

To: Councillor Woodward (Chair)  
Councillors Tarar and Dennis

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23 July 2025

Your contact is: Julie Quarmby - Committee Services

## **NOTICE OF MEETING - LICENSING APPLICATIONS SUB-COMMITTEE 31 JULY 2025**

A meeting of the Licensing Applications Sub-Committee will be held on Thursday, 31 July 2025 at 9.30 am in the Council Chamber, Civic Offices, Bridge Street, Reading, RG1 2LU. The Agenda for the meeting is set out below.

	<b><u>AFFECTED WARDS</u></b>	<b><u>Page No</u></b>
<b>1. DECLARATIONS OF INTEREST</b>		
(a) Councillors to declare any disclosable pecuniary interests they may have in relation to the items for consideration;		
(b) Councillors to declare whether they wish to speak on the grounds they:		
i. Have submitted a relevant representation; or		
ii. Will be speaking on behalf of someone who has submitted a relevant representation.		
<b>2. MINUTES</b>		<b>3 - 12</b>
To confirm the Minutes of the Licensing Applications Sub-Committee meetings held on 19 June 2025 and 26 June 2025.		
<b>3. APPLICATION FOR THE GRANT OF A PREMISES LICENCE - NANCY AND MARVIN'S SIP AND SPIN, 19 ELDON TERRACE, READING, RG1 4DX.</b>	<b>REDLAND S</b>	<b>13 - 90</b>

To consider an application for the grant of a premises licence in respect of Nancy and Marvin's Sip and Spin, 19 Eldon Terrace, Reading, RG1 4DX.

**\*\*\* Access to Civic Offices** - Please note that, from 13 January 2025, the Customer Main Entrance to the Civic Offices is moving from the front of the building to the back, because of construction work for the new Central Library. If you are attending the meeting in person, please enter via the new Customer Main Entrance in Simmonds Street. (The Council is asking customers not to come down Fobney Street to access the new Customer Entrance, due to heavy construction traffic in this area, and instead to walk via the pedestrian alleyway off Bridge Street next to the "Greek Van"). See map below:



## LICENSING APPLICATIONS SUB-COMMITTEE MEETING MINUTES 19 JUNE 2025

Present: Councillors Woodward (Chair), Tarar (Vice-Chair) and Dennis.

### 8. MINUTES

The Minutes of the meetings held on 15 and 22 May 2025 were confirmed as correct records and signed by the Chair.

### 9. APPLICATION FOR THE REVIEW OF A PREMISES LICENCE - DRINKS 4 U, 36 MARKET PLACE, READING, RG1 2DE

The Sub-Committee considered a report on an application by Thames Valley Police for the review of the premises licence in respect of Drinks 4 U, 36 Market Place, Reading, RG1 2DE.

The report stated that the application for a review of the premise licence had been submitted by Thames Valley Police who were a named responsible authority under the Licensing Act 2003. The application had been submitted to prevent the further undermining of all four licensing objectives, namely:

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

A copy of the application to the review premises licence was attached to the report at Appendix LIC-1. The application recommended the revocation of the premise licence and had been submitted by Thames Valley Police in order to address the failure of the premise licence holder to promote the four licensing objectives. The report stated that the deliberate and knowledgeable receiving of stolen goods, sales of illegal cigarettes and the employment of an illegal worker by the premise licence holder had led to the application for the review of the premises licence. Other reports submitted by relevant responsible authorities under the Licensing Act 2003 identified various other breaches of licence conditions and contained information on a failed alcohol age test purchase.

The report stated that the premises currently benefited from a premises licence that had first been granted on 29 August 2022 and that authorised the Sale by Retail of Alcohol (Off Sales), Monday to Sunday from 0800hrs until 2300hrs with the premises open to the public between 0800hrs and 2300hrs. On 24 June 2024 the premises licence had been transferred to the current premises licence holder who was also the Designated Premises Supervisor (DPS). A copy of the current premises licence was attached to report at Appendix LIC-2.

During the 28-day consultation period, valid representations had been received from the following Responsible Authorities:

- Suraj Prashar, Immigration Enforcement Licensing Compliance Team – attached at Appendix LIC-3

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- Ian Savill, Principal Trading Standards Officer, Reading Borough Council – attached at Appendix LIC-4
- Robert Smalley, Licensing Enforcement Officer, Reading Borough Council – attached at Appendix LIC-5

A further two valid representations had been received in support of the premises from interested parties and were attached to the report at Appendix LIC-6 and Appendix LIC-7.

The report explained that in determining the application for review the Sub-Committee had a duty as the Licensing Authority to carry out its functions with a view to promoting the four Licensing Objectives. The Licensing Authority must also have regard to the representations received, its Statement of Licensing Policy and to any relevant sections of the Statutory Guidance issued to licensing authorities. Furthermore, in determining the review application, the Sub-Committee could take such of the following steps it considered appropriate and proportionate for the promotion of the Licensing Objectives:

1. Take no further action;
2. To issue formal warnings to the premises supervisor and/or premise licence holder;
3. Modify the conditions of the licence (including but not limited to hours of operation of licensable activities);
4. Exclude a licensable activity from the scope of a licence;
5. Remove the designated premises licence supervisor;
6. Suspend the licence for a period not exceeding three months;
7. Revoke the licence.

Where the Sub-Committee took a step mentioned in the third and fourth points above it may provide that the modification or exclusion was to have effect for a period not exceeding three months or permanently.

The report set out paragraphs 1.5, 1.6, 3.2, 3.10, 4.15, 5.13 5.15, 6.11 to 6.18, 7.13, 9.12, 9.13, 9.15, 9.16, 9.18, 9.20 and 9.21 of the Council's Statement of Licensing Policy. The report also set out paragraphs 1.2, to 1.5, 1.7, 1.8, 2.28, 9.12, 9.13, 9.42, 9.43, 11.1, 11.2, 11.10, 11.16 to 11.18, 11.25 of the Amended Guidance issued under Section 182 of the Licensing Act 2003. The report also referred to other legislation and relevant case law for consideration.

Following the circulation of the agenda, the following Additional Information had been received and circulated to members of the Sub-Committee and to all relevant parties:

1. Additional Information - submitted by the premises licence holder, that included a Statement of the Premises Licence Holder, photocopies of pages from the sales refusal log and copies of licensing training certificates issued to employees working at the premises.
2. Additional Information (2) – submitted by the Council's Licensing Team, that included two letters detailing the outcomes of inspections made by the Licensing Team on 29 May 2025 and 17 May 2025.

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Declan Smyth, Licensing Officer, Thames Valley Police, attended the meeting, he addressed the Sub-Committee on the review application that he had submitted on behalf of the Chief Constable of Thames Valley Police and asked and responded to questions.

Robert Smalley, Licensing Enforcement Officer, Reading Borough Council attended the meeting, addressed the Sub-Committee on the representation he had submitted and asked and responded to questions.

Ian Savill, Principal Licensing Enforcement Officer, Reading Borough Council and Tessa Brunsden, Community Alcohol Partnership Officer, Reading Borough Council, were present at the meeting. Ian Savill addressed the Sub-Committee on the representation he had submitted and asked and responded to questions.

Gurjeet Bajaj, the Premises Licence Holder and Designated Premises Supervisor, and his representative, Surendra Panchal, Personal Licence Courses UK Limited, were present at the meeting. Both addressed the Sub-Committee and asked and answered questions.

Tabitha Shaw, Licensing Enforcement Officer, Reading Borough Council, presented the report to the Sub-Committee.

#### **Resolved –**

- (1) That, having reviewed the premises licence in respect of Drinks 4 U, 36 Market Place, Reading, RG1 2DE, and having taken into consideration the Licensing Act 2003, the Secretary of State's Guidance issued under section 182 of that Act, the Council's Statement of Licensing Policy, and having considered the likely effect of imposing each of the options available to the Sub-Committee under the Secretary of State's Guidance upon the promotion of the four Licensing Objectives, and having read and considered the written reports and representations received from Thames Valley Police (the applicant), Reading Borough Council's Licensing and Trading Standards teams, the Home Office (Immigration Enforcement) Licensing Compliance Team and the two representations received from interested parties, and having read and considered the Additional Information documents submitted after the publication of the agenda by the premises licence holder and by the Council's Licensing Team, and having considered the oral representations made by those present at the meeting, the Sub-Committee concluded that it was appropriate and proportionate to revoke the Premises Licence;
- (2) That the Sub-Committee's reasons be noted as follows:
  - (a) The Sub-Committee found little to dispute concerning the factual background of the case put forward by the applicant and responsible authorities;
  - (b) The Sub-Committee noted that, on 23 August 2024, the premises had failed a Trading Standards test purchase operation during which alcohol had been sold to a 16-year old test purchaser;

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- (c) The Sub-Committee noted that on 5 February 2025, Thames Valley Police had attended the premises after a suspected shop lifter had been followed to the premises. A search of the premises had discovered two stolen jackets and a quantity of duty evaded cigarettes. The premise licence holder had been arrested on the suspicion of handling stolen goods.
- (d) The Sub-Committee noted that on 1 April 2025, Thames Valley Police officers had visited the premises to conduct a licence check. The premises licence holder had not been present. The sole worker present in the shop appeared to be under the influence of alcohol (the Sub-Committee did not make any findings as to whether they were in fact intoxicated). The same individual had not been able to prove their right to work in the UK and had claimed that they had not been working in the shop. Later checks had confirmed that they did not have the right to work in the UK. Following an investigation, the premises licence holder had admitted to Immigration Enforcement officers that the individual would help out in the premises in return for small sums of cash or food. The Sub-Committee were satisfied that the individual in question had been working at the premises and had been doing so illegally.
- (e) The Sub-Committee noted that, during the visit on 1 April 2025, police had discovered a further quantity of duty evaded cigarettes and cigars on the premises. Some had been located in the tobacco drawer in which tobacco that was for sale at the shop was stored. A further quantity was found at the back of the shop in a cardboard box located on top of the ice cream freezer, still within the public area of the premises, where access could have been obtained by members of the public, including children.
- (f) The Sub-Committee noted that on 10 April 2025 the premises had been visited by the Council's Licensing Team. The visit had taken place a short time after the police visit on 1 April 2025, when it might have been expected that the premises licence holder would have taken steps to ensure that the premises was compliant with its licence conditions. The inspection on 10 April 2025 discovered multiple breaches of licence conditions.
- (g) The Sub-Committee noted a further inspection by the Council's Licensing Team on 29 May 2025 had found that three breaches of licence conditions had not been rectified. The Sub-Committee also noted that a follow up inspection of the premises on 17 June 2025 had found no breaches of licence conditions.
- (h) The Sub-Committee noted that the premises licence holder had accepted that he had made some mistakes. The premises licence holder had accepted that the presence of duty evaded tobacco on the

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premises was his responsibility, although he had denied bringing the tobacco onto the premises and had denied that it was for sale. The Sub-Committee noted that it did not need to make a finding as to whether the tobacco was for sale or not, as paragraph 11.27 of the Secretary of State's Section 182 Guidance was engaged by the storage of smuggled tobacco on a licenced premises.

- (i) The Sub-Committee noted that the premises licence holder had accepted that he had not made any check of the individual's right to work but had also denied that the individual was an employee (although in his statement circulated to the Sub-Committee on 16 June 2025, the premises licence holder stated that he had terminated the employment of the individual). The Sub-Committee noted that the premises licence holder had said that he was no longer asking the individual to help out in the shop.
- (j) The Sub-Committee noted the points put forward by the premises licence holder, including the outcome of the most recent positive inspection by the Licensing Team on 17 June 2025 where no breaches of licence conditions had been found. The Sub-Committee also noted the copies of the refusal log and training certificates provided by the premises licence holder. The Sub-Committee noted that the premises licence holder had run a shop in Uxbridge between 2007 and 2012 without incident. The Sub-Committee noted the premises licence holder had offered to engage a new Designated Premises Supervisor, but no other details had been provided.
- (k) The Sub-Committee noted the case put forward by Thames Valley Police that pointed to poor working practices in the shop, together with numerous breaches of licence conditions. The Sub-Committee noted that no fewer than three types of serious criminal activity listed in Paragraph 11.27 of the Secretary of State's Section 182 Guidance had been evidenced in the case, including the sale of alcohol to minor, illegal working and storage of smuggled tobacco, the Sub-Committee noted that the Section 182 Guidance stated that Licensing Authorities should view such activity particularly seriously and should consider the revocation of the premises licence, even in the first instance.
- (l) The Sub-Committee viewed the case as being worrying, noting the multiple examples of criminal activity and numerous breaches of licence conditions. The Sub-Committee found that the licensing objectives had been seriously undermined.
- (m) The Sub-Committee viewed the Police's review application as being entirely justified. The Sub-Committee did not find the premises licence holder's explanation for the problems in the premises to be convincing and agreed with the responsible authorities that there had been a disregard for the responsibilities of a premises licence holder that was,

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at best, negligent. The Sub-Committee had no confidence that the carrying on of licensable activity at the premises would not lead to the licensing objectives being undermined in the future.

- (n) The Sub-Committee reminded itself that it had a duty to promote the licensing objectives and that, when deciding what steps, if any, it should take to protect the licensing objectives, it was not acting punitively but was performing a protective function.
- (o) The Sub-Committee considered all of the steps available to it and, given the severity of the problems at the premises, considered that it would not be appropriate to take no action or to issue a warning. The Sub-Committee noted that it would not be appropriate to modify the conditions of the existing licence given that a number of breaches of existing licence conditions had been reported. The Sub-Committee noted that, since there was only one licensable activity authorised by the premises licence, exclusion of that activity would have the same effect as revocation. The Sub-Committee did not consider the removal of the Designated Premises Supervisor (DPS) to be appropriate as the business was small and independently run and any replacement DPS would be an employee of the owner and current premises licence holder and would be under his direction and control. The Sub-Committee did not feel that a suspension of the premises licence would be appropriate as it had no confidence that the licensing objectives would not be undermined again after the expiry of any period of suspension.
- (p) The Sub-Committee noted that, given the seriousness of the case, the number of problems that there had been with the running of the premises, and the fact that the premises licence holder could not be described as an inexperienced licence holder, that it was both appropriate and proportionate to revoke the premises licence.

At the meeting the Chair advised the premises licence holder and other parties present that they would be informed of their right of appeal when they were sent a written copy of the Sub-Committee's full decision.

(The meeting started at 9.29 am and closed at 11.45 am)

**LICENSING APPLICATIONS SUB-COMMITTEE MEETING MINUTES  
26 JUNE 2025**

Present: Councillors Woodward (Chair), Mitchell and Stevens.

**10. APPLICATION FOR THE REVIEW OF A STREET TRADING CONSENT - BROAD STREET, READING**

The Sub-Committee considered a report on an application by Reading Borough Council Licensing Team to review the Street Trading Consent in respect of the pitch located outside Clarks, 105 Broad Street, Reading.

The report stated that the application for a review of the premise licence had been submitted by the Licensing Team due to a failure by the consent holder to avail themselves to a reasonable extent of the street trading consent they had been granted.

The Sub-Committee heard that upon the renewal of Mr Alami's street trading consent in 2023, a representation from Mr Robert Smalley, Reading Borough Council Licensing Enforcement Officer had been received and a hearing held on 28 November 2023. Mr Smalley stated that the consent should not be renewed due to the failure of Mr Alami to avail himself to a reasonable extent of the street trading consent. The Sub-Committee had decided to grant the application for the renewal of the Street Trading Consent for the sale of 'Juices, Smoothies, Slushies, Shakes, Cakes and Hot Food and Drink not specifically listed on any existing street trading consent/licence previously granted by Reading Borough Council'. The minutes from this hearing were attached to the report as Appendix TS-1.

Mr Smalley's request for a Review was attached at Appendix TS-2, and focused on Mr Alami's continued failure to avail himself to a reasonable extent of the street trading consent, including details of 41 days during the period December 2024 to 6 May 2025 when Mr Alami was not seen to be trading. A copy of the current Street Trading Consent, amended at Mr Alami's request upon renewal in October 2024, was attached at Appendix TS-3. This permitted the sale of "Burgers, Loaded Fries, Jacket Potatoes, Slushies, Lemonade, Mango Lassi, Hot Food and Drink, not specifically listed on any existing street trading licence/consent previously granted by Reading Borough Council". Photographs of the pitch location and trading unit were attached as Appendices TS-4 and TS-5 respectively.

During the 28-day consultation period, no representations had been received from the consent holder. Following the circulation of the agenda, additional information submitted by Victor Graham on Mr Alami's behalf had been received and circulated to members of the Sub-Committee and to all relevant parties.

The report also explained that the Licensing authority, when determining an application for the review of a street trading consent may:

- Take no action
- Vary the times, conditions and goods to be sold
- Revoke the consent

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The Local Government (Miscellaneous Provisions) Act 1982 was the legislation that governed Street Trading outside London. Schedule 4, paragraph 7, sub-paragraph 6 of the Act stated:

*The council may at any time vary the conditions of a street trading consent.*

Schedule 4, paragraph 7, sub-paragraph 10 of the Act stated:

*A street trading consent may be granted for any period not exceeding 12 months but may be revoked at any time.*

Schedule 4, Paragraph 9, sub-paragraph 5 of the Act stated:

*Where a consent is surrendered or revoked, the council shall remit or refund, as they consider appropriate, the whole or a part of any fee paid for the grant or renewal of the consent.*

Robert Smalley, Licensing Enforcement Officer, Reading Borough Council attended the meeting, addressed the Sub-Committee on the representation he had submitted and asked and responded to questions.

Salim Alimi, the Street Trading Consent Holder was present at the meeting, addressed the Sub-Committee and asked and answered questions.

Tabitha Shaw, Licensing Enforcement Officer, Reading Borough Council, presented the report to the Sub-Committee.

**Resolved –**

- (1) That, having considered Schedule 4 of the Local Government (Miscellaneous Provisions) Act 1982, each member of the Sub-Committee had read and considered the report from the Reading Borough Council Licensing team and the written representations from the respondent Mr Alami, dated 26.06.25, the Street Trader Consent previously granted to Mr Alami be revoked with effect from 17 July 2025.
- (2) That the Sub-Committee's reasons be noted as follows:
  - (a) The Sub-Committee had carefully considered all of the written and oral evidence presented to it.
  - (b) The Sub-Committee noted that this was a street trading consent, and not a licence, which was under consideration.
  - (c) The Sub-Committee noted that Mr Alami had a notably worse record of attendance and trading at his pitch, than all of the other Reading Borough Council consent holders, over the last four years.
  - (d) The Sub-Committee noted that, at the review hearing on 28 November 2023, Mr Alami had made an undertaking that he would regularly be

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present and trading during the usual working hours (pages 2 and 3 of Appendix TS-1).

- (e) The Sub-Committee accepted that Mr Alami had been written to by email on 12 February 2025, asking him for an explanation for his repeated absence from his pitch since the renewal of his street trading consent, and warning him that he should be present more frequently. No explanation had been received.
- (f) The Sub-Committee accepted that after this warning, Mr Alami was not present and trading on 45 occasions, at times when he could have been expected to be present and trading, as set out at Appendix RS-3 to the Review Application Form.
- (g) The Sub-Committee noted that there was agreement that Mr Alami had been trading consistently, since he had been given notice of this hearing six weeks ago.
- (h) The Sub-Committee noted that Mr Alami had given a commitment to trade regularly through the Summer but repeated that he was not set up to trade through the Winter. He agreed that he had not yet invested in an alternative trailer since the grant of this latest consent in November 2024, and his current trailer was not compatible with selling hot food. The requirement to find a new, aesthetically-acceptable trailer, was not the reason for his failure to trade.
- (i) The Sub-Committee did not accept that Reading Borough Council had given Mr Alami worse treatment than other consent holders and rejected the suggestion that he had been discriminated against.
- (j) The Sub-Committee did not consider that Mr Alami's explanation, sent by email on 26 June 2025 and delivered orally at the hearing, amounted to a reasonable excuse for his failure to avail himself of the consent, to a reasonable extent.
- (k) The street trading consent was therefore revoked.

(The meeting started at 9.59 am and closed at 11.46 am)

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**LICENSING ACT 2003 HEARING 31 JULY 2025 @ 09:30**  
**APPLICATION FOR THE GRANT OF A PREMISES LICENCE**

**1. Premises:**

Nancy and Marvin's Sip and Spin  
19 Eldon Terrace,  
Reading,  
RG1 4DX

**2. Applicant:**

Nancy and Marv's LTD

**3. Background:**

There is currently no licence in force at the premises. The premises is a former public house, but the previous premises licence was surrendered in 2024.

The premises is located on Eldon Terrace, which is a residential area in between Kings Road and London Road.

The application has been submitted by Nancy and Marv's LTD and is attached as **Appendix LIC-1**. Please note, live and recorded music is deregulated between the hours of 08:00 and 23:00 for an audience of less than 500 people.

The proposed business that will operate from this premises will be a café style bistro/coffee shop with table top games during the day, and a wine/cocktail bar in the evenings with occasional recorded music (DJs) and live musical performances.

Conditions have been agreed between Thames Valley Police, Reading Borough Council Licensing, Environmental Protection, and the Applicant and are attached as **Appendix LIC-2**.

**4. Licensable activities and hours applied for:**

**Hours for the Sale by Retail of Alcohol (On and Off Sales)**

Monday	from 1200hrs until 2230hrs
Tuesday	from 1200hrs until 2230hrs
Wednesday	from 1200hrs until 2230hrs
Thursday	from 1200hrs until 2230hrs
Friday	from 1200hrs until 2300hrs
Saturday	from 1200hrs until 2300hrs
Sunday	from 1200hrs until 2230hrs

**Provision of Recorded Music**

Monday	from 1000hrs until 2300hrs
Tuesday	from 1000hrs until 2300hrs
Wednesday	from 1000hrs until 2300hrs
Thursday	from 1000hrs until 2300hrs
Friday	from 1000hrs until 2330hrs
Saturday	from 1000hrs until 2330hrs
Sunday	from 1000hrs until 2300hrs

**Live Music**

Monday	from 1900hrs until 2230hrs
Tuesday	from 1900hrs until 2230hrs
Wednesday	from 1900hrs until 2230hrs
Thursday	from 1900hrs until 2230hrs
Friday	from 1900hrs until 2230hrs
Saturday	from 1200hrs until 2300hrs
Sunday	from 1200hrs until 2300hrs

**Provision of Late Night Refreshment**

Friday	from 2300hrs until 2330hrs
Saturday	from 2300hrs until 2330hrs

**Hours the Premises is Open to the Public**

Monday	from 1000hrs until 2300hrs
Tuesday	from 1000hrs until 2300hrs
Wednesday	from 1000hrs until 2300hrs
Thursday	from 1000hrs until 2300hrs
Friday	from 1000hrs until 2330hrs
Saturday	from 1000hrs until 2330hrs
Sunday	from 1000hrs until 2300hrs

**5. Temporary Event Notices**

In considering any application the Licensing Authority should be aware of the possible use of Temporary Event Notices (if applicable) to extend entertainment activities or hours of operation. A premises may extend the hours or scope of their operation by the use of Temporary Event Notices. Up to 15 events per year can be held under this provision at a particular premises. These events may last for up to 168 hours provided less than 500 people are accommodated and provided the total number of days used for these events does not exceed 21 per calendar year (pending government update).

**6. Date of receipt of application:** 13 June 2025**7. Date of closure of period for representations:** 11 July 2025**8. Representations received:**

During the 28-day consultation period for the application, which was advertised in the local press and on the premises, representations were received from:

1. Richard Eatough - Planning – **Appendix LIC-3**
2. Mr and Mrs Brown – Local residents - **Appendix LIC-4**
3. Joanna King - Local resident – **Appendix LIC-5**
4. Simon Miles – Local resident – **Appendix LIC-6**
5. Matt Bedborough and Laura Bannister – Local residents – **Appendix LIC-7**
6. Laura Dolphin – Local resident – **Appendix LIC-8**

**9. Powers of the Licensing Authority on the determination for the grant of a**

<b>premises licence</b>
<p>The Licensing authority, when determining an application for the grant of a premises licence may:</p> <ol style="list-style-type: none"> <li>1. Grant the application as applied for</li> <li>2. Grant the application with modifications</li> <li>3. Refuse the application</li> </ol>

<b>10. Licensing Objectives and Reading Borough Council's Licensing Policy Statement</b>
<p>In considering representations received the Licensing Authority has a duty to carry out its functions with a view to promoting the four licensing objectives, which are as follows:</p> <ul style="list-style-type: none"> <li>• The Prevention of Crime and Disorder</li> <li>• Public Safety</li> <li>• The Prevention of Public Nuisance</li> <li>• The Protection of Children from Harm</li> </ul> <p>Any decision made in relation to the premises licence should be appropriate and proportionate with a view to promoting the licensing objectives. The Licensing Authority can amend, alter, or refuse an application should it be deemed appropriate for the promotion of the licensing objectives.</p> <p>In determining this application, the Licensing Authority must also have regard to the representations received, the Licensing Authority's statement of licensing policy and any relevant section of the statutory guidance to licensing authorities.</p>

<b>11. The Council's Licensing Policy Statement (2023):</b>
<p><b>Introduction</b></p> <p>1.1 This policy sets out how the Council as the Licensing Authority for Reading aims to promote the four licensing objectives stated in the Licensing Act 2003. The four licensing objectives, as outlined in Section 4 (2) of the Licensing Act 2003, are of equal importance and the Council along with other named Responsible Authorities, stakeholders, residents and licence holders shall work together in order to actively promote them. Those four licensing objectives are: - The prevention of crime and disorder - Protecting the public and local residents from crime, anti-social behaviour and noise nuisance associated and caused by irresponsible licensed premises;</p> <ul style="list-style-type: none"> <li>- The prevention of crime and disorder</li> <li>- The prevention of public nuisance</li> <li>- The protection of children from harm</li> <li>- Public Safety</li> </ul> <p>1.2 The Council must have regard to the four licensing objectives when carrying out its functions under the Licensing Act 2003. The Licensing Authority will also have regard to other Council policies which have been introduced to tackle issues that may</p>

undermine crime and disorder or any of the other licensing objectives. The Licensing Authority will have regard to the contents of this policy as well as the Secretary of State's Guidance issued under Section 182 of the Licensing Act 2003. It may also depart from this policy and the Secretary of State's Guidance if there are exceptional circumstances and it is appropriate to do so to promote the licensing objectives. If the Licensing Authority departs from the Secretary of State's Guidance it will give reasons as required by the Guidance.

1.3 The legislation also supports other key aims and purposes. These are outlined in paragraph 1.5 of the guidance and should be principal aims for all parties involved in licensing for the promotion of the licensing objectives. The licensing authority will have regard to these key aims in its decision making. They are:

- Protecting the public and local residents from crime, anti-social behaviour and noise nuisance associated and caused by irresponsible licensed premises;
- Giving the police and licensing authorities the powers they need to effectively manage and police the night-time economy and take action against those premises that are causing problems;
- Recognising the important role which pubs and other licensed premises play in our local communities by minimising the regulatory burden on business, encouraging innovation and supporting responsible premises;
- Providing a regulatory framework for alcohol which reflects the needs of local communities and empowers local authorities to make and enforce decisions about the most appropriate licensing strategies for their local area;
- Encouraging greater community involvement in licensing decisions and giving local residents the opportunity to have their say regarding licensing decisions that may affect them.

1.4 The Council has shaped its policies in line with the aims stated previously. The Licensing Authority will also have regard to other policies, strategies and initiatives that have been adopted to promote the licensing objectives. Such policies include a 'Reducing the Strength' initiative to tackle the consumption of super strength beers and ciders (above 6.5% ABV) by persons known to be street drinkers. Street drinking and excessive consumption of super strength products has been shown to undermine the licensing objectives and cause anti-social behaviour – as well as being damaging to health. Other policies, initiatives and strategies which will be taken into account may include the Council's Drug and Alcohol policy as well as policies to do with general health and wellbeing and public health. The Council also places the highest priority when dealing with the potential exploitation of children and vulnerable people, including violence against women and girls – whether that is through their attendance at licensed premises or their employment at those premises. The licensing authority would expect all licence holders and everyone involved in licensing to take cognisance of these policies, strategies and initiatives.

1.5 This licensing policy aims to make Reading's night-time economy an economy for all. A diverse range of responsibly run premises are to be encouraged. The licensing

authority wishes to discourage drunkenness and a move away from alcohol led vertical drinking establishments. We would expect responsibly run premises to actively promote the licensing objectives through promoting extra seating at their premises; instigating effective dispersal from their premises at the conclusion of licensable activities and engagement with the licensing authority and other responsible authorities in policies, initiatives and strategies that promote Reading as a safe, healthy, diverse and vibrant night-time economy suitable for all.

1.6 The predominantly urban nature of Reading as a town means that an appropriate balance needs to be struck between the needs of local business and the needs of local residents. This licensing policy seeks to encourage all stakeholders to engage in the licensing process so that the needs of all can be taken into account and issues dealt with in a spirit of partnership and cooperation.

## **2. Integrating Strategies**

2.1 The Secretary of State's Guidance to the Licensing Act 2003 states that the licensing authority should outline how it will secure proper integration between its licensing policy with policies and strategies concerned with local crime prevention, planning, transport, tourism, equality schemes, cultural strategies and any other policy or plan introduced for the management of town centres and night-time economies. The Licensing Authority agree that such co-ordination and integration is crucial to achieve the Council's aims for a safe and vibrant night-time economy.

2.2 We have high expectations of our licence applicants. Alcohol consumption is a major factor behind violent crime and disorder with serious consequences to victims, businesses and local communities. We are also painfully aware of the links between poor health and excessive alcohol consumption, and the occasional conflict between the needs of our business community and those of our residents who have a right to live peacefully within their homes and community.

2.3 We therefore welcome applications that are aware of the Reading Borough Council Antisocial Behaviour Policy which has as a key aim "Ensure a partnership approach is taken to tackle Anti-Social Behaviour". This work is guided through Reading's Community Safety Partnership and its response to the annual strategic assessment.

2.5 The Council Corporate Plan 2022 to 2025 reported the three-year Community Safety and Serious Violence Strategy had been approved following a needs assessment and public consultation, and involving key agencies such as the police and probation. Seven priorities were identified including reducing community based drug activity, reducing knife violence and tackling violence against women and girls. The Community Safety Partnership has developed a three-year action plan to tackle these priorities. The plan will deliver a number of actions through working in partnership across these key areas. We expect applicants to dovetail with these actions and our broader aspirations.

2.6 Alongside all of this, we recognise our shared legal duties to uphold the licensing objectives and to adhere to key legislation, including the prevention of immigration crime as set out in the Immigration Act (2016) and the Modern Slavery Act (2015), and we are committed to working in partnership to ensure a responsive licensing approach

which strikes the right balance, supports the diversity of our borough and ensures that businesses can thrive while residents and visitors can enjoy what's on offer in a safe, inclusive and welcoming environment.

### **Licensing and Planning integration**

2.7 The planning authority of Reading Borough Council is a responsible authority under the Licensing Act 2003. It can make representations on applications or call for reviews of existing licences based upon any of the four licensing objectives. The prevention of crime and disorder and prevention of public nuisance are shared concerns of the planning and licensing authorities.

2.8 The planning authority have a number of policies that impact on Reading's night-time economy. The Licensing authority recognises that licensing applications should not be a re-run of the planning application process. The planning authority remains the regime that is directed at development of land and the use of premises upon it. The licensing authority remains the regime that is directed at the licensable activities and responsible management of said premises upon that land.

2.9 Whilst there is a clear distinction and separation between the licensing authority and planning authority in terms of their remit, there are times when there are overlapping considerations. In order to secure proper integration across the Council's range of policies, **the Licensing authority will expect applicants to demonstrate that their proposed use of a premises is lawful in planning terms, including complying with any conditions and timings that may be imposed upon a planning consent prior to any application being submitted under the Licensing Act.**

2.10 Where the planning authority has granted planning consent to a specific time, the Licensing authority would expect any applicants under the Licensing Act to not exceed that time within any application.

2.11 Where the planning authority has granted a planning consent that contains conditions that, if not complied with, may undermine the promotion of the licensing objectives (such as a restriction in the opening hours based on potential public nuisance issues), the licensing authority would expect applicants to demonstrate how they will mitigate those issues within any application. Failure to do so could lead to representations being made against an application.

2.12 Whilst acknowledging that planning and licensing are separate regimes and that licensing authorities are not bound by the decisions of planning committees (and vice versa), the licensing authority shall aim for the proper integration between licensing and all other Council policies, strategies, and initiatives in order to actively promote the licensing objectives.

2.13 When licensing applications are determined by officers of the Licensing Authority or by the Licensing Sub Committee, conditions may be imposed upon a licence in order to ensure consistency between the licensing objectives and any measures already determined by the planning authority that could impact the licensing objectives.

2.14 The Council's 'Reading Borough Local Plan' identifies in more detail those issues relating to licensed premises, the 24 hour economy and the general organisation of retailing within the town centre.

2.15 The key issues surrounding the determination of planning permission are as follows:

- Impact on residential amenity through noise, odour, disturbance, litter, etc
- Impact on the viability of the town centre
- Potential financial contribution to a safer borough (CCTV)

These are all matters that are also proper concerns of the licensing authority and will be taken into account when determining applications. If appropriate to the promotion of the licensing objectives, conditions may be added to licences so as to ensure proper integration of Council policies and strategies.

2.23 The Council must have regard to the Government's Alcohol Harm Reduction Strategy when formulating this licensing policy and discharging its functions under the Licensing Act 2003. The strategy outlines measures proposals to cut binge drinking, cut alcohol related violence and cut the number of people drinking to damaging levels.

### 3. Licensing and integration with other legislation

3.1 Many other pieces of legislation impact directly or indirectly on the licensing regime. The Licensing Authority must have regard to the following when it discharges its responsibilities under the Licensing Act 2003 and in relation to the promotion of the four licensing objectives:

#### Crime and Disorder Act 1998

3.2 This Act requires local authorities and other bodies to consider crime and disorder reduction. Section 17 of the Act states that it shall be the duty of each authority, to exercise its various functions with due regard to the likely effect of the exercise of those functions on, and the need to do all that it reasonably can to prevent, crime and disorder in its area (including anti social and other behaviour) adversely affecting the local environment. This links specifically with the licensing objective of prevention of crime and disorder and the licensing authority will take into account all reasonable measures that actively promote this licensing objective.

### 5. Licensing Applications

#### Grant and Full Variations

5.6 During the 28-day consultation period, the authority will scrutinise the application along with all of the other Responsible Authorities to judge whether it undermines the promotion of the licensing objectives. The application will be made available to any person who requests to see it. As per Section 18 (6) of the Licensing Act 2003, it will consider the likely effect of granting any licence on the promotion of the licensing

objectives. The authority will expect all applicants to have taken cognisance of the Secretary of State's Guidance; local strategies and initiatives; this policy and any other known local issues before submitting their application and that these matters are addressed within the operating schedule of the application.

5.7 Whilst many applications will be resolved without the need for a committee hearing, any matters or representations that are not resolved will trigger a hearing before the properly constituted Licensing Applications Committee for determination.

## 6. Licensing Conditions

### General Approach

6.1 Conditions shall be appropriate and proportionate for the promotion of the licensing objectives and shall be unambiguous and clear in their stated aims. Conditions will also be tailored to the type, location and characteristics of the particular premises and the relevant licensable activities. Any condition imposed by the Authority shall also aim to avoid duplication of other legislation unless there is a requirement to impose such a condition in order to promote the licensing objectives (for example, a capacity limit for public safety reasons). This shall apply to all relevant applications (grant/variation of a premises licence or club premises certificate)

6.2 The operating schedule within an application should contain an assessment from the proposed licence holder of what they believe are appropriate and proportionate measures to enable them to carry out their proposed licensable activities. This assessment should be arrived at by taking cognisance of this policy and the Secretary of State's guidance which outlines the matters that an applicant should take into account such as issues in the locality and why their proposed measures are suitable for their proposed operation.

6.5 Any conditions imposed upon a premises licence or club premises certificate will be tailored to that type of premises and the style of operation. Consideration will also be given to the locality of the premises; issues in the locality; the issues set out in the Guidance and any policy, initiative or other matter the licensing authority wishes to take into account in order to promote the four licensing objectives.

### Restaurants and Cafes – General Approach to conditions

6.24 The licensing authority would expect all bona fide restaurants to take cognisance of the Secretary of State's Guidance and this policy and include measures that actively promote the four licensing objectives.

6.25 As well as the measures outlined above in relation to a Challenge 25 age verification policy, CCTV and staff training, the authority will expect all bona fide restaurants to include a condition within their operating schedule to the effect that the sale of alcohol will be ancillary to a sit down food order and that the premises will operate solely as a restaurant with waiters and waitresses providing table service. It is the authority's view that restaurants should not be a place where upright vertical drinking takes place.

## 7. Licensing Hours

## General Approach

7.2 When an application receives representations, the authority may consider reducing the opening hours and times for licensable activities if it considers it appropriate for the promotion of the licensing objectives.

7.3 As part of the operating schedule submitted with any application, the applicant is expected to take cognisance of the guidance, this policy and any other available data pertaining to their prospective locality and the potential impact their operation may have on that area.

## Licensed Premises in Residential Areas

7.6 When dealing with applications and issuing licences, the authority is likely to impose stricter conditions on premises operating in residential areas if it considers it appropriate and proportionate to do so. This will apply to all premises types.

## 8. Children in Licensed Premises

8.6 The Authority will expect all licence holders or premises that wish to allow children on to their premises to ensure that access is restricted where appropriate. This would include, ensuring that all children are accompanied and that they do not have access to or sight of alcohol.

## 10. Administration, Exercise and Delegation of Functions

10.1 The powers of the Licensing Authority under the Licensing Act 2003 may be carried out by the Licensing Committee; by a Sub Committee or by one or more officers acting under delegated authority. The Licensing Committee will consist of between 10-15 members and the committee may establish one or more sub-committees consisting of two or three members.

10.3 A Licensing Sub-Committee shall hear all applications where relevant representations have been received and applications for the review of a premises licence that may have been submitted by Responsible Authorities or any other persons.

## **12. Amended Guidance issued under section 182 of the Licensing Act 2003 (December 2023)**

### Licensing Objectives and Aims:

1.2 The legislation provides a clear focus on the promotion of four statutory objectives which must be addressed when licensing functions are undertaken.

1.3 The licensing objectives are:

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

1.4 Each objective is of equal importance. There are no other statutory licensing objectives, so that the promotion of the four objectives is a paramount consideration at all times.

1.5 However, the legislation also supports a number of other key aims and purposes. These are vitally important and should be principal aims for everyone involved in licensing work. They include:

- protecting the public and local residents from crime, anti-social behaviour and noise nuisance caused by irresponsible licensed premises.

## 2. The licensing objectives

### Crime and disorder

2.1 Licensing authorities should look to the police as the main source of advice on crime and disorder. They should also seek to involve the local Community Safety Partnership (CSP).

2.2 In the exercise of their functions, licensing authorities should seek to co-operate with the Security Industry Authority ("SIA") as far as possible and consider adding relevant conditions to licences where appropriate. The SIA also plays an important role in preventing crime and disorder by ensuring that door supervisors are properly licensed and, in partnership with police and other agencies, that security companies are not being used as fronts for serious and organised criminal activity. This may include making specific enquiries or visiting premises through intelligence led operations in conjunction with the police, local authorities and other partner agencies. Similarly, the provision of requirements for door supervision may be appropriate to ensure that people who are drunk, drug dealers or people carrying firearms do not enter the premises and ensuring that the police are kept informed.

2.7 The objective to crime under the Licensing Act 2003 would include taking measures to prevent incidents of spiking which would usually be prosecuted under section 23 and 24 of the Offences Against the Person Act 1861, and section 61 of the Sexual Offences Act 2003. The following examples are within the range of behaviours that would be considered spiking. This list is not exhaustive:

- Putting alcohol into someone's drink without their knowledge or permission
- Putting prescription or illegal drugs into an alcoholic or non-alcoholic drink without their knowledge or permission
- Injecting another person with prescription or illegal drugs without their knowledge or permission
- Putting prescription or illegal drugs into another person's food without their knowledge or permission
- Putting prescription or illegal drugs into another person's cigarette or vape without their knowledge or permission

### Licensing authorities acting as responsible authorities

9.12 Each responsible authority will be an expert in their respective field, and in some cases, it is likely that a particular responsible authority will be the licensing authority's main source of advice in relation to a particular licensing objective. For example, the

police have a key role in managing the night-time economy and should have good working relationships with those operating in their local area<sup>5</sup>. The police should usually therefore be the licensing authority's main source of advice on matters relating to the promotion of the crime and disorder licensing objective. However, any responsible authority under the 2003 Act may make representations with regard to any of the licensing objectives if they have evidence to support such representations. Licensing authorities must therefore consider all relevant representations from responsible authorities carefully, even where the reason for a particular responsible authority's interest or expertise in the promotion of a particular objective may not be immediately apparent. However, it remains incumbent on all responsible authorities to ensure that their representations can withstand the scrutiny to which they would be subject at a hearing.

9.13 Licensing authorities are included in the list of responsible authorities. A similar framework exists in the Gambling Act 2005. The 2003 Act does not require responsible authorities to make representations about applications for the grant of premises licences or to take any other steps in respect of different licensing processes. It is, therefore, for the licensing authority to determine when it considers it appropriate to act in its capacity as a responsible authority; the licensing authority should make this decision in accordance with its duties under section 4 of the 2003 Act.

### Hearings

9.38 In determining the application with a view to promoting the licensing objectives in the overall interests of the local community, the licensing authority must give appropriate weight to:

- the steps that are appropriate to promote the licensing objectives;
- the representations (including supporting information) presented by all the parties;
- this Guidance;
- its own statement of licensing policy.

9.39 The licensing authority should give its decision within five working days of the conclusion of the hearing (or immediately in certain specified cases) and provide reasons to support it. This will be important if there is an appeal by any of the parties. Notification of a decision must be accompanied by information on the right of the party to appeal. After considering all the relevant issues, the licensing authority may grant the application subject to such conditions that are consistent with the operating schedule. Any conditions imposed must be appropriate for the promotion of the licensing objectives; there is no power for the licensing authority to attach a condition that is merely aspirational. For example, conditions may not be attached which relate solely to the health of customers rather than their direct physical safety. Any conditions added to the licence must be those imposed at the hearing or those agreed when a hearing has not been necessary.

### Determining actions that are appropriate for the promotion of the licensing objectives

9.42 Licensing authorities are best placed to determine what actions are appropriate for the promotion of the licensing objectives in their areas. All licensing determinations

should be considered on a case-by-case basis. They should take into account any representations or objections that have been received from responsible authorities or other persons, and representations made by the applicant or premises user as the case may be.

9.43 The authority's determination should be evidence-based, justified as being appropriate for the promotion of the licensing objectives and proportionate to what it is intended to achieve.

### **13. Relevant Case law for consideration:**

(R) on the application of Hope and Glory Public House v Westminster City Council (2011) EWCA Civ31 illustrates that licensed premises, and the activities that take place in those premises, exist in a dynamic environment and should not be looked at entirely in isolation and confirms that this can include the impact that licensable activities have on a range of factors such as crime, the quality of life for residents and visitors to the area, and demand for licensed premises.

East Lindsey District Council v Abu Hanif (t/a Zara's Restaurant) (2016) this underpins the principles widely acknowledged within the Licensing Act 2003 that the licensing objectives are prospective, and that the prevention of crime and disorder requires a prospective consideration of what is warranted in the public interest, having regard to the twin considerations of prevention and deterrence.

R (on application of Daniel Thwaites plc) v Wirral Magistrates' Court and Others (2008) EWHC 838 (Admin) This case, referred to as 'the Thwaites case', is important because it emphasises the important role that Responsible Authorities have in providing information to decision makers to contextualise the issue before them. The purpose of the Act is to prevent problems from happening. Decisions can and should be based on well-informed common sense. The case recognises that Responsible Authorities are experts in their fields, and that weight should be attached to their representations.

### **14. Appendices**

**Appendix LIC-1: Application Form**

**Appendix LIC-2: Premises Licence Conditions agreed between Reading Borough Council's Team, Thames Valley Police & The Applicant**

**Appendix LIC-3: Richard Eatough - Planning**

**Appendix LIC-4: Mr and Mrs Brown – Local residents**

**Appendix LIC-5: Joanna King - Local resident**

**Appendix LIC-6: Simon Miles – Local resident**

**Appendix LIC-7: Matt Bedborough and Laura Bannister – Local residents**

**Appendix LIC-8: Laura Dolphin – Local resident**

**Appendix LIC-9: Additional Information provided by the Applicant - 18/07/2025**

## Application for a premises licence to be granted 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/We Nancy and Marv's LTD  
(Insert name(s) of applicant)

apply for a premises licence under section 17 of the Licensing Act 2003 for the premises described in Part 1 below (the premises) and I/we are making this application to you as the relevant licensing authority in accordance with section 12 of the Licensing Act 2003

### Part 1 – Premises details

Nancy and Marvin's Sip and Spin			
19 Eldon Terrace (Formerly The Weather Station)			
<b>Post town</b>	Reading	<b>Postcode</b>	RG1 4DX

Telephone number at premises (if any)	
Non-domestic rateable value of premises	£ 11500

### Part 2 - Applicant details

Please state whether you are applying for a premises licence as **appropriate** **Please tick as**

a)	an individual or individuals *			please complete section (A)
b)	a person other than an individual *		x	
	i	as a limited company/limited liability partnership		please complete section (B)
	ii	as a partnership (other than limited liability)		please complete section (B)
	iii	as an unincorporated association or		please complete section (B)
	iv	other (for example a statutory corporation)		please complete section (B)

c)	a recognised club		please complete section (B)
d)	a charity		please complete section (B)
e)	the proprietor of an educational establishment		please complete section (B)
f)	a health service body		please complete section (B)
g)	a person who is registered under Part 2 of the Care Standards Act 2000 (c14) in respect of an independent hospital in Wales		please complete section (B)
ga)	a person who is registered under Chapter 2 of Part 1 of the Health and Social Care Act 2008 (within the meaning of that Part) in an independent hospital in England		please complete section (B)
h)	the chief officer of police of a police force in England and Wales		please complete section (B)

\* If you are applying as a person described in (a) or (b) please confirm (by ticking yes to one box below):

- I am carrying on or proposing to carry on a business which involves the use of the premises for licensable activities; or
- I am making the application pursuant to a
- statutory function or
- a function discharged by virtue of Her Majesty's prerogative

**(A) individual applicants** (fill in as applicable)

Mr	Mrs	Miss	Ms	Other Title (for example, Rev)	
<b>Surname</b>			<b>First names</b>		
<b>Date of birth</b>		I am 18 years old or over		Please tick yes	
<b>Nationality</b>					
Current residential address if different from premises address					
Post town				Postcode	
<b>Daytime contact telephone number</b>					
<b>E-mail address (optional)</b>					
Where applicable (if demonstrating a right to work via the Home Office online right to work checking service), the 'share code' provided to the applicant by that service (please see note 15 for information)					

--

**Second individual applicant** (if applicable)

Mr	Mrs	Miss	Ms	Other Title (for example, Rev)	
<b>Surname</b>			<b>First names</b>		
<b>Date of birth</b> or over		I am 18 years old		Please tick yes	
<b>Nationality</b>					
Current residential address if different from premises address					
Post town				Postcode	
<b>Daytime contact telephone number</b>					
<b>E-mail address (optional)</b>					
Where applicable (if demonstrating a right to work via the Home Office online right to work checking service), the 'share code' provided to the applicant by that service: (please see note 15 for information)					

**(B) Other applicants**

**Please provide name and registered address of applicant in full. Where appropriate please give any registered number. In the case of a partnership or other joint venture (other than a body corporate), please give the name and address of each party concerned.**

Name: Nancy and Marvs LTD
Address: <span style="background-color: black; color: black;">[REDACTED]</span>

Registered number (where applicable)  16429609
Description of applicant (for example, partnership, company, unincorporated association etc.) Private limited company
Telephone number (if any) [REDACTED]
E-mail address (optional) – [REDACTED]

### Part 3 Operating Schedule

When do you want the premises licence to start?

DD	MM	YYYY
2	0	0 6 2 0 2 5

If you wish the licence to be valid only for a limited period, when do you want it to end?

DD	MM	YYYY

The premises is a former public house in a residential area close to the town centre. The proposed business that will operate from this premises will be a café style bistro/coffee shop during the day, with table top games and take away sandwich shop. and a wine/cocktail bar in the evenings with recorded music played by our DJs and occasional live musical performances.

If 5,000 or more people are expected to attend the premises at any one time, please state the number expected to attend.

--

What licensable activities do you intend to carry on from the premises?

(please see sections 1 and 14 and Schedules 1 and 2 to the Licensing Act 2003)

Provision of regulated entertainment (please read guidance note 2)	Please tick all that apply
a) plays (if ticking yes, fill in box A)	
b) films (if ticking yes, fill in box B)	
c) indoor sporting events (if ticking yes, fill in box C)	

d)	boxing or wrestling entertainment (if ticking yes, fill in box D)	
e)	live music (if ticking yes, fill in box E)	x
f)	recorded music (if ticking yes, fill in box F)	x
g)	performances of dance (if ticking yes, fill in box G)	
h)	anything of a similar description to that falling within (e), (f) or (g) (if ticking yes, fill in box H)	

<b><u>Provision of late night refreshment</u></b> (if ticking yes, fill in box I)	x
<b><u>Supply of alcohol</u></b> (if ticking yes, fill in box J)	x

**In all cases complete boxes K, L and M**

# A

<b>Plays</b> Standard days and timings (please read guidance note 7)			<b><u>Will the performance of a play take place indoors or outdoors or both – please tick</u></b> (please read guidance note 3)	Indoors	
				Outdoors	
				Both	
Day	Start	Finish			
Mon			<b><u>Please give further details here</u></b> (please read guidance note 4)		
Tue					
Wed			<b><u>State any seasonal variations for performing plays</u></b> (please read guidance note 5)		
Thur					
Fri			<b><u>Non standard timings. Where you intend to use the premises for the performance of plays at different times to those listed in the column on the left, please list</u></b> (please read guidance note 6)		
Sat					
Sun					

## B

<b>Films</b> Standard days and timings (please read guidance note 7)			<b><u>Will the exhibition of films take place indoors or outdoors or both – please tick</u></b> (please read guidance note 3)	Indoors	
				Outdoors	
				Both	
Day	Start	Finish			
Mon			<b><u>Please give further details here</u></b> (please read guidance note 4)		
Tue					
Wed			<b><u>State any seasonal variations for the exhibition of films</u></b> (please read guidance note 5)		
Thur					
Fri			<b><u>Non standard timings. Where you intend to use the premises for the exhibition of films at different times to those listed in the column on the left, please list</u></b> (please read guidance note 6)		
Sat					
Sun					

# C

<b>Indoor sporting events</b> Standard days and timings (please read guidance note 7)			<b><u>Please give further details</u></b> (please read guidance note 4)
Day	Start	Finish	
Mon			
Tue			<b><u>State any seasonal variations for indoor sporting events</u></b> (please read guidance note 5)
Wed			
Thur			<b><u>Non standard timings. Where you intend to use the premises for indoor sporting events at different times to those listed in the column on the left, please list</u></b> (please read guidance note 6)
Fri			
Sat			
Sun			

## D

<b>Boxing or wrestling entertainments</b> Standard days and timings (please read guidance note 7)			<b><u>Will the boxing or wrestling entertainment take place indoors or outdoors or both – please tick</u></b> (please read guidance note 3)	Indoors	
				Outdoors	
				Both	
Day	Start	Finish	<b><u>Please give further details here</u></b> (please read guidance note 4)		
Mon					
Tue					
Wed			<b><u>State any seasonal variations for boxing or wrestling entertainment</u></b> (please read guidance note 5)		
Thur					
Fri					
Sat			<b><u>Non standard timings. Where you intend to use the premises for boxing or wrestling entertainment at different times to those listed in the column on the left, please list</u></b> (please read guidance note 6)		
Sun					

# E

<b>Live music</b> Standard days and timings (please read guidance note 7)			<b><u>Will the performance of live music take place indoors or outdoors or both – please tick</u></b> (please read guidance note 3)		Indoors	x
					Outdoors	
					Both	
Day	Start	Finish				
Mon	19:00	22:30	<b><u>Please give further details here</u></b> (please read guidance note 4)			
Tue	19:00	22:30				
Wed	19:00	22:30	<b><u>State any seasonal variations for the performance of live music</u></b> (please read guidance note 5)			
Thur	19:00	22:30				
Fri	19:00	22:30	<b><u>Non standard timings. Where you intend to use the premises for the performance of live music at different times to those listed in the column on the left, please list</u></b> (please read guidance note 6)			
Sat	12:00	23:00				
Sun	12:00	23:00				

# F

<b>Recorded music</b> Standard days and timings (please read guidance note 7)			<b><u>Will the playing of recorded music take place indoors or outdoors or both – please tick</u></b> (please read guidance note 3)		Indoors	x
					Outdoors	
					Both	
Day	Start	Finish				
Mon	10:00	23:00	<b><u>Please give further details here</u></b> (please read guidance note 4)			
Tue	10:00	23:00				
Wed	10:00	23:00	<b><u>State any seasonal variations for the playing of recorded music</u></b> (please read guidance note 5)			
Thur	10:00	23:00				
Fri	10:00	23:30	<b><u>Non standard timings. Where you intend to use the premises for the playing of recorded music at different times to those listed in the column on the left, please list</u></b> (please read guidance note 6)			
Sat	10:00	23:30				
Sun	10:00	23:00				

# G

<b>Performances of dance</b> Standard days and timings (please read guidance note 7)			<b><u>Will the performance of dance take place indoors or outdoors or both – please tick</u></b> (please read guidance note 3)	Indoors	
				Outdoors	
				Both	
Day	Start	Finish			
Mon			<b><u>Please give further details here</u></b> (please read guidance note 4)		
Tue					
Wed			<b><u>State any seasonal variations for the performance of dance</u></b> (please read guidance note 5)		
Thur					
Fri			<b><u>Non standard timings. Where you intend to use the premises for the performance of dance at different times to those listed in the column on the left, please list</u></b> (please read guidance note 6)		
Sat					
Sun					

## H

<b>Anything of a similar description to that falling within (e), (f) or (g)</b> Standard days and timings (please read guidance note 7)			Please give a description of the type of entertainment you will be providing		
Day	Start	Finish	<b><u>Will this entertainment take place indoors or outdoors or both – please tick</u></b> (please read guidance note 3)	Indoors	
Mon				Outdoors	
				Both	
Tue			<b><u>Please give further details here</u></b> (please read guidance note 4)		
Wed					
Thur			<b><u>State any seasonal variations for entertainment of a similar description to that falling within (e), (f) or (g)</u></b> (please read guidance note 5)		
Fri					
Sat			<b><u>Non standard timings. Where you intend to use the premises for the entertainment of a similar description to that falling within (e), (f) or (g) at different times to those listed in the column on the left, please list</u></b> (please read guidance note 6)		
Sun					

I

<b>Late night refreshment</b> Standard days and timings (please read guidance note 7)			<b>Will the provision of late night refreshment take place indoors or outdoors or both – please tick</b> (please read guidance note 3)	Indoors	x
				Outdoors	
				Both	
Day	Start	Finish			
Mon			<b><u>Please give further details here</u></b> (please read guidance note 4)		
Tue					
Wed			<b><u>State any seasonal variations for the provision of late night refreshment</u></b> (please read guidance note 5)		
Thur					
Fri	23:00	23:30	<b><u>Non standard timings. Where you intend to use the premises for the provision of late night refreshment at different times, to those listed in the column on the left, please list</u></b> (please read guidance note 6)		
Sat	23:00	23:30			
Sun					

**J**

<b>Supply of alcohol</b> Standard days and timings (please read guidance note 7)			<b>Will the supply of alcohol be for consumption – please tick</b> (please read guidance note 8)		On the premises	
					Off the premises	
Day	Start	Finish			Both	x
Mon	12:00	22:30	<b><u>State any seasonal variations for the supply of alcohol</u></b> (please read guidance note 5)			
Tue	12:00	22:30				
Wed	12:00	22:30				
Thur	12:00	22:30	<b><u>Non standard timings. Where you intend to use the premises for the supply of alcohol at different times to those listed in the column on the left, please list</u></b> (please read guidance note 6)			
Fri	12:00	23:00				
Sat	12:00	23:00				
Sun	12:00	22:30				

**State the name and details of the individual whom you wish to specify on the licence as designated premises supervisor (Please see declaration about the entitlement to work in the checklist at the end of the form):**

<b>Name</b>	Nancy Magon	
<b>Date of birth</b>	[REDACTED]	
<b>Address</b>	[REDACTED],	
<b>Postcode</b>	[REDACTED]	
<b>Personal licence number (if known) – in process</b>		

Issuing licensing authority (if known) –

**K**

Please highlight any adult entertainment or services, activities, other entertainment or matters ancillary to the use of the premises that may give rise to concern in respect of children (please read guidance note 9).

n/a

**L**

**Hours premises are open to the public**  
Standard days and timings (please read guidance note 7)

Day	Start	Finish
Mon	10:00	23:00
Tue	10:00	23:00
Wed	10:00	23:00
Thur	10:00	23:00
Fri	10:00	23:30

**State any seasonal variations** (please read guidance note 5)

**Non standard timings. Where you intend the premises to be open to the public at different times from those listed in the column on the left, please list** (please read guidance note 6)

Sat	10:00	23:30	
Sun	10:00	23:00	

## M

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

**a) General – all four licensing objectives (b, c, d and e)** (please read guidance note 10)

The premises will operate between the hour specified. No unaccompanied children allowed on premises after 7pm and no under 18's after 930pm. CCTV will be implemented both inside and outside the premises and lighting will be sufficient in all areas. The premises will not conduct any adult only activities and will operate a challenge 25 policy. The business will cooperate and converse with other local establishments to share intel and concerns relating to customers. The premises will adhere to licensing restrictions and be mindful of noise in terms of public disturbance.

**b) The prevention of crime and disorder**

CCTV system installed inside and outside premises, good lighting both within and without the property. Badged security staff available for any events that are likely to be busier than usual (bank holidays/Christmas/new year). No service of alcohol to minors or those who appear inebriated.

**c) Public safety**

CCTV system, no service to customers who appear inebriated, use of security staff where needed, use of security when needed. Challenge 25 policy, small measures available and advertised. 'Ask for Angela' type policy in place

**d) The prevention of public nuisance**

Operation only between the hours specified, no admittance to customers who appear inebriated, challenge 25 policy in place, participation in pubwatch and collaboration with other local establishments. Noise levels monitored and moderated if needed.

**e) The protection of children from harm**

No under 18's unattended in premises after 7pm, No under 18's after 9:30. No service of alcohol to minors. No adult only activities on premises.

**Checklist:**

**Please tick to indicate agreement**

•	I have made or enclosed payment of the fee.	x
•	I have enclosed the plan of the premises.	x
•	I have sent copies of this application and the plan to responsible authorities and others where applicable.	
•	I have enclosed the consent form completed by the individual I wish to be designated premises supervisor, if applicable.	x
•	I understand that I must now advertise my application.	x
•	I understand that if I do not comply with the above requirements my application will be rejected.	x
•	[Applicable to all individual applicants, including those in a partnership which is not a limited liability partnership, but not companies or limited liability partnerships] I have included documents demonstrating my entitlement to work in the United Kingdom or my share code issued by the Home Office online right to work checking service (please read note 15).	

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.

It is an offence under Section 24b of the Immigration Act 1971 for a person to work when they know, or have reasonable cause to believe, that they are disqualified from doing so by reason of their immigration status. Those who employ an adult without leave or who is subject to conditions as to employment will be liable to a civil penalty under section 15 of the Immigration, Asylum and Nationality Act 2006 and pursuant to Section 21 of the same act, will be committing an offence where they do so in the knowledge, or with reasonable cause to believe, that the employee is disqualified.

**Part 4 – Signatures** (please read guidance note 11)

**Signature of applicant or applicant's solicitor or other duly authorised agent** (see guidance note 12). **If signing on behalf of the applicant, please state in what capacity.**

<b>Declaration</b>	<ul style="list-style-type: none"> <li>[Applicable to individual applicants only, including those in a partnership which is not a limited liability partnership] I understand I am not entitled to be issued with a licence if I do not have the entitlement to live and work in the UK (or if I am subject to a condition preventing me from doing work relating to the carrying on of a licensable activity) and that my licence will become invalid if I cease to be entitled to live and work in the UK (please read guidance note 15).</li> <li>The DPS named in this application form is entitled to work in the UK (and is not subject to conditions preventing him or her from doing work relating to a licensable activity) and I have seen a copy of his or her proof of entitlement to work, or have conducted an online right to work check using the Home Office online right to work checking service which confirmed their right to work (please see note 15)</li> </ul>
Signature	<i>Nancy Magon</i>
Date	23/06/2025
Capacity	company director

**For joint applications, signature of 2<sup>nd</sup> applicant or 2<sup>nd</sup> applicant's solicitor or other authorised agent** (please read guidance note 13). **If signing on behalf of the applicant, please state in what capacity.**

Signature	
Date	
Capacity	

Contact name (where not previously given) and postal address for correspondence associated with this application (please read guidance note 14)			
Nancy Magon			
Post town	<b>Reading</b>	Postcode	<b>[REDACTED]</b>
Telephone number (if any)			
If you would prefer us to correspond with you by e-mail, your e-mail address (optional)			

## Notes for Guidance

1. Describe the premises, for example the type of premises, its general situation and layout and any other information which could be relevant to the licensing objectives. Where your application includes off-supplies of alcohol and you intend to provide a place for consumption of these off-supplies, you must include a description of where the place will be and its proximity to the premises.
2. In terms of specific regulated entertainments please note that:
  - Plays: no licence is required for performances between 08:00 and 23.00 on any day, provided that the audience does not exceed 500.
  - Films: no licence is required for 'not-for-profit' film exhibition held in community premises between 08.00 and 23.00 on any day provided that the audience does not exceed 500 and the organiser (a) gets consent to the screening from a person who is responsible for the premises; and (b) ensures that each such screening abides by age classification ratings.
  - Indoor sporting events: no licence is required for performances between 08.00 and 23.00 on any day, provided that the audience does not exceed 1000.
  - Boxing or Wrestling Entertainment: no licence is required for a contest, exhibition or display of Greco-Roman wrestling, or freestyle wrestling between 08.00 and 23.00 on any day, provided that the audience does not exceed 1000. Combined fighting sports – defined as a contest, exhibition or display which combines boxing or wrestling with one or more martial arts – are licensable as a boxing or wrestling entertainment rather than an indoor sporting event.
  - Live music: no licence permission is required for:
    - a performance of unamplified live music between 08.00 and 23.00 on any day, on any premises.
    - a performance of amplified live music between 08.00 and 23.00 on any day on premises authorised to sell alcohol for consumption on those premises, provided that the audience does not exceed 500.
    - a performance of amplified live music between 08.00 and 23.00 on any day, in a workplace that is not licensed to sell alcohol on those premises, provided that the audience does not exceed 500.
    - a performance of amplified live music between 08.00 and 23.00 on any day, in a church hall, village hall, community hall, or other similar community premises, that is not licensed by a premises licence to sell alcohol, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for

- the performance from a person who is responsible for the premises.
- a performance of amplified live music between 08.00 and 23.00 on any day, at the non-residential premises of (i) a local authority, or (ii) a school, or (iii) a hospital, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance on the relevant premises from: (i) the local authority concerned, or (ii) the school or (iii) the health care provider for the hospital.
  - Recorded Music: no licence permission is required for:
    - any playing of recorded music between 08.00 and 23.00 on any day on premises authorised to sell alcohol for consumption on those premises, provided that the audience does not exceed 500.
    - any playing of recorded music between 08.00 and 23.00 on any day, in a church hall, village hall, community hall, or other similar community premises, that is not licensed by a premises licence to sell alcohol, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance from a person who is responsible for the premises.
    - any playing of recorded music between 08.00 and 23.00 on any day, at the non-residential premises of (i) a local authority, or (ii) a school, or (iii) a hospital, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance on the relevant premises from: (i) the local authority concerned, or (ii) the school proprietor or (iii) the health care provider for the hospital.
  - Dance: no licence is required for performances between 08.00 and 23.00 on any day, provided that the audience does not exceed 500. However, a performance which amounts to adult entertainment remains licensable.
  - Cross activity exemptions: no licence is required between 08.00 and 23.00 on any day, with no limit on audience size for:
    - any entertainment taking place on the premises of the local authority where the entertainment is provided by or on behalf of the local authority;
    - any entertainment taking place on the hospital premises of the health care provider where the entertainment is provided by or on behalf of the health care provider;
    - any entertainment taking place on the premises of the school where the entertainment is provided by or on behalf of the school proprietor; and
    - any entertainment (excluding films and a boxing or wrestling entertainment) taking place at a travelling circus, provided that (a) it takes place within a moveable structure that accommodates the audience, and (b) that the travelling circus has not been located on the same site for more than 28 consecutive days.
3. Where taking place in a building or other structure please tick as appropriate (indoors may include a tent).
4. For example the type of activity to be authorised, if not already stated, and give relevant further details, for example (but not exclusively) whether or not music will be amplified or unamplified.

5. For example (but not exclusively), where the activity will occur on additional days during the summer months.
6. For example (but not exclusively), where you wish the activity to go on longer on a particular day e.g. Christmas Eve.
7. Please give timings in 24 hour clock (e.g. 16.00) and only give details for the days of the week when you intend the premises to be used for the activity.
8. If you wish people to be able to consume alcohol on the premises, please tick 'on the premises'. If you wish people to be able to purchase alcohol to consume away from the premises, please tick 'off the premises'. If you wish people to be able to do both, please tick 'both'.
9. Please give information about anything intended to occur at the premises or ancillary to the use of the premises which may give rise to concern in respect of children, regardless of whether you intend children to have access to the premises, for example (but not exclusively) nudity or semi-nudity, films for restricted age groups or the presence of gaming machines.
10. Please list here steps you will take to promote all four licensing objectives together.
11. The application form must be signed.
12. An applicant's agent (for example solicitor) may sign the form on their behalf provided that they have actual authority to do so.
13. Where there is more than one applicant, each of the applicants or their respective agent must sign the application form.
14. This is the address which we shall use to correspond with you about this application.
15. Entitlement to work/immigration status for individual applicants and applications from partnerships which are not limited liability partnerships:

- A licence may not be issued to an individual or an individual in a partnership which is not a limited liability partnership who is resident in the UK who:
  - does not have the right to live and work in the UK; or
  - is subject to a condition preventing him or her from doing work relating to the carrying on of a licensable activity.

Any licence issued in respect of an application made on or after 6 April 2017 will become invalid if the holder ceases to be entitled to work in the UK.

Applicants must demonstrate that they have the right to work in the UK and are not subject to a condition preventing them from doing work relating to the carrying on of a licensable activity.

They do this in one of two ways:

- 1) by providing with this application, copies or scanned copies of the documents which an applicant has provided, to demonstrate their entitlement to work in the UK (which do not need to be certified) as per information published on gov.uk and in guidance.
- 2) by providing their 'share code' to enable the licensing authority to carry out a check using the Home Office online right to work checking service (see below).

### **Home Office online right to work checking service.**

As an alternative to providing a copy of original documents, applicants may demonstrate their right to work by allowing the licensing authority to carry out a check with the Home Office online right to work checking service.

To demonstrate their right to work via the Home Office online right to work checking service, applicants should include in this application their share code (provided to them upon accessing the service at <https://www.gov.uk/prove-right-to-work>) which, along with the applicant's date of birth, will allow the licensing authority to carry out the check.

In order to establish the applicant's right to work, the check will need to indicate that the applicant is allowed to work in the United Kingdom and is not subject to a condition preventing them from doing work relating to the carrying on of a licensable activity.

An online check will not be possible in all circumstances because not all applicants will have an immigration status that can be shared digitally. The Home Office online right to work checking service sets out what information and/or documentation applicants will need in order to access the service. Applicants who are unable to obtain a share code from the service should submit copies of documents as set out above.

Your right to work will be checked as part of your licensing application and this could involve us checking your immigration status with the Home Office. We may otherwise share information with the Home Office. Your licence application will not be determined until you have complied with this guidance.

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**Nancy & Marv's**  
**19 Eldon Terrace, Reading, RG1 4DX**

**Agreed Conditions**

1. The premises licence holder shall ensure the premises' digitally recorded CCTV system cameras shall continually record whilst the premises are open to the public and recordings shall be kept for a minimum of 31 days with time and date stamping. The entire licensable area shall be covered by the CCTV. There shall be at least one camera positioned at each entry and exit point to monitor any external areas to the premises. This includes any areas designated for tables and chairs and/or a designated smoking area. Data recordings shall be made immediately available to an authorised officer of Thames Valley Police or Reading Borough Council together with facilities for viewing upon request. Recorded images shall be of such quality as to be able to identify the recorded person in any light. At least one member of staff on the premises at any time during operating hours shall be trained to access and download material from the CCTV system.
2. Any outside area used by customers wishing to drink or smoke shall be clearly delineated and covered by the CCTV system which shall be installed at the premises.
3. Signs shall be placed in prominent positions on the premises notifying customers that CCTV is in operation.
4. An incident book shall be used to record details of incidents which impact the four licensing objectives that occur in and around the venue. The incident book shall truly reflect what has occurred and shall be specific in detail. The names of the person recording the incident and members of staff who deals with any incident shall also be recorded. Where known any offenders name(s) shall also be recorded. If incidents involve members of staff, including door supervisors, their names shall be entered onto the log book.

The Incident book shall include, but not be limited to:

- a. all crimes reported to the venue;
- b. all ejections of patrons;
- c. any complaints received concerning crime and disorder;
- d. any incidents of disorder;
- e. all seizures of drugs or offensive weapons;
- f. any faults in the CCTV system, searching equipment or scanning equipment;
- g. any visit by a relevant authority or emergency service.

this record shall be available for inspection by a Police Officer or an authorised officer of Reading Borough Council upon request and shall be retained for one year.

a weekly review of the incident register shall also be carried out by the DPS

4. The need for door supervisors to possibly be employed on any day when the premises is operating, shall be risk assessed. A written risk assessment for every day shall be carried out by the DPS or nominated representative. The risk assessment shall take cognisance of any major sporting events being shown and any promoter led events being held at the premises. The risk assessment shall be produced upon request to authorised officers of Reading Borough Council and Thames Valley Police.

**Where door supervisors are deemed necessary, conditions 5 to 7 shall apply.**

5. A register of Door Staff shall be kept. The register will show the following details:
  - a. Full SIA registration number.
  - b. Date and time that the Door Supervisor commenced duty, countersigned by the Designated Premises Supervisor or Duty Manager.
  - c. Date and time that the Door Supervisor finished work, countersigned by the Designated Premises Supervisor or Duty Manager.
  - d. Any occurrence or incident of interest involving crime and disorder or public safety must be recorded giving names of the Door Supervisor involved.
  - e. A record of the number of patrons on site shall be made half hourly in the door register
  - f. Training records
  - g. ID Photo and scan of SIA badge
  - h. A record will be kept on site of all SIA checks, on the validity of all door staff (SIA) licences.
  - i. The name, home address and registration number of all door supervisors working at the premises.
6. The door supervisor register must be kept at the premises and be available for inspection by Thames Valley Police or an authorised officer from Reading Borough Council and shall be retained for a period of 1 Year.
7. The Premises Licence Holder (PLH) shall ensure that all door supervisors whilst employed at the premises shall wear hi visibility jackets/ tabards in bright green, yellow, blue or orange in order that they can be clearly visible and identifiable at all times to the public and via CCTV both internally and externally. When tabards are worn, hi visibility armbands must also be worn that incorporate displaying SIA badges. If hi visibility full sleeved jackets are worn the PLH must ensure that all door supervisors badges are also displayed via an easily visible arm band of a different hi visibility colour to the jacket that is being worn.
8. A refusal book shall be used, maintained and kept on the premises. The book shall record all alcohol sales that have been refused. Details of the person dealing with the refusal and description of the persons attempting to purchase alcohol shall also be recorded. The refusal log shall be produced to authorised officers of Reading Borough Council and Thames Valley Police upon request.

9. The Designated Premises Supervisor (DPS) and Premises Licence Holder (PLH) shall ensure that a policy relating to the safe removal of persons from the premises and/or its immediate vicinity by staff and door supervisors shall be put in place and actively operated. The policy shall be in written format and made available upon request to an authorised officer of Reading Borough Council and Thames Valley Police.

This shall include but not be limited to:

- a. Persons who have been identified by staff as being vulnerable or at risk.
  - b. Persons who are refused entry to the premises or refused service within the premises.
  - c. Persons who are ejected from the premises.
11. A written entry, closure and dispersal policy for controlling the opening, closing of the premises and the departure of customers at the conclusion of the licensed activities shall be put in place and shall be actively operated. This policy shall be made available to any authorised Officer of Thames Valley Police or an authorised Officer of Reading Borough council.
12. Notices shall be displayed advising the public that the right to conduct an outer body search is reserved as a condition of entry, and that the TVP shall be informed if anyone is found in possession of illegal drugs or offensive weapons;
13. Notices shall be on display advising that the premises will operate a “zero tolerance” policy towards illegal drugs and weapons and shall post notices in the premises to that effect.
14. The Premises Licence Holder shall ensure that all staff employed in the sale of alcohol shall be trained in their responsibilities and a record of their training shall be maintained. Such training shall include, but not be limited to, how to retail alcohol in accordance with the premises age verification policy; how and when to refuse service of alcohol and identifying signs of intoxication and proxy purchasing. Refresher training shall be carried out every six months and documented. These records shall be made available to an authorised officer of Thames Valley Police or an authorised officer of Reading Borough Council.
15. The premises shall at all times operate a Challenge 25 policy to prevent any customers who attempt to purchase alcohol and who appear to the staff member to be under the age of 25 years from making such a purchase without having first provided identification. Only a valid driver’s licence showing a photograph of the person, a valid passport, military ID or proof of age card showing the ‘Pass’ hologram (or any other nationally accredited scheme) are to be accepted as identification.
16. Notices advertising the Challenge 25 policy shall be displayed in prominent positions on the premises.
17. During operating hours, external doors and windows shall be kept closed, other than for access and egress when regulated entertainment is provided.

18. During the operating hours of the premises a telephone number shall be made available to local residents should they wish to speak to the duty manager about noise nuisance related issues.
19. Legible notices shall be prominently displayed at all exits requesting customers to respect the needs of local residents and to leave the premises and area quietly.
20. Staff shall be available to ensure that customers disperse quietly away from the immediate area.
21. The placing of refuse - such as bottles - into receptacles outside the premises shall only take place between the hours of 09:00hrs and 22:00hrs.
22. The outside area shall be monitored by staff or door staff (when employed)
23. The immediate vicinity outside of the premises and in any external areas associated with the premises shall be kept clear of litter.
24. Suitable receptacles shall be provided for smokers to dispose of cigarette butts.
25. Signs shall be displayed in the area requesting customers to keep noise to a minimum.
26. Patrons who disregard signage and verbal instructions regarding noise shall be asked to move inside and/or leave the premises.
27. Open containers of alcohol shall not be permitted to be taken beyond the boundary of the outside area.

#### Boundary Noise Patrol

28. Periodic observation of the noise level and the likelihood that it will cause disturbance shall be undertaken throughout the entertainment period by a member of staff at the boundary at reasonable and regular intervals and logged. This log must be made available for inspection by an Authorised Officer.

The log book must set out: time and date of observation; observer; observation of noise level i.e. either A: satisfactory level of noise unlikely to cause disturbance, or B: unsatisfactory level of noise likely to cause disturbance; and if the level of noise is unsatisfactory, the action taken to resolve situation.

29. No noise or vibration shall emanate from the premises so as to cause an unreasonable disturbance to nearby residents

**Harding, Mike**

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**From:** Eatough, Richard  
**Sent:** 16 June 2025 13:43  
**To:** Sikka, Akanksha  
**Subject:** FW: Consultation grant premises licence - 1159593 - Nancy and Marv's LTD - ELDON ARMS PH, 19 ELDON TERRACE RG1 4DX  
**Attachments:** PR202505-1159593 - Application form.pdf

Hi

Planning **objects** to this licensing application on the basis that currently, there is no planning permission for the use sought.

The established use of the (former) Eldon Arms is a Sui Generis public house.

The proposed use, as described below in the application, would appear to be a different Sui Generis (unique) use, which is, I would suggest a mixed use, consisting of the various items listed below.

Therefore a planning application would be required for this change of use, which would be considered on its individual planning merits.

Regards

Richard

The premises is a former public house in a residential area close to the town centre.

The proposed business that will operate from this premises will be a café style bistro/coffee shop during the day, with table top games and take away sandwich shop. and a wine/cocktail bar in the evenings with recorded music played by our DJs and occasional live musical performances.

---

**From:** Planning Administration <Planning.Administration@reading.gov.uk>

**Sent:** 16 June 2025 12:47

**To:** Eatough, Richard <[REDACTED]>

**Subject:** FW: Consultation grant premises licence - 1159593 - Nancy and Marv's LTD - ELDON ARMS PH, 19 ELDON TERRACE RG1 4DX

Hi,

FYI.

PLGadmin

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**From:** Sikka, Akanksha <[REDACTED]>

**Sent:** 16 June 2025 12:23

**To:** [REDACTED]

**Subject:** RE: Consultation grant premises licence - 1159593 - Nancy and Marv's LTD - ELDON ARMS PH, 19 ELDON TERRACE RG1 4DX

Good afternoon,

The consultation has been re-started as the applicant did not advertise in time. Updated application form attached. I shall send you the Premises Plan as soon as I receive it.

Consultation ends – 11-07-2025

Should you require further assistance please contact us on [Licensing@reading.gov.uk](mailto:Licensing@reading.gov.uk)

Kind regards,

Akanksha Sikka

Business Support Officer - Licensing Team

Directorate Economic Growth and Neighbourhood Services

Reading Borough Council | Civic Offices | Bridge Street | Reading RG1 2LU

E-MAIL: [Licensing@reading.gov.uk](mailto:Licensing@reading.gov.uk)

[Changes for taxi, private hire or scrap metal licence applications from April 2022 - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/news/changes-for-taxi-private-hire-or-scrap-metal-licence-applications-from-april-2022)

For all COVID-19 advice, please visit the [Government website](https://www.gov.uk/government/coronavirus)

[www.reading.gov.uk/dataprotection](https://www.reading.gov.uk/dataprotection)

[Website](#) | [Facebook](#) | [Twitter](#) | [YouTube](#) | [Instagram](#) | [LinkedIn](#)



*We respectfully request that all future correspondence is done digitally.*

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**From:** Sikka, Akanksha

**Sent:** 03 June 2025 17:07

**To:** [REDACTED]

**Cc:** Smalley, Robert <[REDACTED]>; Shaw, Tabitha <[REDACTED]>

**Subject:** Consultation grant premises licence - 1159593 - Nancy and Marv's LTD - ELDON ARMS PH, 19 ELDON TERRACE RG1 4DX

Good afternoon,

Please find attached an application for the grant of a premises licence.

Consultation ends 01/07/2025.

Should you require further assistance please contact us on [Licensing@reading.gov.uk](mailto:Licensing@reading.gov.uk)

Kind regards,

Akanksha Sikka

Business Support Officer - Licensing Team

Directorate Economic Growth and Neighbourhood Services

Reading Borough Council | Civic Offices | Bridge Street | Reading RG1 2LU

E-MAIL: [Licensing@reading.gov.uk](mailto:Licensing@reading.gov.uk)

[Changes for taxi, private hire or scrap metal licence applications from April 2022 - GOV.UK \(www.gov.uk\)](#)

For all COVID-19 advice, please visit the [Government website](#)

[www.reading.gov.uk/dataprotection](http://www.reading.gov.uk/dataprotection)

[Website](#) | [Facebook](#) | [Twitter](#) | [YouTube](#) | [Instagram](#) | [LinkedIn](#)



*We respectfully request that all future correspondence is done digitally.*

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**Harding, Mike**

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**From:** dawn <[REDACTED]>  
**Sent:** 15 June 2025 12:45  
**To:** Licensing  
**Subject:** Proposed live music hours

**Warning!**  
For the attention of  
RBC, BFC Staff and Councillors

This mail is from an external sender - please do not click any links or open any attachments unless you trust this sender, and know the content is safe

Dear sir/madam

We have recently heard that the old Eldon Arms pub, Eldon Terrace Reading have applied to have live music included in the licence. We feel that the hours and days that they are considering are not in thinking of the local residents, which we are. Please could you consider this when you approve the licence.

Yours sincerely  
Mr & Mrs Brown

Sent from [Outlook for iOS](#)

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**Harding, Mike**

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**From:** jo king <[REDACTED]>  
**Sent:** 20 June 2025 17:25  
**To:** Licensing  
**Subject:** as done Objection to Premises Licence Application – Nancy and Marvin’s Sip and Spin, 19 Eldon Terrace, Reading, RG1 4DX

**Warning!**  
 For the attention of  
 RBC, BfC Staff and Councillors

This mail is from an external sender - please do not click any links or open any attachments unless you trust this sender, and know the content is safe

Dear Team,

I am writing to formally object to the premises licence application submitted for Nancy and Marvin’s Sip and Spin, located at 19 Eldon Terrace, Reading, RG1 4DX.

As a long-term resident of this quiet neighbourhood-having lived on Eldon Street for over 30 years- I have serious concerns regarding the scope of the proposed licensing activities and the disruption they are likely to cause to local residents.

The application requests permission for the following:

Supply of Alcohol (On & Off Premises):

- Sunday to Thursday: 12:00 to 23:00
- Friday and Saturday: 12:00 to 23:00

Live Music (Indoors):

- Monday to Friday: 19:00 to 22:30
- Saturday and Sunday: 12:00 to 23:00

#### Recorded Music (Indoors):

- Sunday to Thursday: 10:00 to 23:00
- Friday and Saturday: 10:00 to 23:30

#### Late Night Refreshments (Indoors):

- Friday and Saturday: 23:00 to 23:30

The proposed hours for live and recorded music—particularly live performances until 22:30 on weekdays and 23:00 on weekends—are simply not suitable for a residential setting. This quiet street is home to families, professionals, and elderly residents who are entitled to peaceful enjoyment of their homes, particularly during evening hours and warmer months when windows are open. Noise from music, raised voices, and outdoor gatherings would create a clear public nuisance.

In addition to the concerns around music and noise during licensed hours, I am particularly concerned about the behaviour of patrons lingering outside the premises after closing time. Experience with the venue in its previous incarnation showed that many individuals remained in the area after hours—smoking,

talking loudly, and sometimes engaging in anti-social behaviour. The cumulative impact of this kind of disturbance late at night is deeply unsettling for residents trying to sleep or simply enjoy a quiet evening.

This is a residential street, not a town centre, and the proposed licence fails to take that into account. The scale and nature of what is being requested does not reflect the needs or character of this community. While a well-managed pub can contribute positively to a local area, this application as it stands does not offer a fair or responsible balance between hospitality and the rights of neighbours to live in peace.

I urge the council to carefully consider the real-world impact of this application on the day-to-day lives of local residents and to refuse the licence in its current form, or at the very least, impose stricter conditions to limit noise, hours, and outside activity.

Thank you for your attention to this important matter.

Kind regards,

# Mrs J King

Sent from [Outlook for iOS](#)

**Harding, Mike**

---

**From:** Simon Miles <[REDACTED]>  
**Sent:** 25 June 2025 22:20  
**To:** Licensing  
**Subject:** The Weather Station Licence

Warning ! For the attention of RBC, BFFC Staff and Councillors

This mail is from an external sender - please do not click any links or open any attachments unless you trust this sender, and know the content is safe

Good evening,

I am writing with regard to the current licensing application for the Weather Station in Eldon Terrace.

I have to say from the outset that I am extremely concerned about this licence and certainly most parts of it being granted, I live [REDACTED] from this pub and am utterly dismayed that it is opening again. This road is a quiet residential road and enjoyed by most around here for its peace and quiet, and I know from speaking to other residents they were very happy when the pub closed in 2022. I have major concerns about the noise and disruption this licence will cause alongside potential parking issues which are already a significant problem around this area.

With the previous pub there were frequent issues with late night noise, bottles and glasses left broken outside the pub, groups of people gathering to smoke outside the pub and leave further litter, urination and vomit in some roads and alley ways from people leaving the pub and on occasion acts of vandalism from drunk patrons.

What is also a major concern is that they have requested a licence to host live music every day other than Sunday, this is a very compressed area and the pub is surrounded in very close proximity to residential houses, and in some cases actually attached to private residences, this is a terrible idea, there could not possibly be a worse location for a pub to have been placed either now or historically.

There are multiple residents dreading this place reopening due to all of the above reasons and due to the location, none of the issues mentioned above can be mitigated by the Landlords, even granting a licence will be a mistake, best case scenario is it must be EXTREMELY limited as by granting a licence you will do nothing other than cause harm, distress and annoyance to the residents around here. I suffer from serious ill health and am extremely concerned about the impact that this could cause to myself.

I hope you will take mine and other residents serious concerns into account before granting a licence of any sort.

Kind regards

Simon Miles  
 [REDACTED] Town Place  
 Reading  
 [REDACTED]

Sent from my iPhone

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**Harding, Mike**

**From:** Laura Bannister <[REDACTED]>  
**Sent:** 30 June 2025 17:27  
**To:** Licensing  
**Cc:** Matt Bedborough  
**Subject:** as fwd RS Re: Licensing application for the Eldon Arms

**Warning!**

For the attention of  
 RBC, BFfC Staff and Councillors

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Good afternoon,

Please forgive my rapid follow-up; I realise I was so stuck on noise I forgot half of my concerns!

I specifically chose this street and neighbourhood because of how safe it felt late at night. I often return late from long work days (10pm even) and the idea that there might now be a risk of drunk, or otherwise unsettling, even threatening, behaviour right by my house, does feel very upsetting and frustrating. Ideally of course it would only attract “nice/good natured” people, but honestly, one walk past the pubs in Reading town centre is enough to put that one to bed. And even a good natured student can be pretty noisy outside your window!

Hopefully less of an issue, but parking is extremely tight on the road as it is, and the risk of losing further spaces would be very unfortunate.

In all, I'd feel a lot more on board with it if they wanted to open, say, a café or board game café, even one serving alcohol.

Thank you again and kind regards

Laura  
 [REDACTED] Eldon Street

On Mon, 30 Jun 2025 at 17:07, Laura Bannister [REDACTED] wrote:

Hello,

I hope this finds you well.

We live at [REDACTED] Eldon Street and in principle we are supportive of this new venture. It would be lovely for there to be a welcoming “third space” nearby.

However, living in a terrace just three doors down (and with a garden just meters away from the pub garden), we are really very concerned about the potential noise levels.

We did not live here when the pub was previously in operation, so I am not sure whether this is new or whether it is based on something that was previously felt to be OK by all residents.

The proposal is to:

- host live music from 7-10.30pm Monday to Friday and 12-11pm at weekends
- play recorded music from 10am-11.30pm daily.

This sounds like it could be really quite stressful and inescapable, and frankly it would prompt us to move much sooner than we would otherwise wish.

We both have tiring, stressful jobs, and without wanting to sound like 100-year-old naysayers, our home is the place that we rest and find peace.

Whilst we wish for the proprietors to enjoy success in their venture and their likely goal to create a new community space, the never-ending music proposal (and my concerns about noise from the pub garden) leave us with no choice but to strongly object.

Please let me know if there is anything you need from us to make this more formal?

Thank you and kind regards

Laura and Matt  
■ Eldon Street

**Harding, Mike**

---

**From:** Laura Dolphin [REDACTED]  
**Sent:** 30 June 2025 16:56  
**To:** Licensing  
**Cc:** Dave McElroy  
**Subject:** Sip and spin Eldon terrace

**Warning!**  
 For the attention of  
 RBC, BfC Staff and Councillors

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Hello,

Our councillors have told us we're able to lodge a concern about the sip and spin licence for Eldon terrace, application by Nancy and Marvin, via this email address.

We live opposite the premises at [REDACTED] Eldon terrace. We're very keen to have an open, licensed pub on the site and overall we're in support of the plans.

However, the times for both recorded and live music really concern us. We feel that 10.30pm for live music Monday to Friday and 11pm for Saturday and Sunday, and 11.30pm for recorded music, is far too late.

In various iterations of the venue there has been live music. When it was the Eldon arms, live music would end followed by recorded music and then people would leave in large numbers - this caused quite a lot of noise on the street right outside our bedroom window, as people congregated. It also occasionally prompted raucous scenes and violence, with glasses smashing and smashed glass being left on the road and pavement or being swept up very late at night.

The bands tend to park outside our house and there would be noise as they packed up, often shouting over to each other.

This continued when the venue was the weather station. Further we had multiple evenings over the summer when the venue would have all their windows and doors open and the noise was incredibly loud, we could hear it all the way through the house.

We once had someone trying to sleep in our front yard, having emptied out our recycling bin and generally being really loud and volatile. We had to call the police out. Smokers tend to congregate outside before, during and after bands and it can be really loud.

We now have a small baby and we're worried about the impact on her sleep, not to mention the safety aspect of having drunk people late at night right outside our house, and smashed glass on the floor with a baby trying to walk.

We're content for the venue to remain open until 11.30 / 12 but we'd like live music to end by 10, and recorded music to end by 10.30. This would mean people will disperse earlier, they'd likely be less inebriated and so fewer disorder issues, and the bands should be packed up and away by 11, minimising noise disruption.

Grateful if this could be considered.

If we need to offer this feedback through another method please let me know.

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**Harding, Mike**

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**From:** 2020 The vision [REDACTED]  
**Sent:** 18 July 2025 15:30  
**To:** Harding, Mike  
**Subject:** Re: APPLICATION FOR THE GRANT OF A PREMISES LICENCE - HEARING INVITATION - SIP AND SPIN

**Warning!**

For the attention of  
 RBC, BFC Staff and Councillors

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Dear Mike,

thanks for your response - i would be happy to share the email with you (which i recived when i was deciding whether the business was vaible prior to signing the lease) - please see below.

I have also recontacted planning administration today to seek further clarity.

kind regards  
 Nancy

**From:** Planning Administration <[Planning.Administration@reading.gov.uk](mailto:Planning.Administration@reading.gov.uk)>  
**Sent:** Friday, April 4, 2025 3:38:59 PM  
**To:** Nancy Magon [REDACTED]  
**Subject:** Enquiry

Good Afternoon,

Thank you for your enquiry which has been forwarded to me as I was the duty officer for yesterday.

Great news that you are thinking of opening a new adventure at the former pub at 19 Eldon Terrace.

In answer to your query:

As you state the building was last used as a public house, meaning the former use still exists - which comes under the building Class of 'Sui Generis', whilst a Café would be Class E.

Whilst you could apply for change of use to a café, you wouldn't then be able to sell alcohol.

A pub class - sui generis allows you to do a number of things from serving cakes to sandwiches, hot and cold non-alcoholic drinks and then alcoholic drinks in the evening subject to the correct licenses from RBC licensing team.

I hope this helps.

Kind Regards,

Gary Miles  
 Planning Officer  
 Planning Section | Directorate for Economic Growth and Neighbourhood Services

Reading Borough Council  
 Civic Offices, Level 1 South  
 Bridge Street  
 Reading

[Website](#) | [Facebook](#) | [Twitter](#) | [YouTube](#) | [Instagram](#) | [LinkedIn](#)

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From: Nancy Magon [REDACTED]  
Sent: 03 April 2025 12:19  
To: Planning Administration <[Planning.Administration@reading.gov.uk](mailto:Planning.Administration@reading.gov.uk)>  
Subject: Enquiry

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Good afternoon,

We are currently considering taking a lease on a property at 19 Eldon Terrace Reading- we would be looking to run a cafe/sandwich shop with an evening bar.

I am trying to clarify permissions/approved use of the premises prior to committing to the lease.

Can you please advise whether there is approval for this type of business to operate from there? (i am aware it has previously been a pub so am looking into licensing etc separately)

Kind regards  
Nancy magon

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

From: **Harding, Mike** <[Mike.Harding@reading.gov.uk](mailto:Mike.Harding@reading.gov.uk)>  
Date: Fri, 18 Jul 2025 at 11:05  
Subject: RE: APPLICATION FOR THE GRANT OF A PREMISES LICENCE - HEARING INVITATION - SIP AND SPIN  
To: 2020 The vision [REDACTED]

Dear Nancy,

Thank you for confirming your attendance.

Could you please help clarify the apparent contradiction?

If you wish, you are welcome to formally submit the emails as additional information to be included in your defence for the hearing. This will allow the Councillors to review the information beforehand.

Please note that if the information is not submitted prior to the hearing, the Councillors may decide not to accept it.

Kind regards,

Mike Harding

Licensing & Enforcement Officer

Licensing | Public Protection

Directorate of Economic Growth and Neighbourhood Services

Reading Borough Council

Civic Offices, Bridge Street, Reading, RG1 2LU

Email: [mike.harding@reading.gov.uk](mailto:mike.harding@reading.gov.uk)

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From: 2020 The vision [REDACTED]  
Sent: 18 July 2025 08:36  
To: Harding, Mike <[Mike.Harding@reading.gov.uk](mailto:Mike.Harding@reading.gov.uk)>  
Subject: Re: APPLICATION FOR THE GRANT OF A PREMISES LICENCE - HEARING INVITATION - SIP AND SPIN

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RBC, BFFC Staff and Councillors

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Good Monring Mike,

Thanks for the attached information - i can confirm that we will be attendingvthe hearing.

I do have a question regarding the objection from planning, i have an email that i recieved from them on April which appears to contradict their objection.

I sense that the issue is one of language and i am worried that on this basis all of our hard work may go to waste. Are you able to advise please (i am unsure whether you can offer advice or whether this is all now in the hands of the licensing panel).

Kind reagrds

Nancy

On Thu, 17 Jul 2025, 13:15 Harding, Mike, <[Mike.Harding@reading.gov.uk](mailto:Mike.Harding@reading.gov.uk)> wrote:

Dear Applicants,

**LICENSING ACT 2003 & LICENSING ACT 2003 (HEARINGS) REGULATIONS 2005**

**APPLICATION FOR THE GRANT OF A PREMISES LICENCE**

**Sip and Spin, 19 Eldon Road, Reading, RG1 4DX**

Following your recent application for the grant of a premises licence I write to advise that relevant representations have been received and therefore the Licensing Authority proposes to hold a hearing to determine your application.

The hearing of this matter will take place on **31 July 2025 at 09:30 hours** in the Committee Room Suite of the Civic Centre, Reading.

In accordance with Regulation 15 of the above legislation you may attend the hearing and may be assisted or represented by any person, whether or not that person is legally qualified. At the hearing, should you wish to, you will be entitled to address the Licensing Authority and you may, at the discretion of the Licensing Authority, be permitted to question any other party present. An information sheet is enclosed which details the procedure that will be followed at the hearing.

Enclosed is a copy of the report that will be presented to the Licensing Sub-Committee, including copies of the relevant representations which have been received in respect of your application.

Please be aware that, if you fail to attend the hearing without good reason, the Licensing Authority will, if it is considered in the public interest to do so, determine the application in your absence.

In accordance with Regulation 8 of the above legislation you must, by **23 July 2025**, let us know if you will be attending, and if so, the names of who will be attending.

Please be aware that the meeting is a public meeting, so you may bring a friend or any other person with you as an observer. However, if you wish to bring any other person with you to the hearing to provide information to the Licensing Authority, you must request permission for that person(s) to attend and give a brief description of the point or points on which the person may be able to assist the authority in relation to the application.

The Licensing Authority may exclude the public from all or part of a hearing where it considers that the public interest in so doing outweighs the public interest in the hearing, or that part of the hearing, taking place in public. Any person attending the hearing who, in the opinion of the Licensing Authority behaves in a disruptive manner may be asked to leave.

If you have any queries in relation to this letter or the information, please do not hesitate to contact me.

Yours sincerely,

**Mike Harding**

Licensing & Enforcement Officer

Licensing | Public Protection

Directorate of Economic Growth and Neighbourhood Services

Reading Borough Council

Civic Offices, Bridge Street, Reading, RG1 2LU

Email: [mike.harding@reading.gov.uk](mailto:mike.harding@reading.gov.uk)

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**Additional Information from the Applicant for LASC on 31 July 2025  
dated 30.07.2025**

**From:** [Harding, Mike](#)  
**To:** [Julie Quarmby](#)  
**Cc:** [Wood, Andrew](#)  
**Subject:** FW: pplication Grant PL-LSC Hearing 31st July -Skeleton Argument  
**Date:** 30 July 2025 12:53:19  
**Attachments:** [Sip & Spin Skeleton Argument.pdf](#)  
[Eldon arms Original Licence.pdf](#)  
**Importance:** High

---

Hi Julie,

Please see attached and below information provided by the applicant ahead of the hearing tomorrow.

Thanks.

Kind regards,

**Mike Harding**  
Licensing & Enforcement Officer  
Licensing | Public Protection  
Directorate of Economic Growth and Neighbourhood Services

Reading Borough Council  
Civic Offices, Bridge Street, Reading, RG1 2LU

Email: [mike.harding@reading.gov.uk](mailto:mike.harding@reading.gov.uk)

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**From:** Bill Donne [REDACTED]  
**Sent:** 30 July 2025 12:48  
**To:** Licensing <[Licensing@reading.gov.uk](mailto:Licensing@reading.gov.uk)>; Harding, Mike <[Mike.Harding@reading.gov.uk](mailto:Mike.Harding@reading.gov.uk)>; Bill Donne [REDACTED]; Smalley, Robert <[Robert.Smalley@reading.gov.uk](mailto:Robert.Smalley@reading.gov.uk)>  
**Subject:** pplication Grant PL-LSC Hearing 31st July -Skeleton Argument  
**Importance:** High

**Warning!**  
For the attention of  
RBC, BFfC Staff and Councillors

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Good afternoon all

**Ref: Application Grant PL-LSC Hearing-Skeleton Argument**  
**Nancy and Marv's Sip and Spin, 19 Eldon Terrace, RG1 4DX**

I have attached my skeleton argument for distribution for all stakeholders for tomorrow's LSC hearing. Please accept my apologies for the late submission but I hope this document will assist Councillors.

Kind regards

Bill

Bill Donne M.lol

Licensing Consultant



**Tel:** [REDACTED] | **Email:** [REDACTED] | **Web:** [www.foxlicensing.co.uk](http://www.foxlicensing.co.uk)

W.Donne t/a Silver Fox Licensing Consultants, [REDACTED]

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**BEFORE READING BOROUGH COUNCIL**

**Licensing Sub Committee Hearing 31<sup>st</sup> July 2025**

**Application for the Grant of a Premises Licence Under S.17 Licensing Act 2003**

**At**

**Nancy and Marv's Sip and Spin**

**19 Eldon Terrace, Reading, RG1 4DX ('The Premises')**

**Nancy and Marv's LTD**

**(Applicant)**

---

**Skeleton Argument on behalf of the Applicant**

**Bill Donne, Silver Fox Licensing Consultants**

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Documents submitted on behalf of the Premises Licence Holder.

**A. Section 182 Guidance Licensing Act 2003 - December 2023**

- Part 9.3 to 9.11 Where representations have been made and
- 9.12 Responsible Authorities as experts
- 9.38 give weight to the evidence.

**B. Reading Borough Council Statement of Licensing Policy**

2.6 Alongside all of this, we recognise our shared legal duties to uphold the licensing objectives and to adhere to key legislation, including the prevention of immigration crime as set out in the Immigration Act (2016) and the Modern Slavery Act (2015), and we are committed to working in partnership to ensure a responsive licensing approach which strikes the right balance, supports the diversity of our borough and ensures that businesses can thrive while residents and visitors can enjoy what's on offer in a safe, inclusive and welcoming environment.

2.8 The planning authority have a number of policies that impact on Reading's night-time economy. The Licensing authority recognises that licensing applications should not be a re-run of the planning application process. The planning authority

remains the regime that is directed at development of land and the use of premises upon it. The licensing authority remains the regime that is directed at the licensable activities and responsible management of said premises upon that land.

7.7 Generally, any licensed premises looking to open past 11pm (2300hrs) in a residential area will need to demonstrate clearly in their operating schedule that public nuisance will not result from later operation. As part of the operating schedule, applicants should read the Secretary of State's Guidance, this policy and any other relevant document and ensure that robust measures are included in any application.

### **C. Human Rights Act 1998**

3.5 The Council has a duty under the European Convention on Human Rights to protect both the rights of a resident to privacy and family life (Article 8) and the rights of a licence holder to operate their business without undue interference (Article 1 of the First Protocol). This promotes the need for the licensing authority to reach a balance between these two principles when making decisions.

### **Location-(See Appendix 1)**

The premises are located in Eldon Terrace and was formerly known as the Eldon Arms which was known locally as 'The Village' comprised of three public houses together with The Lyndhurst and The Retreat. The former Eldon Arms is situated within the Eldon Square Conservation Area, which is known for its mid-19th-century planned square and historical buildings.

### **Background**

The earliest record of the Eldon Arms was that it was owned by the Simmonds Brewery since at least 1958, and latterly by Wadsworth Brewery. The business traded as The Weather Station for a short period and their premises licence has now lapsed. The freehold is now owned by a private Company and has granted a lease to Nancy and Marv's Ltd.

### **Previous Premises Licence-Eldon Arms-Granted in July 2007 held by Wadworth and Company Brewery (Appendix 2)**

### **Recorded Music**

Monday-Thursday 10:00 to 23:30 hours, Friday and Saturday from 10:00 to 00:00 hours

### **Late Night Refreshment**

Monday-Thursday 23:00 to 24:00 hours, Friday and Saturday from 23:00 to 00:30 hours

### **Sale of Alcohol**

Monday-Thursday 10:00 to 24:00 hours, Friday and Saturday from 10:00 to 00:30 hours

## **Scope of this Application**

The previous Premises Licence held by operators of The Weather Station has lapsed and therefore a new premises licence is required for the following licensable activities:

### **Sale of Alcohol**

Monday-Thursday 12:00 to 22:30 hours  
Friday and Saturday from 12:00 to 23:00 hours

### **Late Night Refreshment**

Friday and Saturday from 23:00 to 23:30 hours

The Applicant wishes to **withdraw** Live music and Recorded Music as these are covered by the Live Music Act

The hours applied for are less than what the previous premises licence permitted that was in place from 2007 through to c.2021.

The Application has attracted representations from local residents and from RBC Planning Department.

## **Planning**

It is common ground that the premises fall within the Sui Generis category within planning uses, the former A4 category for Public Houses before the recent changes.

Given that the Applicant has applied for the sale of alcohol, vertical drinking will be permitted and that there is no requirement for patrons to purchase food in order to purchase alcohol the operation clearly is within Sui generis.

The fact that the Applicants wish to sell coffee, cakes, sandwiches etc in addition to the sale of alcohol does not infer that the business has to be under Class E.

For example, JD Wetherspoons sell more coffee than the national coffee chains but still will qualify as a public house under Sui Generis.

## **Residents**

Residents have expressed concerns about noise, intoxication and anti-social behaviour. Officers from the Responsible authorities are to be considered as the experts in their particular sphere. It is noted that conditions have been agreed with Licensing Department and the police, and that the Environmental Protection Department has not submitted a representation.

Condition number 29. No noise or vibration shall emanate from the premises so as to cause an unreasonable disturbance to nearby residents legally bind the Applicant not to cause a noise nuisance.

Licensing laws are not the primary method of for general control of nuisance and anti-social behaviour by individuals once they are away from any licensed premises, thus being beyond the direct control of the Licensee.

The Police have not expressed concerns about the potential of crime and disorder in the area. Whilst tacit approval from the police cannot be construed it is certainly custom and practice to object to the application should there be concerns regarding crime of disorder.

It is noted that the immediate adjoining buildings, namely 30 Eldon Street is owned by the Landlord and on the other side 17 Eldon Terrace is vacant.

Opposite the premises on the other side on Eldon Terrace is a vacant yard.

### **Recommendation**

That the Licensing Sub Committee grant the amended application with the conditions agreed with Licensing and the Police.

## Appendix 1-Location Map





**LICENSING ACT 2003**  
**SCHEDULE 12**  
**PART A**

**PREMISES LICENCE**

Reading Borough Council being the Licensing Authority under the above Act, HEREBY  
 GRAHT a PREMISES LICENCE as detailed in this licence.

Premises Licence Number	LP8000058
-------------------------	-----------

**Premises Details**

<b>Premises Name and Address</b>	
The Elden Arms 19 ELDON TERRACE READING BERKSNIRE RG1 4DX	
<b>Telephone Number</b>	0110 957 3057

**Where the Licence is time limited the dates the Licence is valid**

N/A

**Licensable Activities**

**Licensable Activities authorised by the Licence**

Playing of Recorded Music - Indoor  
 Late Night Refreshment - Indoor  
 Sale of Alcohol by Retail - On & Off the premises

**Authorised Hours for Licensable Activities**

**The times the licence authorises the carrying out of licensable activities**

**Hours for the Playing of Recorded Music**

Monday	from 1000hrs until 2330hrs
Tuesday	from 1000hrs until 2330hrs
Wednesday	from 1000hrs until 2330hrs
Thursday	from 1000hrs until 2330hrs
Friday	from 1000hrs until 2400hrs
Saturday	from 1000hrs until 2400hrs
Sunday	from 1000hrs until 2330hrs

**Non Standard Timings:**

From 1000hrs on New Year's Eve through to midnight on New Year's Day for Sunday to Thursday or 0030hrs for Friday & Saturday on 2<sup>nd</sup> January.

#### **Hours for the Provision of Late Night Refreshment**

Monday	from 2300hrs until 2400hrs
Tuesday	from 2300hrs until 2400hrs
Wednesday	from 2300hrs until 2400hrs
Thursday	from 2300hrs until 2400hrs
Friday	from 2300hrs until 0030hrs
Saturday	from 2300hrs until 0030hrs
Sunday	from 2300hrs until 2400hrs

#### **Non Standard Timings:**

From 1000hrs on New Year's Eve through to midnight on New Year's Day for Sunday to Thursday or 003hrs for Friday & Saturday on 2<sup>nd</sup> January.

#### **Hours for the Sale by Retail of Alcohol**

Monday	from 1000hrs until 2330hrs
Tuesday	from 1000hrs until 2330hrs
Wednesday	from 1000hrs until 2330hrs
Thursday	from 1000hrs until 2330hrs
Friday	from 1000hrs until 2400hrs
Saturday	from 1000hrs until 2400hrs
Sunday	from 1000hrs until 2330hrs

#### **Non Standard Timings:**

From 1000hrs on New Year's Eve through to midnight on New Year's Day for Sunday to Thursday or 0030hrs for Friday & Saturday on 2<sup>nd</sup> January.

### **Opening Hours**

#### **Hours the Premises is Open to the Public**

Monday	from 1000hrs until 2400hrs
Tuesday	from 1000hrs until 2400hrs
Wednesday	from 1000hrs until 2400hrs
Thursday	from 1000hrs until 2400hrs
Friday	from 1000hrs until 0030hrs
Saturday	from 1000hrs until 0030hrs
Sunday	from 1000hrs until 2400hrs

#### **Non Standard Timings:**

From 1000hrs on New Year's Eve through to midnight on New Year's Day for Sunday to

Thursday or 0030hrs for Friday & Saturday on 2<sup>nd</sup> January.

#### **Alcohol**

Where the licence authorises supplies of alcohol whether these are on and/or off supplies

Sale of Alcohol by Retail - On & Off the Premises

#### **Premises Licence Holder**

Name, (registered) address of holder of premises licence

Name: Wadworth & Company Limited

Address: Northgate Brewery, Devizes, SN1D 1JW

#### **Additional Details**

Name, address and telephone number of designated premises supervisor where the premises licence authorises the supply of alcohol

Name: Mr Brian Mackle

Address: The Eldon Arms, 19 Eldon Terrace, Reading, Berkshire, RG1 4DX

Telephone Number: 0118 957 3857

#### **Designated Premises Supervisor**

Personal Licence number and issuing authority of personal licence held by the designated premises supervisor where the premises licence authorises the supply of alcohol

Personal Licence Number: LP7000130

Issuing Authority: Reading Borough Council

This Licence shall continue in force from 26/06/2007 unless previously suspended or revoked.

Dated: 4th July 2007

Head of Environment & Consumer Services

## **Annex 2**

### **Conditions Consistent with the Operating Schedule**

#### **General**

1. The Designated Premises Supervisor must ensure that details of local licensed taxi or private hire companies are available within the premises.
2. All staff must be trained on the law and practice relating to age restricted sales.
3. No promotions may take place on the premises that encourage illegal, irresponsible or immoderate consumption of alcohol.
4. The Premises Licence holder must ensure that the Designated Premises Supervisor holds membership of, and actively participates in, the Reading Pub Watch Scheme, including making use of apparatus supplied as part of the scheme.
5. The Premises Licence holder shall not display in an unlawful manner advertisements promoting the entertainment or the premises, in particular
  - a. no display of advertisements should take place on street furniture.
  - b. no display of advertisements should take place on premises or structures placed on, over, in or adjacent to the highway, unless the licensee has first obtained the written consent of the owner of the premises or structure. Such consent shall be shown to the licensing authority on request.
6. The Premises Licence holder shall take all reasonable precautions and exercise all due diligence to ensure that, neither the Designated Premises Supervisor, nor any person promoting or providing entertainment on the premises, nor any person acting on behalf of any such person, shall display in an unlawful manner advertisements promoting the entertainment or the premises, in particular
  - a. no display of advertisements should take place on street furniture
  - b. no display of advertisements should take place on premises or structures placed on, over, in or adjacent to the highway, unless the licensee has first obtained the written consent of the owner of the premises or structure. Such consent shall be shown to the licensing authority on request.
7. The licensing authority may require the licensee to remove any unlawfully displayed advertisement forthwith. Failure to remove any unlawfully displayed advertisement in accordance with such a request shall be in breach of these conditions and may result in the licensing authority removing such unlawful advertisements. Any costs incurred by the licensing authority in removing such unlawful advertisements shall be recoverable from the licensee as a debt.

### **Prevention of Public Nuisance**

1. Signage to be placed at all exit points asking customers to leave the premises quietly and respect local residents.
2. Doors and windows to be shut during events involving amplified music or speech noise, that is likely to cause nuisance to local residents (music would also be reduced in volume)

### **Prevention of Crime & Disorder**

1. The Premises Licence holder must ensure that a policy, approved by the Thames Valley Police, exists and is effectively implemented, relating to the prevention of illegal drugs. This policy must include search, detection, confiscation, storage and disposal procedures.
2. The Premises Licence holder must ensure that the premises have, and implement, an entry, closure and dispersal policy, approved by Thames Valley Police, for controlling the opening and closing of the premises and the departure of customers at the conclusion of the licensed activities.

## Annex 3

### Conditions attached after a hearing by the Licensing Authority

1. From 23:00 until closing time (as per current business hours), the beer terrace should only be used for smoking. No other licensable activities and consumption of food or drink (inc alcohol) should take place on the beer terrace or in any other outside area after 23:00. These conditions should be controlled through management practices and by supervision/monitoring of patrons. Adequate signage should be provided instructing patrons to remain respectful to surrounding residents when using the beer terrace.

## Annex 4

### Plans

As attached plan ref no 1011-111-01 dated 05/04/2005

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