

REPORT TO: LICENSING (SUB) COMMITTEE

Date of Hearing: 12th March 2026

Report of: Head of Environment and Waste

Type of Application: The application is for a new premises License in respect of Zukis Express, 2B The Crescent, Exeter Central Station, Queen Street, Exeter, EX4 3SB

Legislation: Licensing Act 2003 ('the Act')

Ward Application Refers to: St Davids

Applicant: Ms Elisa Lampugnale

Premises Address: Zukis Express, 2B The Crescent, Exeter Central Station, Queen Street, Exeter, EX4 3SB

1. What is the report about?

- 1.1 An application attached as Appendix A has been received from the Applicant for the grant of a new premises license for Zukis Express, 2B The Crescent, Exeter Central Station, Queen Street, Exeter, EX4 3SB.
- 1.2 A plan of the premises is attached at Appendix B

2. Are there any representations?

- 2.1 The last date for receiving representations was 17th February 2026. One representation has been received from a local business objecting to the Application relating to the Licensing Objectives of Prevention of Crime and Disorder and Prevention Public Nuisance. The representation is attached at Appendix C.
- 2.2 No representations have been received from any other Responsible Authorities.

3. Report details:

- 3.1 The application was advertised on the Premises from 21st January 2026 A copy of this notice is attached as Appendix D.
- 3.2 The application was also advertised in the local newspaper on 29th January 2026, in accordance with the requirements of the Licensing Act 2003. A copy of the notice in the local newspaper is attached as Appendix E
- 3.2 The notice of hearing attached at Appendix F was issued to all parties on 23rd February 2026.

3.3 The Licensable activities applied for are:

Supply of Alcohol (Off the Premises):

Monday and Tuesday 10:00 – 23:00
Wednesday to Saturday 10:00 – 01:00

4. Legal and Policy Considerations:

4.1 The Licensing Sub-Committee are required to have regard to;

(a) the representations (including supporting information) presented by all the parties; and

4.1.2 the Official Guidance issued under section 182 of the Licensing Act 2003 revised April 2018 which can be viewed at: the Official Guidance issued under section 182 of the Licensing Act 2003 revised April 2018 which can be viewed at: [Revised guidance issued under section 182 of the Licensing Act 2003 \(February 2026\) \(accessible version\) - GOV.UK](#); and

(b) ; and

(c) the Licensing Authorities Statement of Licensing Policy which can be viewed at [Statement of Licensing Policy 2020-2025](#)

4.2 In determining a license application the Licensing Sub-Committee will consider each application on its merits.

4.3 The Licensing Sub-Committee, having regard to the representation, must take such of the following steps, if any, as it considers appropriate for the promotion of the Licensing Objectives.

(a) To grant the license subject to:

- i. The conditions consistent with the operating schedule modified to the extent that the authority considers appropriate for the promotion of the Licensing Objectives;
- ii. The mandatory conditions under sections 19, 20 and 21 of the Act.

(b) To exclude from the scope of the license any of the licensable activities to which the application relates;

(c) To refuse to specify a person in the license as the premises supervisor;

(d) To reject the application.

Section 18 (5) of the Act provides that conditions in the operating schedule are modified if any of them is altered or omitted or any new condition is added.

5. Recommendations:

- 5.1 The Licensing Sub-Committee are required to identify what steps, if any, need to be taken to determine the application.

Head of Environment and Waste
Julie Bennett – Licensing Officer

Local Government (Access to Information) Act 1972 (as amended)

Background papers used in compiling this report:-

None

Contact for enquires:
Democratic Services
Democratic.services@exeter.gov.uk
01392 265354