

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

From: Harding, Mike
To: Julie Quaraby
Cc: Wood, Andrew
Subject: FW: Application 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

Reading Borough Council collects personal information when you contact us to help provide a service to you. We will not share your information with third parties for marketing purposes unless required to do so by law. For more information on how we protect and use your information please see our privacy notice at www.reading.gov.uk/dataprotection

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



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

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 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.IoL

Licensing Consultant



Tel: [REDACTED] | **Email:** [REDACTED] | **Web:** www.foxlicensing.co.uk

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

The information in this e-mail is confidential to the intended recipient to whom it has been addressed and may be covered by legal professional privilege and protected by law. W.Donne does not accept responsibility for any unauthorised amendment made to the contents of this e-mail following its dispatch. W.Donne has scanned for viruses. However, it is your responsibility to scan the e-mail and attachments (if any) for viruses. If received in error, you must not retain the message or disclose its contents to anyone. Please contact the sender of the email or mailto: [REDACTED] or call Customer Services on international [REDACTED], quoting the name of the sender and the addressee and then delete the e-mail.

BEFORE READING BOROUGH COUNCIL

Licensing Sub Committee Hearing 31st 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

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 Wadsworth 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 or 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





Appendix I

LICENSING ACT 2003
SCHEDULE 12
PART A

PREMISES LICENCE

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

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

Premises Details

Premises Name and Address	
The Elden Arms 19 ELDON TERRACE READING BERKSNIKE RG1 4DX	
Telephone Number	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 2nd 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 2nd 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 2nd 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 2nd 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 Mackie

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 shewn 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 in 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