

**LICENSING APPLICATIONS SUB-COMMITTEE MEETING MINUTES
26 MARCH 2026**

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

41. APPLICATION FOR THE GRANT OF A PREMISES LICENCE - RANCHEESE, 171 CAVERSHAM ROAD, READING, RG1 8BB

The Sub-Committee considered a report on an application for the grant of a premises licence in respect of Rancheese, 171 Caversham Road, Reading, RG1 8BB. A copy of the application submitted by Salman Khan on behalf of Rancheese Limited, dated 30 January 2026, was attached to the report at Appendix BDW001.

The report stated that there was currently no licence in force at the premises and that the business, which operated as a fast food takeaway, had applied for a licence to authorise the provision of late night refreshment.

The report explained that the Applicant had agreed to a set of conditions with the Council's Licensing Team, which included a reduction of hours to those that had originally been applied for. The amended application sought the grant of a premises licence to authorise the following licensable activities and hours:

Provision of late night refreshment:

Sunday to Thursday	from 2300hrs to 0200hrs
Friday to Saturday	from 2300hrs to 0400hrs

Hours the Premises is Open to the Public:

Sunday to Thursday	from 1100hrs to 0200hrs
Friday to Saturday	from 1100hrs to 0400hrs

A schedule of the conditions agreed by the Applicant, the Council's Licensing Team and Thames Valley Police was appended to the report at Appendix BDW002.

The report stated that the 28-day statutory consultation period for the application had closed on 27 February 2026. During that period one valid representation had been received from a local resident. A copy of the representation was attached to the report at Appendix BDW003.

The report highlighted that when considering any application, the Licensing Authority should be aware of the possible use of Temporary Event Notices (TENs) to authorise licensable activities and that a premises could extend the hours or scope of their operation by their usage.

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 with modifications;

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- Refuse the application.

The report stated when considering the representations received Licensing Authority had a duty to carry out 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 also stated that any conditions that were placed on a premises licence needed to be appropriate and proportionate with a view to promoting the licensing objectives and that the Licensing Authority could amend, alter, or refuse an application in order to do so. In determining the application the Licensing Authority must also 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 set out paragraphs from the Council's Statement of Licensing Policy (specifically paragraphs: 1.6, 3.1, 5.6, 5.7, 6.1, 6.2, 6.5, 6.19 to 6.23, 7.6, 7.7, 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.

Copies of email correspondence between the Applicant, their representative and the Council's Licensing Team had been circulated to members of the Sub-Committee after the publication of the agenda.

Ben Williams, Licensing Enforcement Officer, Reading Borough Council, attended the hearing, presented the report and addressed the Sub-Committee.

The Applicant was represented at the hearing by Bill Donne, Silver Fox Licensing Consultants, who addressed the Sub-Committee and responded to questions on behalf of the Applicant. The Applicant, Salman Khan, also attended the hearing and was accompanied by Muhammad Hamza.

Resolved –

- (1) That the application for the grant of a premises licence in respect of Rancheese Limited, 171 Caversham Road, Reading, RG1 8BB, be granted to authorise the following licensable activities and hours:

Provision of late night refreshment:

Sunday to Thursday from 2300hrs to 0200hrs

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Friday to Saturday from 2300hrs to 0400hrs

Hours the Premises is Open to the Public:

Sunday to Thursday from 1100hrs to 0200hrs

Friday to Saturday from 1100hrs to 0400hrs

subject to the agreed conditions set out in Appendix BDW002;

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

REASONS:

- (a) The Sub-Committee had read and considered the report, including the application and all accompanying additional documents, and had listened carefully to the oral representations made by those present at the meeting;
- (b) In making its decision the Sub-Committee had had regard to the provisions of the Licensing Act 2003, the Secretary of State's Guidance issued under section 182 of that Act, and to Reading Borough Council's Statement of Licensing Policy;
- (c) The Sub-Committee had noted Paragraph 1.18 of the Secretary of State's Guidance issued under section 182 of the Licensing Act 2003 that required licensing authorities to consider the need to promote growth and deliver economic benefits;
- (d) The Sub-Committee had noted that the application had attracted one representation from a local resident, who opposed the grant of the licence on the grounds of potential public nuisance arising from traffic;
- (e) The Sub-Committee had noted that no representations had been received from any Responsible Authority;
- (f) The Sub-Committee had noted that the Applicant had agreed to a comprehensive set of conditions with the Council's Licensing Team and Thames Valley Police which had been designed to address the risks associated with the operation of late night food outlets;
- (g) The Sub-Committee had considered the likely effect of the granting of the application upon the promotion of the four licensing objectives and, in the view of the Sub-Committee, there was no evidence that the grant of the licence applied for would undermine the licensing objectives;
- (h) The decision of the Sub-Committee had therefore been to grant the application, subject to the agreed conditions.

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(At the meeting the Chair advised that any party to the hearing may appeal to the Magistrates' Court in writing, within 21 days).

(The meeting started at 9.30 am and closed at 9.52 am)