

LICENSING SUB-COMMITTEE

Thursday 12 March 2026

Present:

Councillors Snow, Banyard and Harding

Also Present:

Legal Services Manager, Apprentice Solicitor, Principal Licensing Officer and Democratic Services Officer

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APPOINTMENT OF CHAIR

Councillor Snow was appointed as Chair for this meeting.

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DECLARATIONS OF INTEREST

No declarations of interest were made by Members.

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APPLICATION TO GRANT A PREMISES LICENCE

The Chair introduced the Members of the Licensing Sub-Committee panel, together with the Legal Advisor, Apprentice Solicitor, Principal Licensing Officer, Licencing Officer, and Democratic Services Officer.

The Apprentice Solicitor set out the hearing procedure and the Applicant, who was in attendance, agreed that the procedure was understood.

The Principal Licensing Officer presented the application to determine a new premises licence in respect of Zukis Express, 2B The Crescent, Exeter Central Station, Queen Street, Exeter, EX5 3SB, as set out in the report.

It was confirmed that one representation had been received within the statutory representation period. The representation was listed as an appendix to the report. It was confirmed that the application had been advertised on the premises from the 21 January 2026, and in the newspaper on 29 January 2026 in accordance with the requirements of the legislation.

The Principal Licensing Officer responded to questions from Members.

The Applicant spoke in support of their application and responded to questions from Members and Officers.

The Chair advised that the Respondent was not in attendance and the representation was taken as read.

The Applicant summed up their application.

All parties present were advised that a decision notice would be issued within 5 working days of the hearing.

The meeting was closed so the Members could determine the application.

RESOLVED that the application be granted as applied for subject to conditions as

set out in the operating schedule, and the agreed reduction in hours as set out in the Notice of Determination.

(The meeting commenced at 9.30 am and closed at 10.58 am)

Chair



LICENSING ACT 2003

NOTICE OF DETERMINATION

Date of Hearing:	12 th March 2026
Application:	Premises Licence
Name of Premises:	Zukis Express
Address:	2B The Crescent, Exeter Central Station, Queen Street, Exeter, EX4 3SB
Licensing Sub-Committee:	Cllr M Snow (Chair), Cllr R Harding, Cllr J Banyard
Committee Legal Advisors:	Matthew Hall Max Murphy
Principal Licensing Officer:	Nigel Marston
Democratic Services Officer:	Josie McDonald
The Applicant:	Elisa Lampugnale Andy Miller Sukru Erdogan
Representations:	GWR not in attendance
Hearing Duration:	09:33 to 10:50

That the Licensing Sub-Committee convened on 12th March 2026 to determine the application for a premises licence has resolved to grant the licence subject to amendment and the conditions set out in the Operating Schedule of the Application in accordance with section 18 of the Licensing Act 2003.

THE SUB-COMMITTEE'S DECISION:

In determining this application, the Licensing Sub-Committee took into account all the relevant evidence and information presented to it both written and oral, and took account of all the matters it is bound to take account of, in particular the following:

- Licensing Act 2003
- Statutory Guidance
- Exeter City Council Statement of Licensing Policy
- Human Rights Act 1998
- Any equality and diversity considerations

The Application was granted as applied for subject to the following amendments and conditions.

Amendments to the Application

The hours applied for permitting the supply of alcohol at the Premises:

Monday to Sunday 10:00 – 23:00

Conditions

The Application is granted subject to the conditions consistent with the Operating Schedule at section 18 of the Application.

REASONS FOR DECISION

The Licensing Sub-Committee carefully considered the written and oral submissions made.

The Applicant stated that during the application process discussions had taken place with the Police a Responsible Authority and the party making representations. The Applicant stated they proposed to reduce the hours applied for in respect of the licensable activity of the Sale of Alcohol to between 1000hrs and 2300hrs. This proposal was rejected by the party that made the representation, and it was noted that the Police had not made a representation.

The Applicant reiterated to the Licensing Sub-Committee that they wished to amend the application to finish licensable activities at 2300hrs. When questioned by the Licensing Sub-Committee the Applicant stated that the revised hours requested reflected the hours which the Premises wished to trade.

The Licensing Sub-Committee accepted the Applicant’s proposal to reduce the hours and whilst being mindful of the representation considered that the reduction hours together with the proposals set out in the Operating Schedule of the Application would promote the Licensing Objectives. The Applicants submissions on the training and procedures being implemented at the Premises further reassured the Licensing Sub-Committee that the Premises would not add to the cumulative impact of licensable premises in the area.

RIGHT OF REVIEW

At any stage, 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; the prevention of crime and disorder, Public Safety, the prevention of public nuisance and the protection of children from harm.

RIGHT OF APPEAL

All parties are reminded of their right to appeal against this decision to the Magistrates’ Court by virtue of Section 181 and Schedule 5 Part 1 of the Licensing Act 2003. Any appeal must be made within the period of 21 days beginning with the date on which you are notified of the decision.

Any Appeal is commenced by a notice addressed to:

The Clerk to the Justices, North and East Devon Magistrates’ Court Office, Southernhay Gardens, Exeter, EX1 1UH Telephone 01392 415300.

Parties are advised to contact the court office to check the form of notice required and the fee payable.

The Chair of Licensing Sub Committee



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