

**LICENSING APPLICATIONS SUB-COMMITTEE MEETING MINUTES  
8 JULY 2026**

Present: Councillors Woodward (Chair), Ayub and Clarke.

**7. APPLICATION FOR THE GRANT OF A PREMISES LICENCE - SIP N VAPE, 53 DONKIN HILL, CAVERSHAM, READING, RG4 5DG**

The Sub-Committee considered a report on an application for the grant of a premises licence in respect of Sip n Vape, 53 Donkin Hill, Caversham, Reading, RG4 5DG. A copy of the application, submitted by Mr Paramjeet Shdana and dated 18 May 2026, was attached to the report at Appendix NB-1. The application stated that the premises would operate as a convenience store and off-licence and sought a premises licence authorising the following licensable activities and operating hours:

**Sale by Retail of Alcohol (Off the Premises):**

Monday to Sunday from 0700hrs until 2300hrs

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

Monday to Sunday from 0700hrs until 2300hrs

The report stated that there was currently no licence in force at the premises and that the premises had previously been occupied by a kitchen showroom and was located adjacent to a hair salon and a tile showroom.

A schedule of conditions agreed by the Applicant, the Council's Licensing Team and Thames Valley Police was attached to the report at Appendix NB-2.

The report stated that the 28-day statutory consultation period for the application had closed on 15 June 2026. During that period, two valid representations had been received from two local residents. Copies of the representations and subsequent correspondence with the local residents were attached to the report at Appendices NB-3, NB-4, NB-5 and NB-6.

The report highlighted that, when considering any application, the Licensing Authority should be aware that Temporary Event Notices (TENs) might be used to authorise licensable activities and might enable a premises to extend the hours or scope of its operation.

The report set out the powers of the Licensing Authority when determining an application for the grant of a premises licence and explained that the Sub-Committee could:

- Grant the application as applied for;
- Grant the application subject to modifications;
- Refuse the application.

The report stated that, when considering the representations received, the Licensing Authority had a duty to carry out its functions with a view to promoting the four licensing objectives:

## **LICENSING APPLICATIONS SUB-COMMITTEE MEETING MINUTES 8 JULY 2026**

- The prevention of crime and disorder;
- Public safety;
- The prevention of public nuisance;
- The protection of children from harm.

The report also stated that any conditions placed on a premises licence should be appropriate and proportionate with a view to promoting the licensing objectives and that the Licensing Authority could amend, alter or refuse an application where it considered it appropriate to do so. In determining the application, the Licensing Authority must also have regard to the representations received, the Licensing Authority's Statement of Licensing Policy and any relevant sections of the statutory guidance issued by the Secretary of State under section 182 of the Licensing Act 2003.

The report set out paragraphs from the Council's Statement of Licensing Policy (specifically paragraphs: 1.6, 3.1, 3.2, 5.6, 5.7, 6.1, 6.2, 6.5, 6.11, 6.12, 6.13, 7.2, 7.6, 7.7, 7.12, 8.6, 10.1, and 10.3) and from the Secretary of State's Guidance issued under Section 182 of the Licensing Act 2003 (specifically paragraphs: 1.2 to 1.5, 8.41 to 8.49, 9.12, 9.38 to 9.40, 9.42 and 9.43). The report also highlighted Section 18(6) of the Licensing Act 2003, which required that any relevant representations be considered in the context of the likely effect of the grant of the premises licence would have on the promotion of the licensing objectives. Relevant case law examples were also provided for consideration by the Sub-Committee.

Nicola Butler, Senior Licensing Enforcement Officer, Reading Borough Council, attended the hearing, presented the report and addressed the Sub-Committee.

Riley Timney, Licensing Enforcement Officer, Reading Borough Council, attended the hearing on behalf of the Licensing Authority as a Responsible Authority and addressed the Sub-Committee.

Paramjeet Shdana (the Applicant) attended the hearing accompanied by his son, Harshpreet Shdana, and his representative, Panchal Surendra. The Applicant's representative addressed the Sub-Committee on behalf of the Applicant and responded to questions.

The local residents who had submitted valid representations did not attend the hearing and, therefore, the Sub-Committee considered their written representations.

After the Sub-Committee had reached its decision in private, but prior to the Chair announcing that decision, the Sub-Committee was informed of a conversation that had taken place between the Applicant and a member of the public during the period of deliberation. The Sub-Committee was informed that the Applicant had indicated a willingness to change the name of the premises from "Sip n Vape" in order to address concerns that the name may give the impression that the premises would operate as a vaping or café establishment, rather than as a convenience store and off-licence. The Sub-Committee noted this commitment and took it into account when finalising its reasons for the decision.

**Resolved –**

**LICENSING APPLICATIONS SUB-COMMITTEE MEETING MINUTES  
8 JULY 2026**

- (1) That, having considered the application for the grant of a premises licence in respect of SIP N VAPE, 53 Donkin Hill, Caversham, Reading, RG4 5DG, and having taken into account 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 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 report prepared by the Council's Licensing Team, the oral submissions made by the Applicant and by members of the Council's Licensing Team at the meeting, the conditions agreed between Reading Borough Council Licensing, Thames Valley Police and the Applicant, and the written representations received from local residents, the Sub-Committee concluded that it was appropriate and proportionate to:

**DECISION**

GRANT the application to authorise the following licensable activities and hours:

**Sale by Retail of Alcohol (Off the Premises):**

Monday to Sunday from 0700hrs until 2300hrs

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

Monday to Sunday from 0700hrs until 2300hrs

subject to the conditions set out in Appendix NB-2;

- (2) That the Sub-Committee's reasons be noted as follows:

**REASONS**

- (a) During the consultation period conditions had been agreed between the Police and the Council's Licensing Team, as set out in Appendix NB-2.
- (b) There were no objections from the Police.
- (c) The conditions were wide ranging and comprehensive.
- (d) The hours proposed did not fail to promote the licensing objectives.
- (e) There would be no vertical drinking or vaping on the premises.
- (f) There had been only two objections from local residents.
- (g) The Sub-Committee had carefully considered the concerns raised by local residents but considered that they were likely to be met by the conditions and any enforcement actions by the relevant Council Officers and/or the Police.

**LICENSING APPLICATIONS SUB-COMMITTEE MEETING MINUTES**  
**8 JULY 2026**

- (h) The proposal by the Applicant that the premises name would not be SIP N VAPE but would be a name more reflective of a convenience store.

(At the meeting the Chair advised the applicant 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 9.34 and closed at 10.17 am)