

**LICENSING APPLICATIONS SUB-COMMITTEE MEETING MINUTES  
28 NOVEMBER 2025**

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

**31. APPLICATION FOR THE VARIATION OF A PREMISES LICENCE - BBQ STATION, 55 ST MARY'S BUTTS, READING, RG1 2LG**

The Sub-Committee considered a report on an application for the variation of a premises licence in respect of BBQ Station, 55 St Mary's Butts, Reading, RG1 2LG. A copy of the current premise licence (no. LP2003264) was attached to the report at Appendix NB-1.

The report stated that the current premises licence authorised the following licensable activities and hours:

**Sale by Retail of Alcohol (On Sales):**

Monday to Sunday from 1130hrs to 2230hrs

**Hours for the playing of recorded music:**

Monday to Sunday from 1130hrs to 2230hrs

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

Monday to Sunday from 1130hrs to 2300hrs

The application had been submitted on 5 October 2025 by William Donne, Licensing Agent, Silver Fox Licensing Consultants on behalf of the Applicant, Korean Kimchi Limited. A copy of the application was attached to the report at Appendix NB-2. The application sought to vary the premises licence as follows:

**(a) Extend the Provision of Recorded Music:**

Sunday to Wednesday from 1100hrs to 0000hrs  
Thursday from 1100hrs to 0100hrs  
Friday and Saturday from 1100hrs to 0230hrs

New Years Eve from 1100hrs to 0230hrs the following day.

Sundays immediately preceding a Bank Holiday Monday from 1100hrs to 0230hrs the following day.

British Summer Time to be deemed not to take effect until the start of the next trading sessions.

**(b) Add the Provision of Live Music:**

Sunday to Wednesday from 1100hrs to 0000hrs  
Thursday from 1100hrs to 0100hrs

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Friday and Saturday      from 1100hrs to 0230hrs

New Years Eve from 1100hrs to 0230hrs the following day.

Sundays immediately preceding a Bank Holiday Monday from 1100hrs to 0230hrs the following day.

British Summer Time to be deemed not to take effect until the start of the next trading sessions.

**(c) Add the Provision of Late Night Refreshment:**

Sunday to Wednesday      from 1100hrs to 0000hrs

Thursday      from 1100hrs to 0100hrs

Friday and Saturday      from 1100hrs to 0230hrs

New Years Eve from 1100hrs to 0230hrs the following day.

Sundays immediately preceding a Bank Holiday Monday from 1100hrs to 0230hrs the following day.

British Summer Time to be deemed not to take effect until the start of the next trading sessions.

**(d) Extend Sale by Retail Alcohol (On Sales):**

Sunday to Wednesday      from 1100hrs to 0000hrs

Thursday      from 1100hrs to 0100hrs

Friday and Saturday      from 1100hrs to 0230hrs

New Years Eve from 1100hrs to 0230hrs the following day.

Sundays immediately preceding a Bank Holiday Monday from 1100hrs to 0230hrs the following day.

British Summer Time to be deemed not to take effect until the start of the next trading sessions.

**(e) Add the Sale by Retail of Alcohol (Off Sales):**

Sunday to Wednesday      from 1100hrs to 0000hrs

Thursday      from 1100hrs to 0100hrs

Friday and Saturday      from 1100hrs to 0230hrs

New Years Eve from 1100hrs to 0230hrs the following day.

Sundays immediately preceding a Bank Holiday Monday from 1100hrs to 0230hrs the following day.

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British Summer Time to be deemed not to take effect until the start of the next trading sessions.

(f) Extend the Hours the Premises is Open to the Public:

Monday to Wednesday	from 1100hrs to 0030hrs
Thursday	from 1100hrs to 0130hrs
Friday and Saturday	from 1100hrs to 0300hrs
Sunday	from 1100hrs to 0000hrs

New Years Eve from 1100hrs to 0300hrs the following day.

Sundays immediately preceding a Bank Holiday Monday from 1100hrs to 0300hrs the following day.

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(g) To remove all conditions attached to the existing licence and replace them with those included in the application (see Appendix NB-2)

A schedule of conditions proposed by the Applicant and the Council's Licensing Team was appended to the report at Appendix NB-3. The report stated that all except one of the conditions had been agreed by both parties, the exception being Condition 11 which related to Body Worn Video (BWV) recordings which the Council's Licensing Team recommended should be continuous, whereas the Applicant considered this requirement to be unnecessary.

The report stated that the 28-day statutory consultation period for the application had closed on 2 November 2025. During this period valid representations had been received from the following Responsible Authorities:

- Ben Williams on behalf of Reading Borough Council's Licensing Team (attached at Appendix NB-4).
- Declan Smyth on behalf of Thames Valley Police (attached at Appendix NB-5).

The report stated that in determining the application the Licensing Authority had a duty to discharge its functions with a view to promoting the four licensing objectives:

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

The report stated that any decision made in relation to the premises licence should be appropriate and proportionate with a view to promoting the four licensing objectives. The Licensing Authority could amend, alter, or refuse an application should it be deemed appropriate for the promotion of the licensing objectives.

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The report also stated that, when determining the application, the Licensing Authority must have regard to the representations received, the Licensing Authority's own Statement of Licensing Policy and to any relevant section of the statutory guidance issued to licensing authorities by the Secretary of State. The report highlighted Section 18(6) of the Licensing Act 2003, which required that any relevant representations be considered in the context of the likely effect the grant of the premises licence would have on the promotion of the licensing objectives.

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, 7.2, 7.14, 7.15, 8.6, 10.1 and 10.3) and from the Secretary of State's Guidance issued under Section 182 of the Licensing Act, dated February 2025 (specifically paragraphs: 1.2 to 1.5, 8.41 to 8.50, 8.76, 9.12 and 9.38 to 9.40, 9.42 and 9.43). Relevant case law examples were also provided for consideration by the Sub-Committee.

Additional Information in the form of copies of letters dated 10 February 2024 and 7 November 2025, that set out the outcomes of inspections of the premises by the Council's Licensing Team, had been also included in the agenda pack for the meeting.

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

The Applicant's representative, William Donne, Silver Fox Licensing Consultants, attended the meeting, addressed the Sub-Committee on the application and asked and responded to questions. Prajay Shrestha, Manager and the Designated Premises Supervisor (DPS), also attended the meeting, addressed the Sub-Committee and answered questions.

Ben Williams, Licensing Enforcement Officer, Reading Borough Council, attended the Sub-Committee to present the representation he had submitted on behalf of the Council in its capacity as a Responsible Authority. Ben Williams addressed the Sub-Committee and asked and responded to questions.

Declan Smyth, Licensing Officer, Thames Valley Police, attended the Sub-Committee to present the representation he had submitted on behalf of Thames Valley Police acting in its capacity as a Responsible Authority. Declan Smyth addressed the Sub-Committee and asked and responded to questions.

At the hearing, William Donne, on behalf of the Applicant, verbally proposed an amendment to the application. The proposal was to adjust the terminal hour for the licensable activities applied for on Friday and Saturday nights from 0230hrs to 0200hrs, with 30 minutes allowed for drinking-up time and the premises would not be open, at any time, later than this.

William Donne also confirmed that, having obtained advice from the Information Commissioner's Office (ICO), the Applicant was now willing to accept Condition 11, which required Door Supervisors whilst employed at the premises to wear digital Body Worn

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Video equipment that would record footage continuously from the beginning of the Door Supervisor's shift to the end, as set out in Appendix NB-3.

At the hearing William Donne verbally raised concerns regarding the wording of Condition 32 which related to the training of all staff employed at the premises, including sub-contracted Door Supervisors, on how to identify and safeguard vulnerable persons attending and leaving the premises. However, ultimately, William Donne confirmed to the Sub-Committee that the Applicant would be willing to accept the wording of Condition 32 as had been set out in Appendix NB-3.

At the hearing, Declan Smyth advised that, if the Sub-Committee were minded to grant the variation application, Thames Valley Police would only be willing to accept a terminal hour of 01:00 for licensable activities at the premises on Thursday, Friday, and Saturday nights, and that the Police would not support or agree to any terminal hours later than this.

Declan Smyth also advised that, should the Sub-Committee be minded to grant the variation application, Thames Valley Police recommended the amendment of Conditions 6 and 7 in Appendix NB-3 to require Security Industry Authority (SIA) approved Door Supervisors to be present at the premises from 2100hrs rather than from 2200hrs.

**Resolved -**

**(1) That, having reviewed the application for the variation of the premises licence in respect of BBQ Station, 55 St Mary's Butts, Reading, RG1 2LG, 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;
- the likely effect of imposing the options available to the Sub-Committee under the Secretary of State's Guidance upon on the promotion of the four Licensing Objectives;

**and having read and considered the written reports and representations received from:**

- the Council's Licensing Team;
- Thames Valley Police's Licensing Team;
- the Applicant, including the changes to the application raised at the meeting;
- the Premises Licence Conditions agreed between the Council's Licensing Team and the Applicant;

**and having considered the oral representations made by those present at meeting;**

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the Sub-Committee concluded that it was appropriate and proportionate to vary, with the agreed conditions as set out in Appendix NB-3 and subject to the changes below, the premises licence as follows:

**(a) Extend the Provision of Recorded Music:**

**Sunday to Wednesday** from 1100hrs to 0000hrs.  
**Thursday** from 1100hrs to 0100hrs.  
**Friday and Saturday** from 1100hrs to 0200hrs.

**New Years Eve from 1100hrs to 0200hrs the following day.**

**Sundays immediately preceding a Bank Holiday Monday from 1100hrs to 0200hrs the following day.**

**British Summer Time to be deemed not to take effect until the start of the next trading session.**

**(b) Add the Provision of Live Music:**

**Sunday to Wednesday** from 1100hrs to 0000hrs  
**Thursday** from 1100hrs to 0100hrs  
**Friday and Saturday** from 1100hrs to 0200hrs.

**New Years Eve from 1100hrs to 0200hrs the following day.**

**Sundays immediately preceding a Bank Holiday Monday from 1100hrs to 0200hrs the following day.**

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**(c) Add the Provision of Late Night Refreshment:**

**Sunday to Wednesday** from 1100hrs to 0000hrs.  
**Thursday** from 1100hrs to 0100hrs.  
**Friday and Saturday** from 1100hrs to 0200hrs.

**New Years Eve from 1100hrs to 0200hrs the following day.**

**Sundays immediately preceding a Bank Holiday Monday from 1100hrs to 0200hrs the following day.**

**British Summer Time to be deemed not to take effect until the start of the next trading session.**

**(d) Extend the Sale by Retail of Alcohol (On Sales):**

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**Sunday to Wednesday**    from 1100hrs to 0000hrs.  
**Thursday**                    from 1100hrs to 0100hrs.  
**Friday and Saturday**        from 1100hrs to 0200hrs.

**New Years Eve from 1100hrs to 0200hrs the following day.**

**Sundays immediately preceding a Bank Holiday Monday from 1100hrs to 0200hrs the following day.**

**British Summer Time to be deemed not to take effect until the start of the next trading session.**

**(e) Add the Sale by Retail of Alcohol (Off Sales):**

**Sunday to Wednesday**    from 1100hrs to 0000hrs.  
**Thursday**                    from 1100hrs to 0100hrs.  
**Friday and Saturday**        from 1100hrs to 0200hrs.

**New Years Eve from 1100hrs to 0200hrs the following day.**

**Sundays immediately preceding a Bank Holiday Monday from 1100hrs to 0200hrs the following day.**

**British Summer Time to be deemed not to take effect until the start of the next trading session.**

**(f) Extend the Hours the Premises is Open to the Public:**

**Monday to Wednesday**    from 1100hrs to 0030hrs  
**Thursday**                    from 1100hrs to 0130hrs  
**Friday and Saturday**        from 1100hrs to 0230hrs  
**Sunday**                      from 1100hrs to 0000hrs

**New Years Eve from 1100hrs to 0230hrs the following day.**

**Sundays immediately preceding a Bank Holiday Monday from 1100hrs to 0230hrs the following day.**

**British Summer Time to be deemed not to take effect until the start of the next trading session.**

**(g) Conditions 6 and 7, as set out in Appendix NB-3, to be amended to read as follows:**

***“6. The premises shall have two SIA approved door supervisors on Friday and Saturday trade, from 21:00 hours until the last customer has left the premises at closing time whenever licensable activities are being conducted as well***

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*as whenever the premises is operating under nonstandard timing.”*

*“7. The Premises Licence Holder shall risk assess the requirement to increase the need for SIA approved door supervisors on Sunday to Thursday from 21:00 hours whenever the premises is open to the public. The risk assessment must take cognisance of local events such as Fresher's Week, Bank Holiday weekends, Christmas and New Year's Eve as non-exhaustive examples. The risk assessment must be in writing and available immediately upon request to authorised officers of Reading Borough Council and Thames Valley Police.”*

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

- (a) During the consultation period the conditions had been agreed between the Applicant and the Council's Licensing Team, as set out in Appendix NB-3, bar Condition 11;
- (b) Condition 11, as set out in Appendix NB-3, was accepted by the Applicant at the meeting;
- (c) Condition 32 was, ultimately, accepted by the Applicant at the meeting;
- (d) The Applicant had proposed the variation application be amended so that all references to 0230hrs be amended to 0200hrs;
- (e) The changes to the CCTV system had been designed to achieve compliance with Condition 1;
- (f) There had been no specific incidents of criminal behaviour associated with the premises reported;
- (g) The conditions were wide-ranging and comprehensive;
- (h) The RBC Licensing Team supported the conditions;
- (i) The assurances given by the Applicant that future inspections would show compliance with all of the conditions;
- (j) The Sub-Committee carefully considered the concerns raised by the Police but considered that they would likely be met by the conditions and any enforcement actions taken by the relevant Council officers and/or the Police.

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(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 9.54 am and closed at 12.24 pm)

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