the CCTV as per the below condition:

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, whilst complying with data protection legislation. 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, outside areas and all areas where the sale/supply of alcohol occurs. There will be a minimum of 30 days recording. 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 have the facility to be password protected to prevent unauthorised access, tampering, or deletion of images. There will be at all times a member of staff on duty who is trained in the use of the equipment and upon receipt of a request for footage from a governing body, such as Cleveland Police or any other Responsible Authority, be able to produce the footage within a reasonable time, e.g. 24hrs routine or less if urgently required for investigation of serious crime.

Gary Alan Cooke
Flat, Penny Black
Langthorne Grove
Stockton-On-Tees
TS18 5PU

CC: Star Pubs and Bars LTD, 3-4 Broadway Park, South Gyle Broadway, Edinburgh, EH12 9JZ

Whilst discussing the conditions attached to the licence with regards Prevention of Public Nuisance, of the 4 conditions as details below you were non-compliant on all, it was also evident through out discussions that you were unaware of the licence conditions that you needed to comply with which gave no confidence that you are promoting the licensing objectives.

All sound systems shall pass through the noise limiting device which at all times shall operate at the decibel level set by the Environmental Health Unit and shall be maintained in good working order.

The relay system to the fire door(s) shall be maintained in good working order.

All external doors and windows shall be kept closed when regulated entertainment is being provided except in the event of an emergency. Any music played within the premises shall not cause a disturbance at the nearest premises. Any music shall be played indoors only.

The licence holder or his representative shall conduct periodic assessments of the noise coming from the premises when used for regulated entertainment and shall take steps to reduce the level of noise where it is likely to cause a disturbance to local residents. A written record shall be made of those assessments and shall include, the time and date of the checks, the person making them and the results including any remedial action. All records shall be retained for one year.

Also at the visit from the CCTV it appeared customers were using the outside area to the rear of the premises where the marquee was erected and a BBQ was taking place to consume alcohol. The below condition added at the review hearing in October 2020 states:

The DPS and all other members of staff must ensure that no open vessels are taken by customers out of the licensable area, save for the external, seated, smoking area next to the front entrance (as shown on the submitted plan).

I also requested to see the training records which should be on the premises at all times as per the below conditions so I was unable to determine if staff had received the relevant training:

All staff must be fully trained and retrained on a 3 monthly basis in relation to the laws relating to the sale of alcohol to underage persons, persons buying on behalf of under 18's (proxy sales), persons appearing to be under the influence of alcohol and also the operation of the associated "Challenge 25" policy. Training must also be given to all staff on any legal requirements relating to the operation of licensed premises during the Covid-19 pandemic and each time the regulations relating to licensed premises are amended. Staff must receive refresher training at least every 3 months.

Training records, to be kept on the premises at all times, must be signed by both the staff member and the Designated Premise Supervisor/Premises Manager/Business Owner will be retained for future reference and shall be updated at least every 3 months. All staff training records must be made available to the Licensing Authority and/or Responsible Authorities upon request.

I advised Mr Cooke that whilst these measures aren't in place that no live music or regulated entertainment should take place until we can ensure compliance.



At the time of the visit we requested the CCTV from 8th July from 14:00 until 23:00 of the rear area where marquee is, rear area showing fire door to function room and the main bar area showing fire door near to the pool table. We are now changing this request to cover the hours of 11:00 - 2:00. Please can this be provided by **12:00noon Monday 17th July 2023** to Licensing.

We will revisit the premises on 14th August 2023 at 2pm to ensure compliance with conditions.

Yours sincerely

A handwritten signature in black ink, appearing to read "K. Wannop".

Kirsty Wannop
Licensing Officer



My Ref: 050447
Your Ref:

Municipal Buildings
Church Road
Stockton-on-Tees
TS18 1LD

SAT NAV code: TS19 1UE

Tel: 07796 493661

Email: elliott.beevers@stockton.gov.uk

21st August 2023

Dear Mr Cooke,

LICENSING ACT 2003

PLH: Star Pubs & Bars Limited - 20th October 2020

DPS: Gary Alan Cooke – 2nd October 2017

RE: Noise complaints and non-compliance with licence conditions

This office received complaint that there was excessive noise coming from The Penny Black on 16th June 2023 due to the windows and doors being left open during a live singer. It was also alleged that this live music was played until 23:30.

Officers conducted enquires at the premises in relation to this complaint and found non-compliance in relation to your premises licence, mainly in relation to the CCTV system. Mr Cooke advised that he could not use the system and that the system covering the room where the singer plays was not working. However, the outside camera showed the singer leaving at 22:44. You were advised that doors and windows must be kept shut while regulated entertainment is taking place and that the CCTV system needs to be fixed by 21st July 2023.

A further complaint was then received in relation to a complaint regarding noise in relation to 8th July 2023 which was advertised as Mr Cooke's 60th birthday party and a staff members 40th birthday.

Licensing Officers visited the premises alongside a colleague in Environmental Health to discuss the further complaint. Officers requested to view the CCTV which we did but Mr Cooke couldn't operate the system. It was also apparent that 1 of the systems was not working which showed the function room area where the signers where playing. Officers requested a copy of the CCTV by 17th July 2023. There was also a number of conditions that were non-compliant which can be found in the previous letter.

On 19th July 2023 contact was made with Star Pubs and Bars where the non-compliance of conditions was discussed and why the CCTV had not been provided. On 20th June 2023 a call was made to George Domleo from Flint Bishop after this was requested by him. Officers advised him of the non-compliance and how the CCTV had not been provided. He advised he will send out a warning letter and recommended a meeting to discuss these matters. A meeting was arranged for 14th August 2023.

Gary Alan Cooke
Flat, Penny Black
Langthorne Grove
Stockton-On-Tees
TS18 5PU

The CCTV footage that was requested was collected by officers on 25th July 2023. This did not appear to show any out of hours sales however it did show people taking drinks off the premises into a Marquee which is a breach of licence condition.

It also showed a lady smoking inside the premises at around 1am which not prohibited inside of a workplace.

During the meeting on the 14th August 2023 with Environmental Health, Licensing, Flint Bishop Solicitors, Gary Cooke (DPS) and Lance Green (Representing Star Pubs and Bars) a number of matters were discussed. This included the noise complaints, breach of licence conditions and other advice. In relation to the noise complaints advice was given that all Prevention of Public Nuisance conditions should be complied with. Mr Domleo did correctly point out that the Live Music Act 2012 does mean these conditions do not have to be complied with inside the hours of 8:00 and 23:00. Licensing would encourage that these are complied with to avoid further noise complaints and avoid a potential review if a noise nuisance is evidenced. The issue with the lady smoking was addressed by Environmental Health and the appropriate advice was given that this should not be occurring within a workplace. Gary agreed to put a notice on the fire door that people cannot take drinks out of the back exit and must go out of the front if they wish to take their drink out to smoke. Gary also advised he does not have any entertainment on for the rest of August. Finally, compliance with the non-compliant licence conditions were inspected. One CCTV system held data for 75 days and another held for 29 days and around 15 hours, advice was given to get a new hard drive for the system holding 29 days which was occurring the same day. Another condition that was not compliant was the training records in relation to challenge 25. Gary advised this would be done over the weekend of 18th to 20th.

You must make sure you are compliant with the conditions of your premises licence at all times.

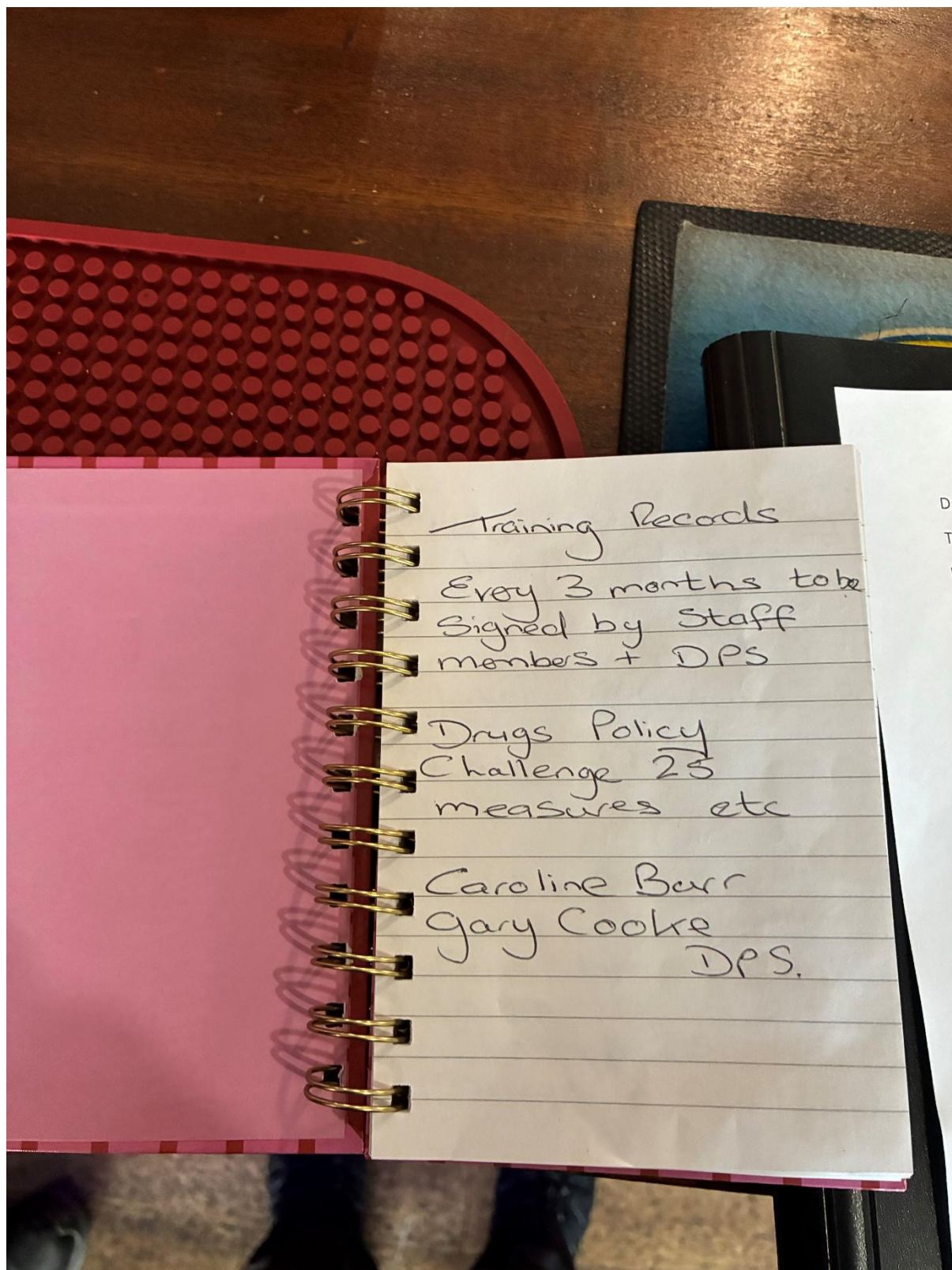
This letter will remain on file and if you wish to make any comments regarding the content of the letter then please do so, in writing, with 7 days. Any comments will be held on file.

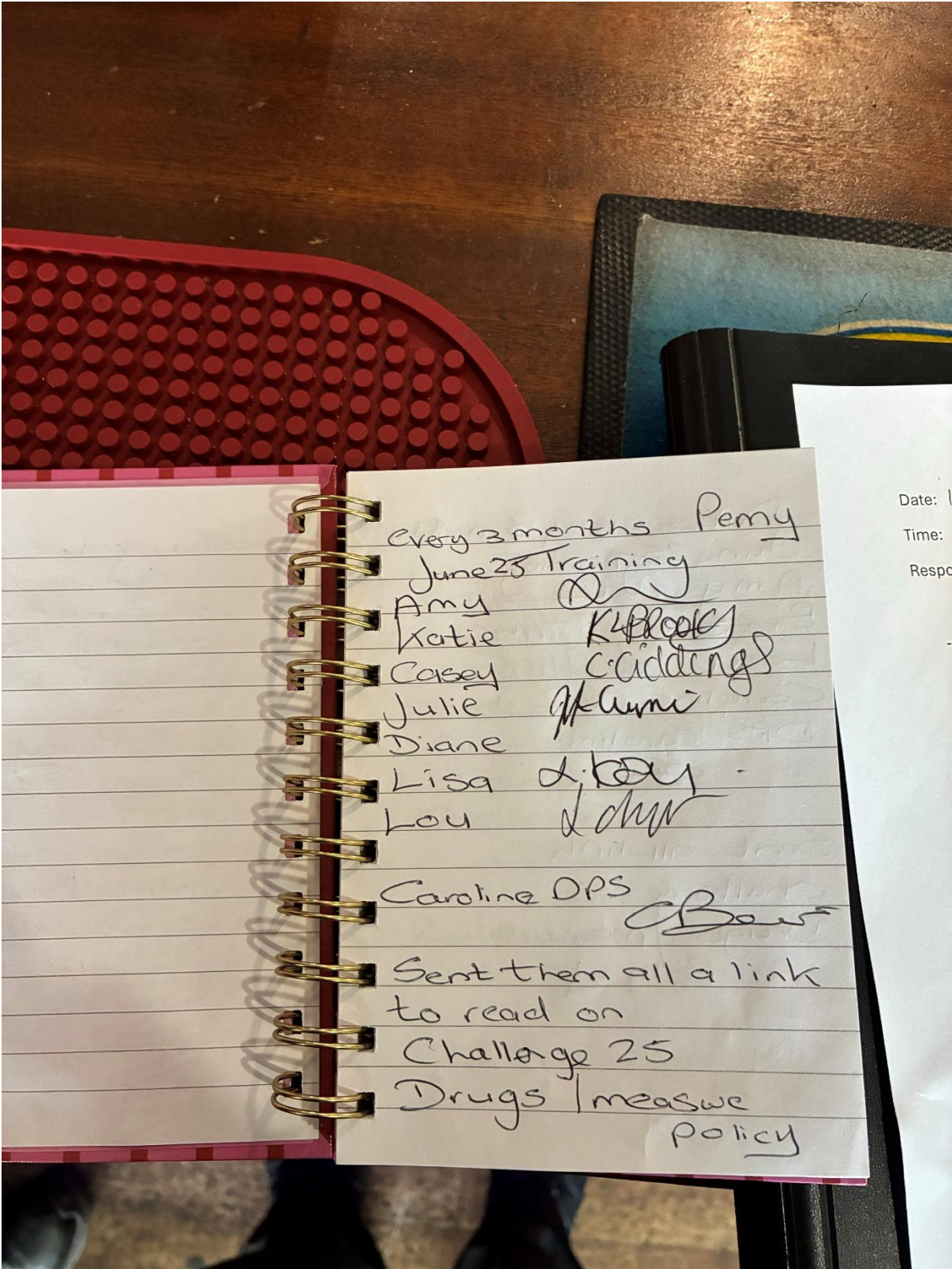
Yours Sincerely

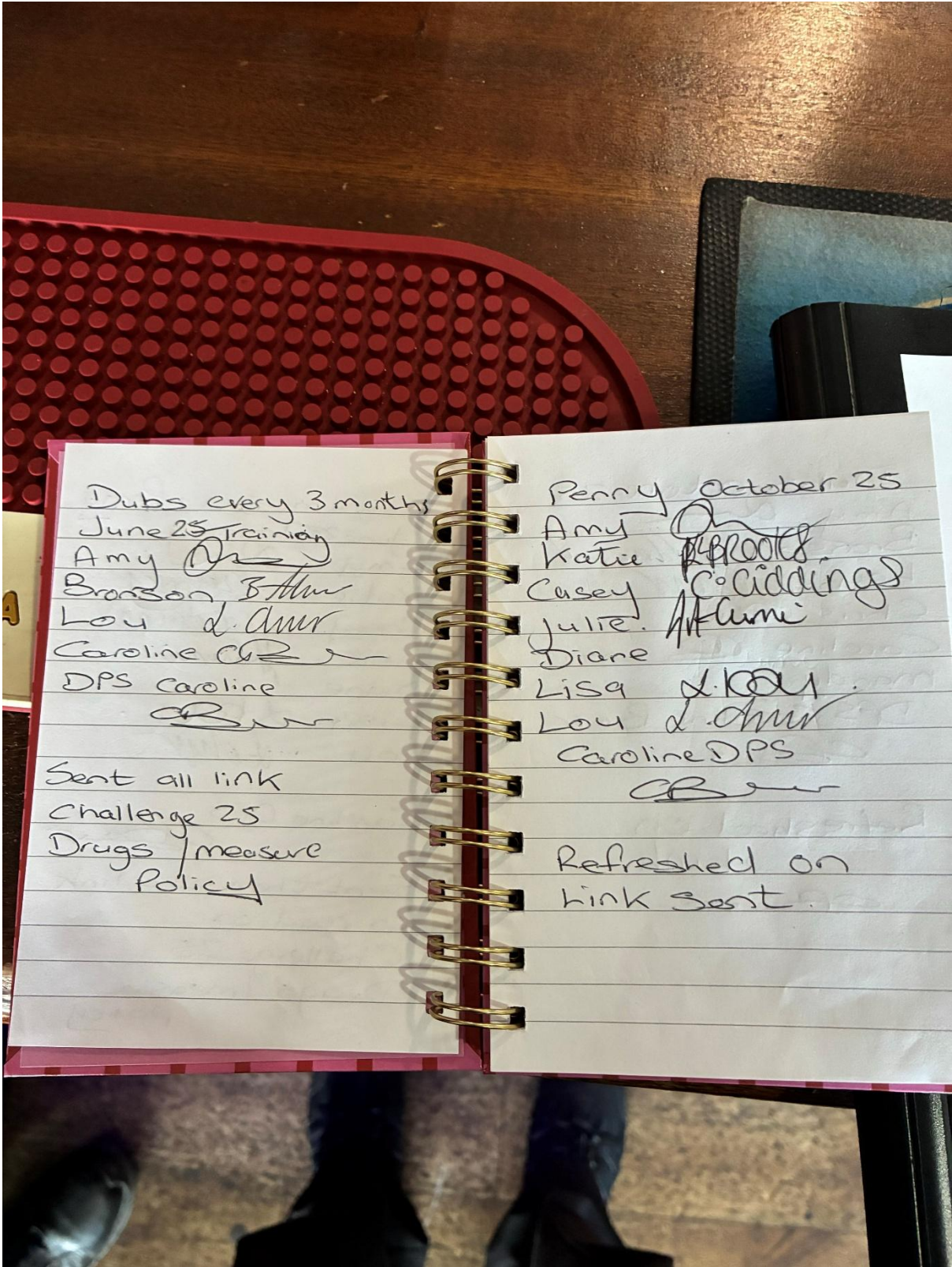


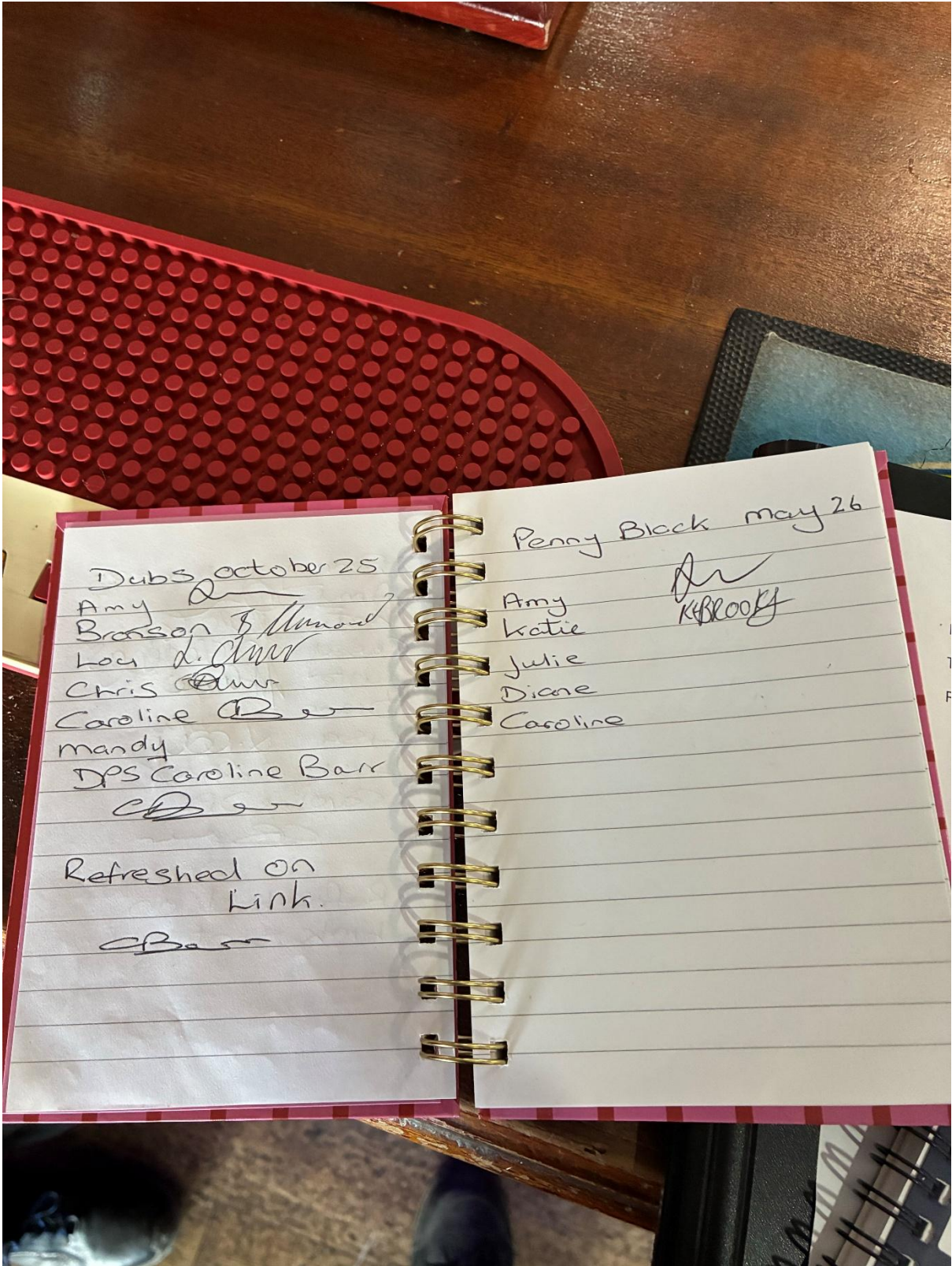
Elliott Beevers
Assistant Licensing Officer

EB5 – Training Records

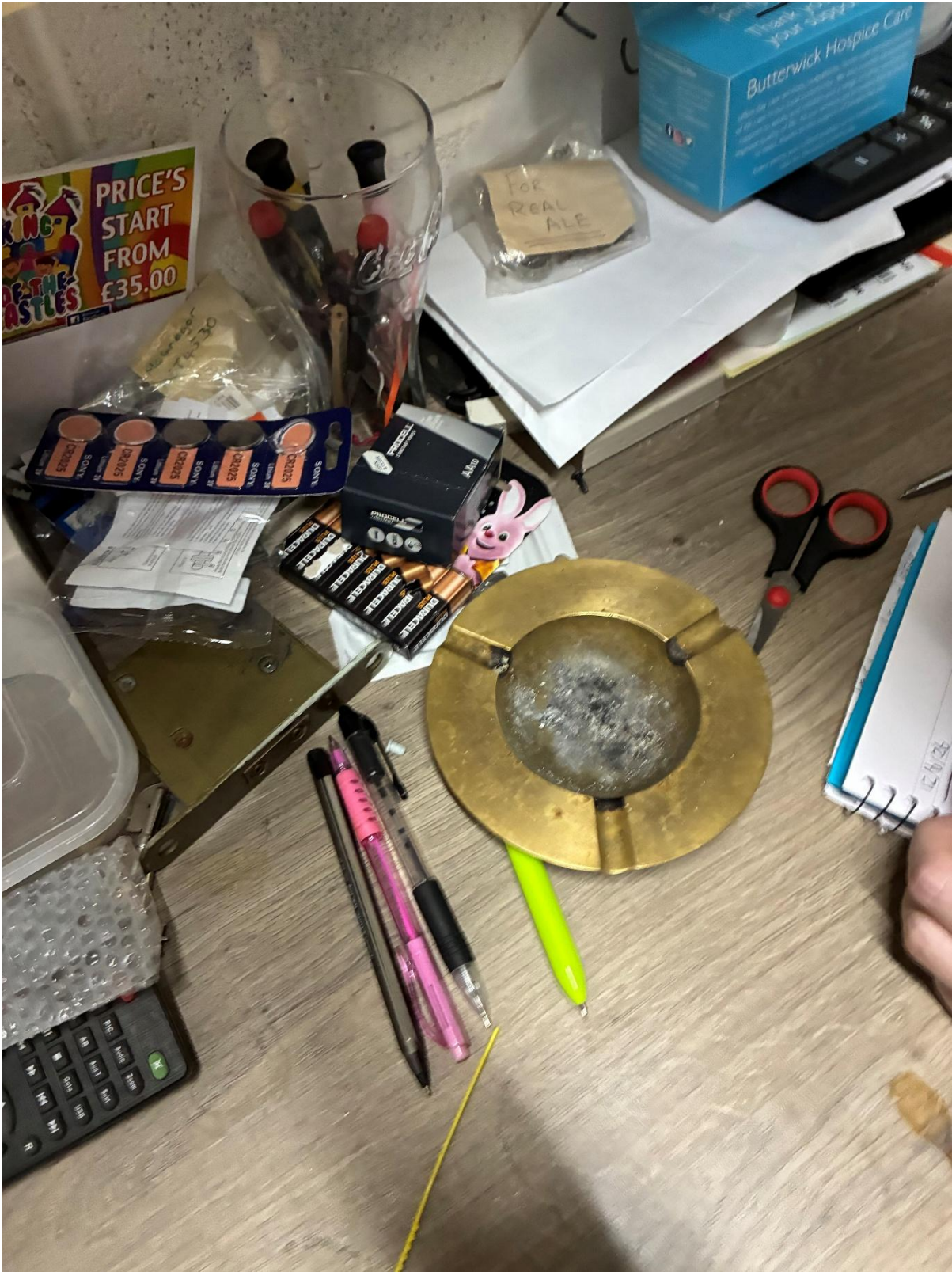




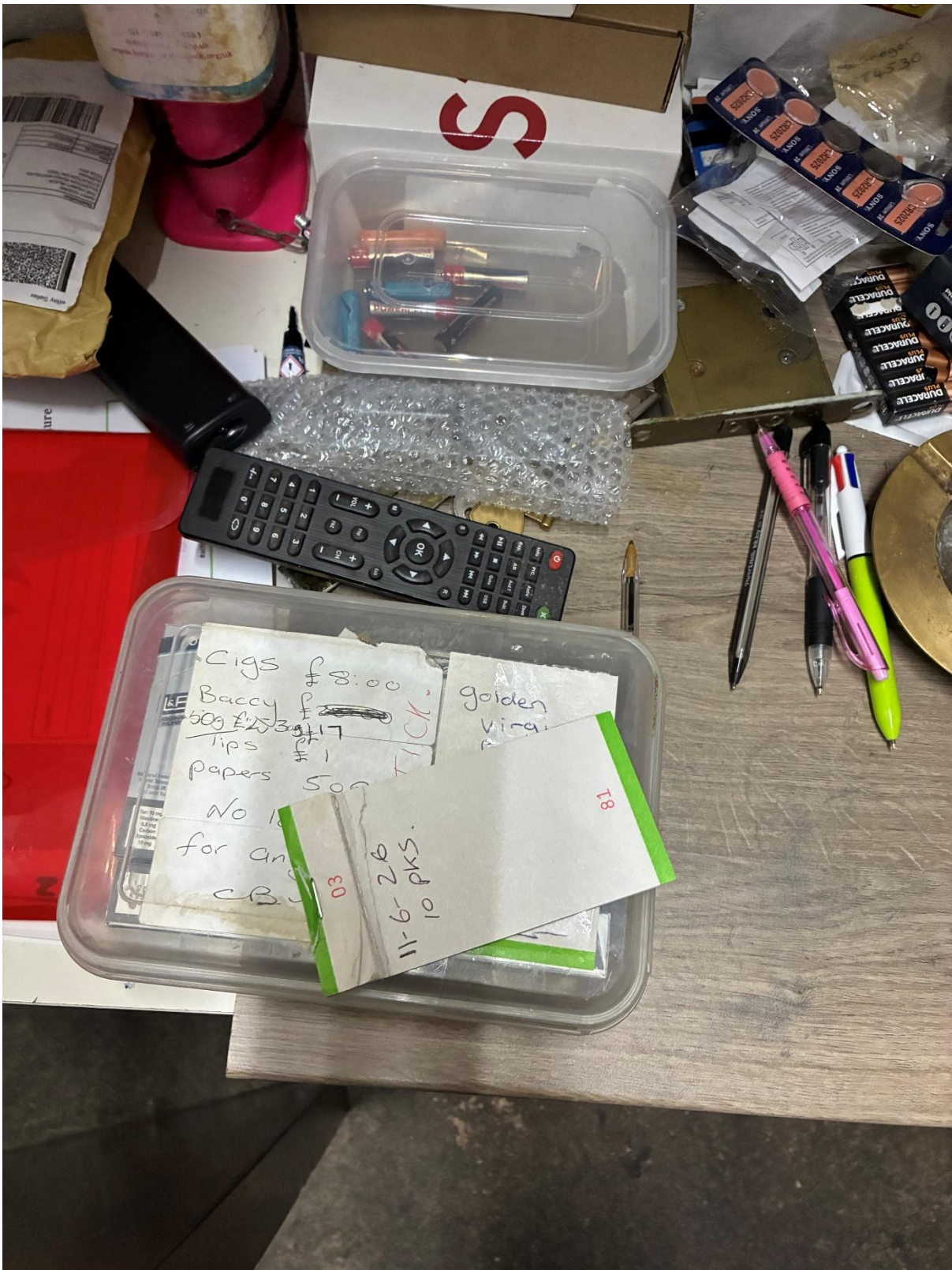


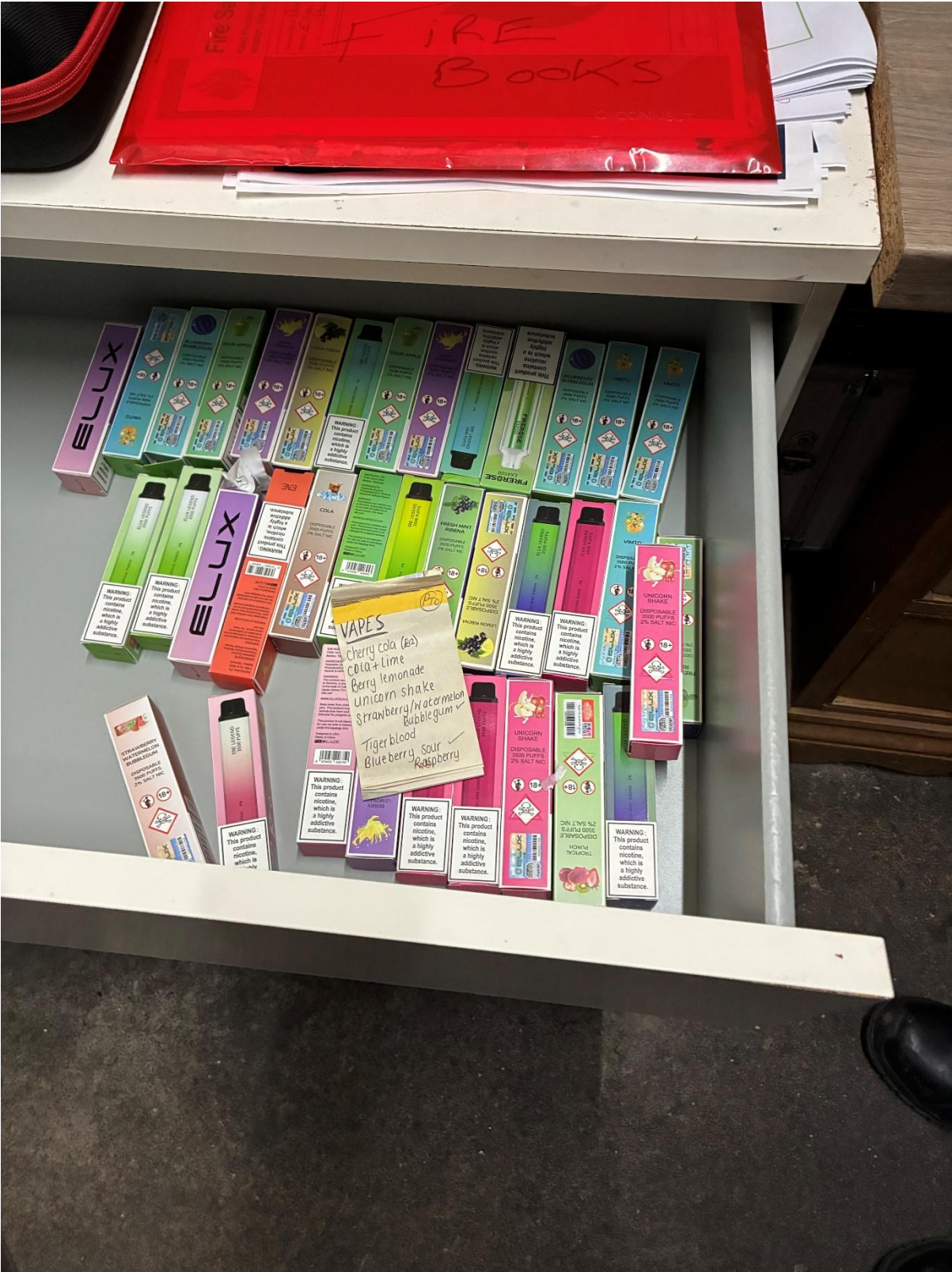


EB6 - Photos











My ref: J94241
Your ref: J94241

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

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

22nd June 2026

Star Pubs Trading Limited
45 Mortimer Street
London
W1W 8HJ

Dear Sir or Madam,

Licensing Act 2003

Re: The Penny Black - Langthorne Grove, Stockton-On-Tees, TS18 5PU

PLH: Star Pubs & Bars Limited – 20th October 2020

DPS: Mr Gary Alan Cooke – 2nd October 2017

RE: Alleged sexual offence within the pub / non-compliance with Premises Licence conditions.

Further to a complaint received in this office on 13th April 2026 regarding a serious incident which reportedly took place at the above named premises. The incident was an alleged sexual offence. It was detailed within the complaint there was alleged failings of management and staff at the premises when responding to the incident, such as the issue not being escalated to management, questions if staff have been adequately trained and if CCTV is being kept properly on the premises.

Following this report enquires were carried out with colleagues within the Police to ensure it was permissible for us to carry out an inspection and that it would not jeopardise any ongoing police investigation. .

An unannounced visit was carried out on 22nd April 2026 where a full inspection was carried out with the DPS Mr Gary Cooke. A number of non-compliant conditions were noted which were:

- *An incident book will be kept on the premises at all times. The book will detail in brief, incidents of injury/ejection/refusals/drug misuse/seizure/age challenge. Such matters will be timed, dated and signed by the author and produced to Police and other Responsible Authorities immediately upon request.*
- *All staff must be fully trained and retrained on a 3 monthly basis in relation to the laws relating to the sale of alcohol to underage persons, persons buying on behalf of under 18's (proxy sales), persons appearing to be under the influence of alcohol and also the operation of the associated "Challenge 25" policy. Training must also be given to all staff on any legal requirements relating to the operation of licensed premises during the Covid-19 pandemic and each time the regulations relating to licensed premises are amended. Staff must receive refresher training at least every 3 months.*

- *Training records, to be kept on the premises at all times, must be signed by both the staff member and the Designated Premise Supervisor/Premises Manager/Business Owner will be retained for future reference and shall be updated at least every 3 months. All staff training records must be made available to the Licensing Authority and/or Responsible Authorities upon request.*
- *The business will maintain an incident book to record all instances where the staff deal with people who have been unruly, drunk, abusive, aggressive or have committed criminal acts or have had to call Police for such incidents. This shall include the date and time of the incident, together with a description of the incident and whether the Police were called/attended. The Designated Premise Supervisor/Store Manager/Business Owner will check and sign each page and the incident book will be made available to the Licensing Authority and/or Responsible Authorities upon request.*
- *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, whilst complying with data protection legislation. 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, outside areas and all areas where the sale/supply of alcohol occurs. There will be a minimum of 30 days recording. 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 have the facility to be password protected to prevent unauthorised access, tampering, or deletion of images. There will be at all times a member of staff on duty who is trained in the use of the equipment and upon receipt of a request for footage from a governing body, such as Cleveland Police or any other Responsible Authority, be able to produce the footage within a reasonable time, e.g. 24hrs routine or less if urgently required for investigation of serious crime.*
- *"Challenge 25" policy will be implemented with all staff insisting on evidence of age from any person appearing to be under 25 years of age and who is attempting to buy alcohol. There shall be notices displayed at all points of sale and at all entrances and exits to inform customers and remind staff that the premises is operating a "Challenge 25" policy.*
- *All staff must be provided with suitable training in respect of their responsibilities under the premise drugs policy, Staff will receive refresher training at least every 3 months.*
- *There must be a minimum of two notices displayed outside the premise, with one being easily visible in the external seating area and one being easily visible on the way out of the carpark, asking customers to leave the premise quietly and respect the nearby residents.*
- *The relay system to the fire door(s) shall be maintained in good working order.*

During this inspection, Mr Cooke advised that he had experienced ill health over the previous six months, primarily related to diabetes. He was unable to confirm details relating to several licence conditions, including the location of training records, the operation of the CCTV system, and the whereabouts of the incident book. Mr Cooke stated that both the training records and the incident book were likely kept in the bag of Caroline, the Bar Manager. This is of particular concern given that one of the issues raised in the complaint was that the incident was not recorded properly.

Further to this, despite a refusals book on site, labelled "refusals book" it was not being used as a refusals book and appeared to have some number calculations in it, with Mr Cooke advising they don't get many or any refusals.

In relation to the CCTV system, Mr Cooke accompanied officers to the CCTV room but appeared unsure how to operate the equipment when asked to do so. He requested that officers use the system, at which point he was advised that a member of staff on duty who is trained in the use of the equipment must be on duty at all times. Mr Cooke then returned to the bar, stating that officers should record that he "can't be arsed" in terms of that condition.

He was reminded again of the requirement for a suitably trained staff member to be available. Mr Cooke then advised that a staff member outside was able to operate the system, which was confirmed. However, the CCTV system was found to be non-compliant, as it was not retaining footage for the required period of 30 days and had approximately six days of missing footage, including the time of the incident.

The staff member advised that the hard drive had failed on the dates of the incident, although police technicians were able to recover the footage. The system settings were amended so that, going forward, the CCTV should retain footage for the full 30-day period.

When officers spoke again with the complainant, they have stated comments were made to the victim after the incident occurred along the lines of 'he is a nice lad but he takes drugs' relating to the suspect This is very concerning.

On 7th May 2026 a meeting was held with officers from Stockton Council Licensing, Police Licensing, Star Pubs (represented by Mr Matt Simpson) and Flint Bishop (represented by Ms Zoe Bull). The issues were discussed within this meeting which Mr Simpson said he had spoken to Mr Cooke who said the first he heard of the incident was when the Police got involved. He added Mr Cooke had been seriously ill for around 6 months but said he is now getting better.

Mr Simpson said going forward he will encourage Mr Cooke to go through training with his staff on how to deal with matters such as this better. Officers said this would be a good step for the premises to take.

It was agreed that Mr Simpson would visit the premises to check compliance with the conditions and speak with Mr Cooke before Licensing Officers revisited.

On 12th June 2026 at approximately 14:05 officers revisited the premises and spoke to Ms Julie Currie and Mr Danny Green who were on site. They advised Mr Cooke was in Redcar visiting his mother. Officers advised they would go ahead and check condition compliance.

Ms Currie cibtacted Caroline, the Bar Manager / Mr Cooke's partner and she advised officers to look in a purple folder. Within this was a staff training book including training on Ask Angela and Sexual Offences and a small notebook including staff training record. Some staff had signed this however it still appeared to be incomplete with a staff member named Diane who had not signed in June 2025, October 2025 or May 2026. There were only two signatures of staff trained in May 2026 who were Amy and Katie. Another example was Ms Julie Currie who was present at the time of the visit did not appear to have been trained since October 2025.

Caroline was asked about the incident book which she said Gary (Mr Cooke) has tried to order this on a number of occasions however it has not come yet.

Notices were also checked which there was still no Challenge 25 notice at the entrance / exit and another notice for customers to leave quietly had not been put up outside the premises.

Finally, Mr Danny Green showed officers to the CCTV room in the rear of the premises. The CCTV was compliant and was recording for 43 days. However, while in this room officers noted a plastic box which appeared to contain cigarettes. Upon further inspection there was a price list on this box noting –

- Cigs £8.00
- Baccy – which had a number of prices on.
- Lips £1
- Papers 50p
- Other notes were also on the box.
- On top of this box was a waiter order pad with 11-6-26, 10pcks written on.

Upon a further search from a Trading Standards colleague in total 239 packs of Lambert and Bulter Duty Free cigarettes were found, alongside 23 pouches of Hand-Rolling Tobacco and 35 disposable vapes. Within the vapes draw there was also a list of flavours showing a price of £12. Trading Standards seized these items.

This letter serves as a warning going forward that all staff must be trained to deal with incidents within the premises.

Regarding the tobacco and vapes Trading Standards are going to take over the investigation which may result in action being taken against the Premises Licence.

This letter will remain on file for the duration of your licence. If you wish to make any comments regarding the content of the letter then please do so, in writing, with 7 days. Any comments will be held on file.

Yours Sincerely

E.F. Beavers

Elliott Beevers
Licensing Officer

Representations On A Current Application 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)	Trading Standards
Premises Name and Address	The Penny Black, Langthorne Grove, Stockton-on-Tees, TS18 5PU

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

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

The grounds of the representation is based on the following: (Please continue on a separate sheet if necessary)
The Public Health Team, as a Responsible Authority, submits this representation in support of the Premises Licence Review brought by Trading Standards against The Penny Black. The Penny Black is situated in a residential area in Hartburn. The discovery by Trading Standards of illicit tobacco, cigarettes and vapes at the premises is concerning, as it suggests that illicit tobacco and vape products are being sold from the premises. This undermines the licensing objectives of the Prevention of Crime and Disorder and Public Safety, due to the well-established links between illicit tobacco, organised crime and the health risks associated with unregulated products. The Section 182 Guidance issued under the Licensing Act 2003 states that certain criminal activities arising in connection with licensed premises should

be treated particularly seriously. These include the use of licensed premises for the sale or storage of smuggled tobacco and alcohol.

Of particular concern is that there have been previous issues identified at these premises, including problems relating to CCTV, people drinking after hours and incomplete training records. The same Designated Premises Supervisor (DPS) was in post at the time these matters were identified.

The lack of engagement from the current DPS regarding the issues identified by Trading Standards calls into question whether the premises is being managed responsibly and whether the licensing objectives are being upheld. When considered alongside the previous concerns, this suggests an ongoing pattern of poor management and regulatory non-compliance.

The scale and impact of illicit tobacco in the North East demonstrate why this issue is of significant concern:

- 10% of tobacco smoked in the North East is estimated to be illicit.
- 21% of smokers in the North East purchase illicit tobacco.
- Illicit tobacco accounts for 41% of the tobacco consumed by illicit tobacco purchasers.
- The equivalent of 97 million illicit cigarettes are smoked each year, resulting in an estimated £60 million of lost duty.
- 58% of illicit tobacco purchasers are on low incomes and have less financial security.
- 82% of illicit tobacco purchasers report that access to illicit tobacco helps them continue smoking.
- 67% of young smokers have been offered illicit tobacco.
- 50% of young smokers purchase illicit tobacco.
-

Tobacco use leads to the death of up to two-thirds of long-term smokers and can cause life-limiting conditions such as cancer, COPD, heart disease and stroke. It disproportionately affects the most deprived communities, where smoking prevalence remains highest. In England, tobacco use is responsible for approximately 64,000 premature deaths each year.

Addressing illicit tobacco is a key component of tobacco control. One of the mechanisms for tackling this issue is the Illicit Tobacco Programme Strategic Framework, which includes enforcement activity and engagement with retailers and other businesses. In addition, UK Government policy focuses on reducing demand for illicit tobacco and disrupting the organised criminal networks involved in its supply.

Illicit tobacco undermines tobacco control measures, particularly taxation and age-of-sale legislation. It is often sold cheaply, is readily accessible and may be supplied without regard for age restrictions. Beyond the direct health impacts of smoking, illicit tobacco contributes to crime and disorder. The illegal trade generates income for organised criminal groups and is associated with wider criminal activity, including violence, the use of weapons, child exploitation and human trafficking. Vulnerable individuals may also be coerced into selling illicit tobacco on behalf of criminal networks.

Illicit tobacco remains a high-priority issue and is a key focus of the local Smoke Free Alliance. A strategic framework is in place to guide local action, supported by the regional Illicit Tobacco Partnership led by Fresh. Tackling illicit tobacco is an essential part of a comprehensive approach to reducing smoking prevalence and protecting communities from harm.

Given the current findings, the previous concerns relating to the management of the premises, and the seriousness of activity that undermines the licensing objectives, Public Health fully supports Trading Standards' application for a review of the premises licence.

Signed: T. Hyman

Position: Public Health
Practitioner, SBC Public Health

Dated: 19/08/2026

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Date Received

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RE: The Penny Black, Ellerton Road, Stockton-on-Tees, TS18 5PU - Premises Licence Review

From Licensing Admin (ES) <Licensing@stockton.gov.uk>

Date Tue 2026-08-25 15:27

To Duncan Craig <dcraig@st-philips.com>

Cc Polly Edwards <Polly.Edwards@stockton.gov.uk>

This document was classified as: OFFICIAL

Good afternoon Duncan,

Thank you for your email.

We acknowledge receipt of your representation on behalf of Mr Cooke in relation to the review of the premises licence for The Penny Black.

The hearing bundle and supporting documentation will be circulated to all parties ahead of the hearing.

Should you require anything further, please let us know. I have included Polly Edwards, the Licensing Officer leading the review, in this email.

Kind regards,
Amy

From: Duncan Craig <dcraig@st-philips.com>

Sent: 25 August 2026 13:32

To: Licensing Admin (ES) <Licensing@stockton.gov.uk>

Subject: The Penny Black, Ellerton Road, Stockton-on-Tees, TS18 5PU - Premises Licence Review

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Dear Licensing

I have been instructed to represent Gary Cooke, the designated premises supervisor at The Penny Black, Ellerton Road, Stockton-on-Tees, TS18 5PU, the premises licence for which is held by Star Pubs Trading Limited, who are aware of my instruction. The Premises licence is currently subject to a review application by Stockton on Tees Borough Council's Trading Standards.

I am writing to make a representation on behalf of Mr Cooke in respect of this review application in support of him and his promotion of the licensing objectives over the course of the last ten years at the Penny Black.

I am aware that the review hearing has been scheduled for 16th September for which I am available and will be attending.

Please can you forward me any review documents as appropriate.

Please can you confirm receipt of this representation.



st-philips.com

Duncan Craig Barrister

✉ dcraig@st-philips.com

🏠 St Philips Chambers, 55 Temple Row, Birmingham, B2 5LS

☎ 0121 246 7005

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