

# Licensing Sub Committee



Tuesday, 21 June 2022 at 6.30 p.m.

The Council Chamber, Town Hall, Mulberry Place, 5 Clove Crescent, London, E14 2BG

## Supplemental Agenda

This meeting is open to the public to attend.

### Further Information

For further information including Membership of this body and public information see the main agenda.

#### Contact for further enquiries:

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**Licensing Sub Committee**

**Tuesday, 21 June 2022**

**6.30 p.m.**

**PAGE  
NUMBER(S)**

**3 .2 Application for a New Premise Licence for Brussels Wharf Market,  
Wapping Wall, London, E1W 3SG**

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**Supporting documents submitted on behalf of the Applicant.**

# Agenda Item 3.2

Information further to an application for a Premises Licence by Zero0UK Ltd at

Brussels Wharf Market, Brussels Wharf, London, E1W 3SG

Before the Tower Hamlets Licensing Subcommittee 21st June 2022

## **The Applicant**

The applicant is the holding company for Squid Markets. Mr William Cutteridge is its founder and the company director. The company currently runs two markets, one at Brussels Wharf and one at Deal Porter Square in Canada Water, Southwark.

The company's mission statement is: 'Live sustainably, shop small, eat well'.

## **The Premises**

The premises forms part of the historic dock at Shadwell Basin close to the iconic Bascule lifting bridge. The land is leased from Tower Hamlets. It is boarded by Wapping Wall to the East and the Basin to the north, west and South.

## **The Market**

The market was launched in April 2021. It consists of around 30 stalls run by small independent businesses selling amongst other things, flowers, food and drink, crafts, clothing and art.

It has been trading regularly on Saturdays between 10.00 and 18.00.

The market organisers enjoy a good relationship with the nearby Prosect of Whitby Public House who permit patrons of the market use their toilet facilities.

The Market enjoys a 4.8 (out of 5) star rating on Google Reviews from 88 reviews:

[https://www.google.co.uk/search?q=brussels+wharf+market&sxsrf=ALiCzsaHnMYIsIPR3ShNVHwdyXx4eqV6PA%3A1655123909440&source=hp&ei=xS-nYqeGGca8gQbV84qgBw&iflsig=AjIK0e8AAAAAYqc91fNMT9iYT2JsmPK0IFfAJ\\_EBz6lF&gs\\_ssp=eJzj4tVP1zc0TDlrzCrim8wyYLRSNagwsTA3MzA2sjROSTQ3T000tjKoMDZOTDZOTLS0NDa3MDY2T\\_MSTSoqLS5OzSIWKm9iLEpTyE0syk4tAQBHChcv&oq=brussels+wharf&gs\\_lcp=Cgdnd3Mtd2l6EAEYADILCC4QgAQQxwEQrwEyBQgAEIAEMgUIABCABDIGCAAQHhAWMgYIABAEeEBY6BAgjECc6BQguEJECOGsIABCxAxDARCRAjoRCC4QgAQQsQMqgwEQxwEQQM6CwgAEIAEELEDEIMBOgQJLhBDOhAIABCABBCHAhCxAXCDARAUOg4lLhCABBCxAxDHARDRAzoICAAQgAQQsQM6BAgAEEM6BwguELEDEEM6CgguELEDEIMBEEM6CAguEIAEELEDOgsIABCABBCxAxDJAZoFCAAQkgM6DgguEIAEELEDEIMBENQCOgsILhCABBCxAxDAToRCC4QgAQQsQMqgwEQxwEQrwe6DQgAEIAEEIcCEMkDEBQ6CAgAEIAEEMkDUABYmiRguzRoAHAAeACAAWOIAYgIkgECMTSYAQCGAQE&sclient=gws-wiz#lrd=0x487603293da77ea3:0x33ac3aa99378337f,1,,,&topic=mid:/m/01jddz](https://www.google.co.uk/search?q=brussels+wharf+market&sxsrf=ALiCzsaHnMYIsIPR3ShNVHwdyXx4eqV6PA%3A1655123909440&source=hp&ei=xS-nYqeGGca8gQbV84qgBw&iflsig=AjIK0e8AAAAAYqc91fNMT9iYT2JsmPK0IFfAJ_EBz6lF&gs_ssp=eJzj4tVP1zc0TDlrzCrim8wyYLRSNagwsTA3MzA2sjROSTQ3T000tjKoMDZOTDZOTLS0NDa3MDY2T_MSTSoqLS5OzSIWKm9iLEpTyE0syk4tAQBHChcv&oq=brussels+wharf&gs_lcp=Cgdnd3Mtd2l6EAEYADILCC4QgAQQxwEQrwEyBQgAEIAEMgUIABCABDIGCAAQHhAWMgYIABAEeEBY6BAgjECc6BQguEJECOGsIABCxAxDARCRAjoRCC4QgAQQsQMqgwEQxwEQQM6CwgAEIAEELEDEIMBOgQJLhBDOhAIABCABBCHAhCxAXCDARAUOg4lLhCABBCxAxDHARDRAzoICAAQgAQQsQM6BAgAEEM6BwguELEDEEM6CgguELEDEIMBEEM6CAguEIAEELEDOgsIABCABBCxAxDJAZoFCAAQkgM6DgguEIAEELEDEIMBENQCOgsILhCABBCxAxDAToRCC4QgAQQsQMqgwEQxwEQrwe6DQgAEIAEEIcCEMkDEBQ6CAgAEIAEEMkDUABYmiRguzRoAHAAeACAAWOIAYgIkgECMTSYAQCGAQE&sclient=gws-wiz#lrd=0x487603293da77ea3:0x33ac3aa99378337f,1,,,&topic=mid:/m/01jddz)

Further information and reviews can be found here:

<https://www.facebook.com/wappingdocklandsmarket/>

<https://www.eastlondonadvertiser.co.uk/news/new-street-market-for-wapping-7849864>

## **Licensable Activity at the Market**

### The supply of Alcohol

Of the 30 stalls at the market, only three wish to sell alcohol for consumption on and off the premises. Those stalls have been:

1. A micro-brewery based in Suffolk
2. A Somerset Cider producer
3. A Bermondsey based café and Coffee trader.

The applicant believes that no more than 20% of the total number of market stalls are likely to supply alcohol. He would be content for the operating schedule to restrict this licensable activity to that extent if the members thought it appropriate to do so.

The traders referred to above have been supplying alcohol at the market under Temporary Events Notices issued in 2021 and 2022 (see below).

### The Performance of Live Music and the playing of recorded music

The market has been playing recorded music at background levels from 10.00 until 13.00. In the afternoons there have been performances of live music. These performances usually consist of 30–45-minute sets with breaks in between.

This activity has taken place under the auspices of Temporary Events notices issued in 2021 and 2022.

It is certainly arguable that much of this activity has not actually been licensable activity at all since:

- Recorded music has been at background levels.
- Some of the live music has been unamplified.
- The activity has been incidental to other activity at the market.

The applicant believes that the presence of recorded and live music is an important (albeit incidental) element of the market - adding to its character and encouraging shoppers to spend longer browsing the stalls.

## **Representations to the application**

No Representations against the granting of the application were received from the Police, members of the public or local residents during the consultation period.

### Representations - Environmental Protection

Representations were received from Environmental Protection relating to noise nuisance concerns and it is hoped that these representations will have been withdrawn by the time of the hearing on the 21<sup>st</sup> June. At the time of writing, this has yet to be confirmed.

On the 16<sup>th</sup> June, the following licence condition proposed by Environmental Protection was agreed and adopted by the applicant:

*While live or recorded music takes place, the licensee or management shall undertake regular monitoring of noise levels at the nearest noise-sensitive locations. A record shall be kept of monitoring, including the date, time and location of monitoring; the name of the monitor; and any*

*action taken. Music noise levels shall not be at a level to cause a nuisance to noise sensitive residential and commercial premises. Records shall be kept for no less than six months and shall be made available upon request by a police officer or an authorised officer of Tower Hamlets Council.*

#### Representations – Licensing Authority as a Responsible Authority

The Licensing Authority's representations rely on complaint (or possibly complaints) of noise nuisance and the unauthorised sale of alcohol on the 3<sup>rd</sup> December 2021.

In conclusion they say:

*'there is a concern that the premises may be unlikely to comply with the Licensing Act 2003. Members would expect the applicant to offer appropriate conditions for the promotion of the licensing objectives'*

#### The noise complaint

In their letter of the 8<sup>th</sup> March (page 161 of the Agenda Pack), the Licensing Authority make reference to 'previous complaints' (*our emphasis*) that were passed onto Licensing from Environmental Protection. The authority goes on to describe one noise complaint received on the 2<sup>nd</sup> November 2021.

Unfortunately, the Licensing authority did not feel able to discuss this matter with us, so we were unable to clarify whether it was their position that there was indeed only one complaint or whether they say that there was more than one as their letter suggests.

Environmental Protection were able to confirm to us that they were only aware of a single complaint – the one referred to in the 8<sup>th</sup> March letter. They were not aware of any other complaints. The applicant has therefore assumed that the suggestion that there has been more than one complaint is an error.

The complaint made on the 2<sup>nd</sup> November related to the performance of live music on the 30<sup>th</sup> October 2021. On that occasion, the particular band of musicians booked was regrettably, much noisier than previous or subsequent bands. That band was removed from the organiser's list of performers. The applicant also reduced the frequency and duration of all live music performances as further precautions. Since that date there have been no further incidents that could give rise to noise nuisance and there have been no further complaints made – either directly to the organisers or to the local authority as far as the applicant is aware.

The local resident who made the complaint to the local authority was in correspondence with the applicant at the time and again in March of this year when he was able to say:

*'The only communication I can make to the Council going forward is that since the 30 October 2021 I have not experienced any noise levels from your market that I felt the need to complain about'.*

The members will already be aware that a condition relating to noise and the performance of music has been agreed with Environmental Protection. As a result, the members might conclude that this issue has been successfully dealt with.

#### The 3<sup>rd</sup> December 2021

The applicant deeply regrets the circumstances of the 3<sup>rd</sup> December 2021.

He believes that he was originally ill advised as to the number and nature of TENS that could be applied for at the market.

At late notice he was informed that he had used his full allocation of TENS. He presumed that this was an error. He was unprepared for this eventuality.

He perhaps naively believed that there would be a way to resolve the problem in time.

He was confused as to the exact requirements in place although he accepts that it was his responsibility to resolve any confusion.

Although he was ultimately able to resolve the position (further TENS were granted in December) he accepts that the result of his failure to resolve the matter, will cause the members and the authority concern.

The applicant hopes that the subsequent application and granting of TENS, the smooth operation of the market, the responsible approach the applicant has taken in applying for a Premises Licence including his approach to conciliation, the proposed conditions below and the attached testaments as to the both the success of the market and his character outweigh concerns about this isolated incident

### **Summary**

The amount of licensable activity sought is modest: the supply of alcohol being only 20% of the total Market area. The market opening only once a week for limited daytime hours.

Although of only modest size, the ability to supply alcohol is crucial to the individual producers but also for the overall success of the market.

The market has been running since April 2021. Although it cannot be said that it has run entirely without incident, it has afforded the applicant an ability to 'road test' the operation, learn from any mistakes and finesse the operation. For example, there has been great deal of real-life experience in risk assessing and managing noise levels during that time which have been successful.

There has been a single complaint of noise nuisance which the applicant was swift to deal with and there have been no complaints since.

The applicant has conciliated (it is hoped) the representation brought by the Environmental Protection team in relation to their concerns about noise nuisance.

The applicant greatly regrets the position regarding the TEN in December 2021 and seeks a permanent and more regulated alternative through the granting of Premises Licence. He appreciates that the members and the Authority might have reservations in light of this past incident, but it is respectfully submitted that on balance it is now clear that Licensing Objectives will be positively promoted through a Premises Licence being granted in this case.

If the members continue to have concerns, the applicant is content to offer additional conditions outlined below which are above and beyond those sought to date by responsible authorities.

To assist the Licensing Authority, the applicant has also re-drafted the proposed conditions as set out in the original application in a form which is hopefully more consistent with current practice.

Finally, the applicant attaches correspondence and further information in support of his application.

## **Proposed, agreed and re-drafted Conditions to be contained with the Operating Schedule**

### The Prevention of Crime and Disorder

1. No more than 20% of the market stalls shall supply alcohol for on or off sales .
  2. No open containers of alcohol shall be removed from the market perimeter.
  3. Clear signage at point of sale and exit points informing customers no open containers of alcohol shall be removed from the market perimeter.
  4. That staff shall patrol the perimeter of the market to ensure that patrons with open containers do not leave the market perimeter.
  5. A personal Licence holder is to be present at the premises at all times that alcohol is being supplied.
6. An incident log shall be kept at the premises and made available on request to an authorised officer of the local authority or the police. It must be completed within 24 hours of the incident and will record the following:
1. Crimes reported to the venue
  2. Complaints received regarding crime and disorder.
  3. Any incidents of disorder
  4. Any refusal of the sale of alcohol.
  5. Complaints received relating to noise
  6. Any visit by a relevant authority or emergency service.

### **The Prevention of Public Nuisance**

No noise shall emanate from the premises which gives rise to a nuisance.

Premises management shall publicise and operate an attended telephone number by which any public noise enquiries and complaints can be made during the operating hours of the market. A written record of enquiries and complaints alongside details of the management actions taken in response shall be kept and made available to Officers of the Police or Council on request.

Good management shall be used to ensure the music throughout the market events does not cause public nuisance or disturbance at any sensitive façade. Good management will include predominant use of unamplified and acoustic performers and minimising use of loud or percussive instruments in addition to scheduling of periods of no music and/or quieter background music throughout the operating hours.

The sound level from any amplified live and recorded music shall remain within the control of the premises management at all times.

### **The Protection of Children from Harm**

The premises shall operate an age check 'Challenge 25' policy whereby customers purchasing alcohol who look or appear to be under 25 years of age will be asked for an approved form of proof of age to verify their age. Approved forms shall include a driving licence, passport or a PASS approved proof of age card such as the Southwark Proof of Age (SPA) card.

All staff involved in the sale of alcohol shall be trained in the age check 'Challenge 25' policy. A record of their training, including the dates that each member of staff is trained, shall be available for inspection at the premises on request by the Council's authorised officers or the Police.

Age check or 'Challenge 25' signage shall be displayed at entrances to the premises, areas where alcohol is displayed for sale and at points of sale to inform customers that an age check 'Challenge 25' policy applies and proof of age may be required.

A register of refused sales of alcohol shall be maintained in order to demonstrate effective operation of the policy. The register shall be available for inspection at the premises on request by Council authorised officers or the Police.



Wapping High Street  
London E1W 3NH

FAO Licensing Sub-Committee  
London Borough of Tower Hamlets

16 June 2022

To whom it may concern

**RE: Application for premises licence for Wapping Docklands Market**

I am a resident of Wapping and have been a regular visitor to the Wapping Docklands Market since it first opened. More recently, I have worked on an ad-hoc basis as a Marshall at the market.

As I have been both a visitor and team member at the market, I have a good perspective of the impression made and impact it has had on the local community in Wapping, and the efforts Will and the entire team makes to ensure the market runs successfully.

From my perspective as a resident, since it's opening the market has been a great addition to Wapping. I regularly attend to catch up with my friends and neighbours and meet new people. The reason the market is so positively received by us is no doubt because of its friendly and vibrant atmosphere, excellent produce, the variety of businesses and food and drink on offer. It is a nice environment to socialise in and a good alternative to the pubs and restaurants in the area. More recently, friends from other parts of London have travelled to attend the market after hearing recommendations, so it is becoming a good attraction for Wapping and Tower Hamlets.

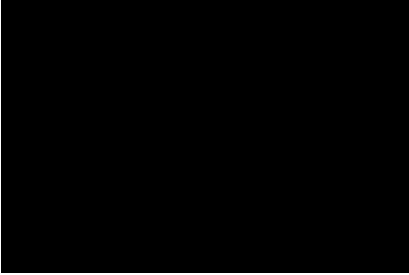
An additional benefit of the market is that it makes Shadwell Basin a nicer environment to be in during the day and evening as it feels safe, clean and family-friendly, and attracts different groups of people. Before the market opened, the Basin was not an area I would have felt safe to spend long periods of time in - so the market has had a measurable positive impact on anti-social behaviour in that location.

Further, I know from my recent role as a marshal that the market has brought more jobs and opportunities to Wapping, and that small businesses have been able to thrive there. This is an additional source of income for me, and I would not have sought a position there unless it was a safe, friendly, comfortable environment to work in. We as a team go to great lengths to ensure the impact of the market is overwhelmingly positive and residents are happy during the day, clean up the site in the morning from anti-social behaviour the night before, and often leave the site at the end of a market day in a better condition than it was found in.

The Wapping Docklands Market has developed into a real community hub and is good for jobs and the local economy generally. It would be a big loss to Wapping and Tower Hamlets if a permanent licence was not granted and the market was not able to develop further.

Yours faithfully  
Emma Richards





ver

Friday 10th June 2022

**Wapping Platinum Jubilee Big Lunch & Street Party June 5<sup>th</sup> 2022**

Dear Will

I am writing to thank you for your company's involvement in making the Wapping Platinum Street Party a massive success.

The committee realised their key objective - to bring a broad multicultural community together as one. Hosted in the same location as the Silver Jubilee event in 1977, it was an opportunity for our residents to unite and celebrate our Sovereign Queen's seventy-year reign in the tradition of an East End street party. The Wapping Bangladesh Association excelled in serving complimentary portions of biryani, to hundreds of families. For those seeking a more traditional English afternoon tea, we provided filled sandwiches and more than 1500 cakes donated by - Waitrose & Partners, as well as foods from Urban Baristas and pledges from many other sponsors, all helped to create the colour and party atmosphere. However, it was your stoic efforts in providing cover for our main stage, food stations and public tables that made the event possible. I mention this, because the project was about companies both large and small, working together for our community.

I would like to thank you for assisting me in what was a Herculean effort by all those involved. I know that we both had our logistical challenges to overcome, but it was a great event and I believe it will be a Jubilee celebration that we will look back on with affection. We achieved an attendance in excess of 2500 individuals, superseding our expectation. It was evident how much community means to all faiths and ethnicities in our neighbourhood.

Please pass my thanks to your brother for his efforts in clearing up after the event. Wapping is truly grateful for your expertise and for lending us your tables, seating and market equipment, to help make the day special for young and old alike. I wish you every success in the future.

Your sincerely

Vernon Morgan

***Wapping Platinum Jubilee Committee.***

Begin forwarded message:

**From:** "Sarah Allen (General Manager)"

**Subject:** Support of Wapping Docklan

**Date:** 15 June 2022 at 15:03:39 BST

**To:**

To whom it may concern,

My name is Sarah Allen, I have been a licensee for over 20 years and am currently the manager of the Prospect of Whitby pub, 57 Wapping Wall which is opposite the location of Wapping Market. My personal licence number is 05/04170/LIPERS.

I am writing this in reference to the upcoming licensing hearing for Will Cutteridge at Wapping Market.

I have known Will since he started the market in April 2021, over that time I have got to know him both personally and professionally. He has always demonstrated himself to be a responsible and upstanding person. He runs a responsibly managed site, and in the 14 months that they have been open I have never known there to be any trouble there.

I have been at the Prospect since 2019, and also live above it, as a local business person, and also a local resident I do think that the market brings only good things to the local area. It has a great vibe, brings in customers that then use other local businesses including my own. Will and all the market traders are friendly and professional, offering unique and interesting goods. They always clean up the site thoroughly and there is never any sign of any rubbish or debris after they have packed away.

I support this market, and talking to many of my regular customers, I know they do also.

Please feel free to contact me should you have any other questions.

Thank you

**Sarah Allen**

**General Manager**

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Any views or opinions expressed are those of the individual sender and do not necessarily represent the view of the sender's employer or any Greene King company.

The sender of this email is a member of the Greene King group of companies, the ultimate parent of which is Greene King Limited (registered number 24511, and whose registered office is at Westgate Brewery, Bury St Edmunds, Suffolk IP33 1QT). The company numbers of the group's principal operating subsidiaries are as follows:

Greene King Brewing and Retailing Limited (3298903), Greene King Retailing Limited (5265451), Premium Dining Restaurants and Pubs Limited (SC181811), Spirit Pub Company (Managed) Limited (5269240), Spirit Pub Company (Leased) Limited (5699544), and Spirit Pub Company (Trent) Limited (5746068).

The registered office of each of these subsidiaries is the same as that of Greene King Limited, save for Premium Dining Restaurants and Pubs Limited, which is registered in Scotland and whose registered office is Belhaven Brewery, Brewery Lane, Dunbar, East Lothian, EH42 1PE.



## Stomping Grounds Cafe in Wapping Docklands Market

We are Claire and Eglé, two women who started Stomping Grounds cafe five years ago. It's a small independent business created as an expressive, even-tempered place to work. We carefully select markets to work at and people to work with.

Stomping Grounds has never missed a weekend in Wapping Docklands Market, because we like it so much. We appreciate fair management, exceptionally friendly customers and beautiful location. It is a pleasure to wake up on Saturday knowing we are going to work in Wapping that day.

All fun and games aside we still have a business to manage. After a long dragging hall of coronavirus that put our business to complete standstill, we thought we were seeing light at the end of a tunnel, but it's not the case. With rising prices and staff shortages it is still a while to go. It's time to get creative.

Being a hot beverage - coffee is not the first choice of drink on a summer day, so we expanded to making cocktails. This has helped us to supplement profits we otherwise would have lost.

Furthermore we have hired two extra team members, mixologists, who are now dependent on our stall being able to sell alcohol.

Altogether we believe that the option to provide cocktails for our customers at Wapping market allows us to create a more complete market experience. Inviting a wider range of customers for a longer stay.

Revoking alcohol licence would take a toll on our business, provoking a potential scale down. In consequence putting a number of our team members at risk of losing their jobs.

[Redacted]  
d regards,  
e and Eglé.  
06 2022

Since it was founded in April 2021 Wapping Docklands Market has become an attractive business opportunity for small businesses in the food and drinks market. It provides an environment for community members to purchase fresh local products. It is a small contribution to buy local, prevent long travelling times to shops, avoid unnecessary packaging material, and serves as a hub for chats among neighbours, friends, and families. The friendly atmosphere attracts thousands of visitors every Saturday. Being able to offer the range of products currently available is crucial to keep attracting the necessary number of customers that benefits all stall holders.

Over the last 12 months Wapping Docklands Market has become an essential part of the Krafty Braumeister Ltd small brewery business. More than 30% of the annual revenue comes from sales at Wapping Docklands Market. Losing this ability to trade would put the business at significant risk of closure.

This would be catastrophic for our business, having put in the necessary investment over the last few years in order to survive the challenges in the hospitality industry due to the Covid Pandemic, and the current difficult trading conditions in particular for small businesses (with up to 250,000 forecast to close this year), this would mean loss of jobs, income and government grant monies.

We therefore hope that Squid Markets is granted this Premises Licence at the earliest opportunity.

Kind regards  
Uli Schiefelbein

----- Forwarded message -----

From: **Vicki Bedford** [REDACTED]

Date: Thu, 16 Jun 20 at :

Subject: Letter of support  
[REDACTED]

Hi Will

Josh forwarded me your message, see below my email of support but let me know if you need it in a letter or anything instead.

To whom it may concern

I am a local resident of Wapping and highly support the local Wapping Saturday market. We have been going to the market most Saturdays since it opened in April 2021 and absolutely love it. The traders are friendly, the stalls are excellent and it is always being run extremely well.

We have never witnessed any antisocial behaviour. It is very family friendly and we take our 8 month old baby and have done since he was one week old.

The market to us is full of our friends, both other local residents and the friends we have made who run and trade at the market.

Please feel free to contact me if you have any questions on [REDACTED]

Yours faithfully

Vicki Bedford

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----- Forwarded message -----

From: **Jean-Baptiste Thiebaut** <[REDACTED]>

Date: Thu, 16 Jun 2022 at 16:11

Subject: Letter of s

To: Will Cutteridge [REDACTED]

To whom it may concern,

I am a local resident living in Maynards Quay, which is located within close proximity to Wapping Docklands Market.

My family and I go to the market on a weekly basis to meet local neighbours, the community, do some food shopping and have some lunch/drinks. I also hosted my daughters 5th birthday there, and over 30 families from the neighborhood joined.

Since the market's launch in April 2021 I have not experienced any anti social behaviour emanating from the market. I would also like to note here that the site is noticeably cleaner after the market than on Saturday mornings. My family and I have personally witnessed the market staff cleaning rubbish left by park users over night (Vodka bottles, gas canisters, energy drinks, pizza boxes etc).

We have been hosting two Ukrainian refugees since 26th of April, and the market supported us with 30 free meal vouchers for Ukrainian refugees, A well as employing one of our guests since May, giving her support in starting a new life in London.

My family and I fully support the application for a premises license for Wapping Docklands Market.

Dr Jean-Baptiste Thiebaut

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