

**LICENSING APPLICATIONS SUB-COMMITTEE MEETING MINUTES
23 DECEMBER 2025**

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

36. MINUTES

The Minutes of the meeting held on 28 November 2025 were confirmed as a correct record and signed by the Chair.

37. GRANT OF A PREMISES LICENCE - MINA'S 1A BUCKLAND ROAD READING

The Sub-Committee considered a report on an application for the grant of a premises licence in respect of Mina's, 1A Buckland Road, Reading, RG2 7SP. A copy of the application for a premises licence was attached to the report at Appendix RS-1.

The report stated that the premises licence applied for would be to authorise the following licensable activities and hours:

Sale by Retail of Alcohol (On and Off the Premises):

Monday to Sunday 0900hrs until 2300hrs

Hours the Premises is Open to the Public:

Monday to Saturday 0730hrs until 2330hrs
Sunday 0800hrs until 2330hrs

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

The report stated that the 28-day statutory consultation period for the application had closed on 17 November 2025. During this period valid representations had been received from Ms Janet Withers - Local Resident – Attached as **Appendix RS-3** and Ms Margaret Hunter - Local Resident – Attached as **Appendix RS-4**.

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 of 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, 6.24 to 6.26, 7.2, 7.6, 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, dated February 2025 (specifically paragraphs: 1.2 to 1.5, 8.41 to 8.49, 9.12, 9.38 to 9.40, 9.42 and 9.43). Relevant case law examples were also provided for consideration by the Sub-Committee.

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

The Applicant, Jean Michel Parisotto and his representative, Manuel Rocha, attended the meeting, addressed the Sub-Committee on the application and asked and responded to questions.

Local residents, Ms Janet Withers and Ms Margaret Hunter, who had submitted representations, did not attend the meeting. Their written representations were considered by the Sub-Committee.

Resolved -

- (1) That, having considered the application submitted by MJ Butequim Ltd for the grant of the premises licence in respect of Mina's, 1A Buckland Road, Reading, RG2 7SP, 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;**
- the Applicant;**
- the local residents;**
- the Premises Licence Conditions agreed between Thames Valley Police, the Council's Licensing Team and the Applicant;**

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

the Sub-Committee concluded that it was appropriate and proportionate to grant with the agreed conditions as set out in Appendix RS-2, the premises licence as follows:

Sale by Retail of Alcohol (On and Off the Premises):

Monday to Sunday 0900hrs until 2300hrs

Hours the Premises is Open to the Public:

Monday to Saturday 0730hrs until 2330hrs

Sunday 0800hrs until 2330hrs

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

- (a) During the consultation period, conditions had been agreed with the Applicant, Thames Valley Police and the Council Licensing Team as set out at Appendix RS-2;**
- (b) The conditions were wide-ranging and comprehensive.**
- (c) The hours proposed were consistent with other similar establishments in the area.**
- (d) The ownership of the café had recently changed and the applicant's approach to local residents seemed open and cooperative. This is shown by the actions of the applicant such as:**
 - The applicant had put up signage regarding parking following the representations from the local residents contained in the report being received by the applicant.**
 - The applicant had moved the bins following the representations from the local residents contained in the report being received by the applicant.**
 - Alcohol had previously been sold at the premises whilst Temporary Event Notices were in place without any complaints or issues being raised by members of the public and/or Licensing and/or Thames Valley Police.**
 - The Licensing Team commended the approach taken by the applicant in agreeing the conditions.**
- (e) There would be no vertical drinking.**
- (f) Some of the issues raised by local residents were not premises licence specific but were more general planning-related concerns and not relevant to the grant of a premises licence.**
- (g) There had been only two objections from local residents.**
- (h) The Sub-Committee had carefully considered the concerns raised by the local residents but considered that they were likely to be**

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**met by the conditions and any enforcement actions by the
relevant Council officers and/or the Police.**

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 9.30am and closed at 10.00 am)