

LICENSING ACT 2003 HEARING THURSDAY 03 SEPTEMBER 2026 @ 09:30HR
APPLICATION FOR THE VARIATION OF A PREMISES LICENCE

1. Premises:

The Water Tower
160 Park Lane
Reading
RG31 4DU

2. Applicant:

Greene King Brewing & Retailing Limited

3. Background:

The Water Tower is a long-established pub in Tilehurst. It has been a pub since the 1930's with some periods of closure before being opened as The Water Tower in 2012.

The current premises licence (No. LMV000523) is attached as **Appendix RS-1**

The application form has been submitted by TLT Solicitors on behalf of their client Greene King Brewing & Retailing Limited and is attached as **Appendix RS-2**

The Applicant, Thames Valley Police and Reading Borough Council Licensing have agreed a set of conditions, and these are attached as **Appendix RS-3**

4. Proposed licensable activities and hours:

The application is for the variation of a premises licence for the following:

1. **Late Night Refreshment:**

Friday & Saturday from 2300hrs until 0030hrs (currently 2330 –
Increase of 1 hour)

2. **Sale by Retail of Alcohol:**

Friday & Saturday from 1000hrs to 0000hrs (currently 2300 –
Increase of 1 hour)

3. To remove the non-standard timings for Christmas Day & Good Friday and add extensions for Sunday's preceding Bank Holidays as follows:

Sale of Alcohol – "On any Sundays preceding Bank Holidays the premises shall be licensed to provide licensable activities until midnight"

Late night refreshment - "On any Sundays preceding Bank Holidays the premises shall be licensed to provide licensable activities until 00:30"

4. To amend the premises licence plan to increase the licensed area to include the external area to the rear of the premises to permit a temporary mobile bar

5. All other licensable activities and hours to remain the same.

5. Temporary Event Notices

In considering any application the Licensing Authority should be aware of the possible use of Temporary Event Notices to authorise licensable activities. A premises can extend the hours or scope of their operation by the use of Temporary Event Notices. Up to 15 events per year can be held under this provision at a particular premises. These events may last for up to 168 hours provided less than 500 people are accommodated and provided the total number of days used for these events does not exceed 21 per calendar year.

6. Date of receipt of application: 15 July 2026

7. Date of closure of period for representations: 12 August 2026

8. Representations received:

During the 28 day consultation period for the application, representations were received from:

1. Ms Mary Field - Local Resident – Attached as **Appendix RS-4**
2. Ms Nicky Brunson - Local Resident – Attached as **Appendix RS-5**
3. Ms Yvonne Hayward - Local Resident – Attached as **Appendix RS-6**

9. Powers of the Authority in determining an application for the variation of a premises licence

The Licensing authority, when determining an application for the variation of a premises licence may:

- Grant the application as applied for
- Grant the application with modifications
- Refuse the application

10. Licensing Objectives and Reading Borough Council's Licensing Policy Statement

In considering representations received the Licensing Authority has a duty to carry out its functions with a view to promoting the four licensing objectives, which are as follows:

- The Prevention of Crime and Disorder
- Public Safety
- The Prevention of Public Nuisance
- The Protection of Children from Harm

Any conditions that are placed on a premises licence should be appropriate and proportionate with a view to promoting the licensing objectives. The Licensing Authority can amend, alter, or refuse an application should it be deemed appropriate for the promotion of the licensing objectives.

In determining this application, the Licensing Authority must also have regard to the representations received, the Licensing Authority's statement of licensing policy and any relevant section of the statutory guidance to licensing authorities.

11. The Council's Licensing Policy Statement (2023):

1.6 The predominantly urban nature of Reading as a town means that an appropriate balance needs to be struck between the needs of local business and the needs of local residents. This licensing policy seeks to encourage all stakeholders to engage in the licensing process so that the needs of all can be taken into account and issues dealt with in a spirit of partnership and cooperation.

3. Licensing and integration with other legislation

3.1 Many other pieces of legislation impact directly or indirectly on the licensing regime. The Licensing Authority must have regard to the following when it discharges its responsibilities under the Licensing Act 2003 and in relation to the promotion of the four licensing objectives:

Crime and Disorder Act 1998

3.2 This Act requires local authorities and other bodies to consider crime and disorder reduction. Section 17 of the Act states that it shall be the duty of each authority, to exercise its various functions with due regard to the likely effect of the exercise of those functions on, and the need to do all that it reasonably can to prevent, crime and disorder in its area (including anti social and other behaviour) adversely affecting the local environment. This links specifically with the licensing objective of prevention of crime and disorder and the licensing authority will take into account all reasonable measures that actively promote this licensing objective.

5. Licensing Applications

Grant and Full Variations

5.6 During the 28-day consultation period, the authority will scrutinise the application along with all of the other Responsible Authorities to judge whether it undermines the promotion of the licensing objectives. The application will be made available to any person who requests to see it. As per Section 18 (6) of the Licensing Act 2003, it will consider the likely effect of granting any licence on the promotion of the licensing objectives. The authority will expect all applicants to have taken cognisance of the Secretary of State's Guidance; local strategies and initiatives; this policy and any other known local issues before submitting their application and that these matters are addressed within the operating schedule of the application.

5.7 Whilst many applications will be resolved without the need for a committee hearing, any matters or representations that are not resolved will trigger a hearing before the properly constituted Licensing Applications Committee for determination.

Committee Hearings

5.49 Applications that attract representations (except Minor Variations) will be determined by the Licensing Applications Committee or Sub Committee. The relevant committee meeting will be discussion led and the committee members will listen to the points raised by the applicant and any objector. All parties will be notified of the

decision of the committee. All hearings will be held in accordance with the relevant regulations and timescales outlined in the Act.

6. Licensing Conditions

General Approach

6.1 Conditions shall be appropriate and proportionate for the promotion of the licensing objectives and shall be unambiguous and clear in their stated aims. Conditions will also be tailored to the type, location and characteristics of the particular premises and the relevant licensable activities. Any condition imposed by the Authority shall also aim to avoid duplication of other legislation unless there is a requirement to impose such a condition in order to promote the licensing objectives (for example, a capacity limit for public safety reasons). This shall apply to all relevant applications (grant/variation of a premises licence or club premises certificate)

6.2 The operating schedule within an application should contain an assessment from the proposed licence holder of what they believe are appropriate and proportionate measures to enable them to carry out their proposed licensable activities. This assessment should be arrived at by taking cognisance of this policy and the Secretary of State's guidance which outlines the matters that an applicant should take into account such as issues in the locality and why their proposed measures are suitable for their proposed operation.

6.5 Any conditions imposed upon a premises licence or club premises certificate will be tailored to that type of premises and the style of operation. Consideration will also be given to the locality of the premises; issues in the locality; the issues set out in the Guidance and any policy, initiative or other matter the licensing authority wishes to take into account in order to promote the four licensing objectives.

7. Licensing Hours

General Approach

7.2 When an application receives representations, the authority may consider reducing the opening hours and times for licensable activities if it considers it appropriate for the promotion of the licensing objectives

Licensed Premises in Residential Areas

7.6 When dealing with applications and issuing licences, the authority is likely to impose stricter conditions on premises operating in residential areas if it considers it appropriate and proportionate to do so. This will apply to all premises types.

7.8 Premises that wish to provide regulated entertainment may be subject to additional conditions to ensure that residents are not disturbed. This may include the use of sound limiters; keeping doors and windows closed and restricting the hours when music is played.

7.9 Premises with outdoor areas such as beer gardens and smoking areas may also be

subject to further restrictions in regard to their operation and use.

7.10 Where any outside area is used for drinking and/or smoking – including the public highway outside of a licensed premises – and complaints of public nuisance or noise are received the authority will consider controls to limit the disturbance.

7.11 Premises that are planning to put on events that involve regulated entertainment may be required to provide the authority with a detailed event management plan of that event which may include a detailed noise risk assessment.

7.12 The licensing authority will seek the input of the Council's Environmental Protection and Nuisance team when looking at measures that may be appropriate for the prevention of public nuisance. This will include taking cognisance of any representations that are submitted as part of the application process or any enforcement action they have taken under their own legislation – such as noise abatement notices.

8. Children in Licensed Premises

8.6 The Authority will expect all licence holders or premises that wish to allow children on to their premises to ensure that access is restricted where appropriate. This would include, ensuring that all children are accompanied and that they do not have access to or sight of alcohol.

10. Administration, Exercise and Delegation of Functions

10.1 The powers of the Licensing Authority under the Licensing Act 2003 may be carried out by the Licensing Committee; by a Sub Committee or by one or more officers acting under delegated authority. The Licensing Committee will consist of between 10-15 members and the committee may establish one or more sub-committees consisting of two or three members.

10.3 A Licensing Sub-Committee shall hear all applications where relevant representations have been received and applications for the review of a premises licence that may have been submitted by Responsible Authorities or any other persons.

12. Amended Guidance issued under section 182 of the Licensing Act 2003 (February 2026)

Licensing Objectives and Aims:

1.2 The legislation provides a clear focus on the promotion of four statutory objectives which must be addressed when licensing functions are undertaken.

1.3 The licensing objectives are:

- The Prevention of Crime and Disorder
- Public Safety
- The Prevention of Public Nuisance
- The Protection of Children from Harm

1.4 Each objective is of equal importance. There are no other statutory licensing objectives, so that the promotion of the four objectives is a paramount consideration at all times.

1.5 However, the legislation also supports a number of other key aims and purposes. These are vitally important and should be principal aims for everyone involved in licensing work. They include:

- protecting the public and local residents from crime, anti-social behaviour and noise nuisance caused by irresponsible licensed premises.

Each Application on its Own Merits

1.18 When making licensing decisions, all licensing authorities should consider the need to promote growth and deliver economic benefits.

1.19 In coming to a decision on individual licensing applications, licensing committees should have regard to relevant local plans and strategies – such as those relating to town planning, the night-time economy, or business support – provided these considerations are consistent with the licensing objectives and the authority's published licensing policy.

Steps to promote the licensing objectives:

8.41 In completing an operating schedule, applicants are expected to have regard to the statement of licensing policy for their area. They must also be aware of the expectations of the licensing authority and the responsible authorities as to the steps that are appropriate for the promotion of the licensing objectives, and to demonstrate knowledge of their local area when describing the steps they propose to take to promote the licensing objectives. Licensing authorities and responsible authorities are expected to publish information about what is meant by the promotion of the licensing objectives and to ensure that applicants can readily access advice about these matters. However, applicants are also expected to undertake their own enquiries about the area in which the premises are situated to inform the content of the application.

8.42 Applicants are, in particular, expected to obtain sufficient information to enable them to demonstrate, when setting out the steps they propose to take to promote the licensing objectives, that they understand:

- the layout of the local area and physical environment including crime and disorder hotspots, proximity to residential premises and proximity to areas where children may congregate;
- any risk posed to the local area by the applicants' proposed licensable activities; and
- any local initiatives (for example, local crime reduction initiatives or voluntary schemes including local taxi-marshalling schemes, street pastors and other schemes) which may help to mitigate potential risks.

8.43 Applicants are expected to include positive proposals in their application on how they will manage any potential risks. Where specific policies apply in the area (for example, a cumulative impact assessment), applicants are also expected to demonstrate an understanding of how the policy impacts on their application; any measures they will take to mitigate the impact; and why they consider the application should be an exception to the policy.

8.44 It is expected that enquiries about the locality will assist applicants when determining the steps that are appropriate for the promotion of the licensing objectives. For example, premises with close proximity to residential premises should consider what effect this will have on their smoking, noise management and dispersal policies to ensure the promotion of the public nuisance objective. Applicants must consider all factors which may be relevant to the promotion of the licensing objectives, and where there are no known concerns, acknowledge this in their application.

8.45 The majority of information which applicants will require should be available in the licensing policy statement in the area. Other publicly available sources which may be of use to applicants include:

- the Crime Mapping website;
- Neighbourhood Statistics website;
- websites or publications by local responsible authorities;
- websites or publications by local voluntary schemes and initiatives; and
- on-line mapping tools.

8.46 While applicants are not required to seek the views of responsible authorities before formally submitting their application, they may find them to be a useful source of expert advice on local issues that should be taken into consideration when making an application. Licensing authorities may wish to encourage co-operation between applicants, responsible authorities and, where relevant, local residents and businesses before applications are submitted in order to minimise the scope for disputes to arise.

8.47 Applicants are expected to provide licensing authorities with sufficient information in this section to determine the extent to which their proposed steps are appropriate to promote the licensing objectives in the local area. Applications must not be based on providing a set of standard conditions to promote the licensing objectives and applicants are expected to make it clear why the steps they are proposing are appropriate for the premises.

8.48 All parties are expected to work together in partnership to ensure that the licensing objectives are promoted collectively. Where there are no disputes, the steps that applicants propose to take to promote the licensing objectives, as set out in the operating schedule, will very often translate directly into conditions that will be attached to premises licences with the minimum of fuss.

8.49 For some premises, it is possible that no measures will be appropriate to promote one or more of the licensing objectives, for example, because they are adequately covered by other existing legislation. It is however important that all operating schedules should be precise and clear about the measures that are proposed to promote each of the licensing objectives.

The role of responsible authorities

9.12 Each responsible authority will be an expert in their respective field, and in some cases, it is likely that a particular responsible authority will be the licensing authority's main source of advice in relation to a particular licensing objective. For example, the police have a key role in managing the night-time economy and should have good working relationships with those operating in their local area⁵. The police should usually therefore be the licensing authority's main source of advice on matters relating to the promotion of the crime and disorder licensing objective. However, any responsible authority under the 2003 Act may make representations with regard to any of the licensing objectives if they have evidence to support such representations. Licensing authorities must therefore consider all relevant representations from responsible authorities carefully, even where the reason for a particular responsible authority's interest or expertise in the promotion of a particular objective may not be immediately apparent. However, it remains incumbent on all responsible authorities to ensure that their representations can withstand the scrutiny to which they would be subject at a hearing.

Hearings

9.38 In determining the application with a view to promoting the licensing objectives in the overall interests of the local community, the licensing authority must give appropriate weight to:

- the steps that are appropriate to promote the licensing objectives;
- the representations (including supporting information) presented by all the parties;
- this Guidance;
- its own statement of licensing policy.

9.39 The licensing authority should give its decision within five working days of the conclusion of the hearing (or immediately in certain specified cases) and provide reasons to support it. This will be important if there is an appeal by any of the parties. Notification of a decision must be accompanied by information on the right of the party to appeal. After considering all the relevant issues, the licensing authority may grant the application subject to such conditions that are consistent with the operating schedule. Any conditions imposed must be appropriate for the promotion of the licensing objectives; there is no power for the licensing authority to attach a condition that is merely aspirational. For example, conditions may not be attached which relate solely to the health of customers rather than their direct physical safety. Any conditions added to the licence must be those imposed at the hearing or those agreed when a hearing has not been necessary.

9.40 Alternatively, the licensing authority may refuse the application on the grounds that this is appropriate for the promotion of the licensing objectives. It may also refuse to specify a designated premises supervisor and/or only allow certain requested licensable activities. In the interests of transparency, the licensing authority should publish hearings procedures in full on its website to ensure that those involved have the most current information.

Determining actions that are appropriate for the promotion of the licensing objectives

9.42 Licensing authorities are best placed to determine what actions are appropriate for the promotion of the licensing objectives in their areas. All licensing determinations should be considered on a case-by-case basis. They should take into account any representations or objections that have been received from responsible authorities or other persons, and representations made by the applicant or premises user as the case may be.

9.43 The authority's determination should be evidence-based, justified as being appropriate for the promotion of the licensing objectives and proportionate to what it is intended to achieve.

13. The Licensing Act 2003

The Licensing Act 2003 under Section 18 (6) also states that any relevant representation should be considered in the context of:

(a) the likely effect of the grant of the premises licence on the promotion of the licensing objectives.

Therefore, in the context of the grant of a licence, it is reasonable for the Licensing Authority to base its decision on an application on what the likely effects of granting a licence would have on the promotion of the licensing objectives.

14. Relevant Case law for consideration:

(R) on the application of Hope and Glory Public House v Westminster City Council (2011) EWCA Civ31 illustrates that licensed premises, and the activities that take place in those premises, exist in a dynamic environment and should not be looked at entirely in isolation and confirms that this can include the impact that licensable activities have on a range of factors such as crime, the quality of life for residents and visitors to the area, and demand for licensed premises.

East Lindsey District Council v Abu Hanif (t/a Zara's Restaurant) (2016) this underpins the principles widely acknowledged within the Licensing Act 2003 that the licensing objectives are prospective, and that the prevention of crime and disorder requires a prospective consideration of what is warranted in the public interest, having regard to the twin considerations of prevention and deterrence.

15. Appendices

Appendix RS-1: Current Premises Licence

Appendix RS-2: Premises Licence Application Form and Plan

Appendix RS-3: Agreed conditions between Reading Borough Council, Thames Valley Police and the Applicant

Appendix RS-4: Representation from Mary Field – Local Resident

Appendix RS-5: Representation from Nicky Brunsdon – Local Resident

Appendix RS-6: Representation from Yvonne Hayward – Local Resident

LICENSING ACT 2003 PREMISES LICENCE - PART A

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

Premises Licence Number	LMV000523
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Premises Details

Trading name of Premises and Address

The Water Tower
160 Park Lane
Tilehurst
Reading, RG31 4DU

Where the Licence is time limited the dates the Licence is valid

N/A

Licensable Activities

Licensable Activities authorised by the Licence

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 Provision of Late-Night Refreshment (Indoors)

Monday	from 2300hrs until 2330hrs
Tuesday	from 2300hrs until 2330hrs
Wednesday	from 2300hrs until 2330hrs
Thursday	from 2300hrs until 2330hrs
Friday	from 2300hrs until 2330hrs
Saturday	from 2300hrs until 2330hrs
Sunday	from 2300hrs until 2330hrs

Hours for the Sale by Retail of Alcohol (On & Off the Premises)

Monday	from 1000hrs until 2300hrs
Tuesday	from 1000hrs until 2300hrs
Wednesday	from 1000hrs until 2300hrs
Thursday	from 1000hrs until 2300hrs
Friday	from 1000hrs until 2300hrs
Saturday	from 1000hrs until 2300hrs
Sunday	from 1200hrs until 2230hrs
Good Friday	from 1200hrs until 2230hrs
Christmas Day	from 1200hrs until 1500hrs and 1900hrs until 2230hrs
New Year's Eve	in addition to the permitted hours for that day, the period between the end of permitted hours on that day and the beginning of permitted hours the following day.

Opening Hours

N/A

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: Greene King Brewing & Retailing Limited

Address: Westgate Brewery, Bury St Edmunds, Suffolk, IP33 1QT

Registered number of holder, for example company number or charity number
[where applicable]

3298903

Additional Details

Name, address and telephone number of designated premises supervisor where the premises licence authorises the supply of alcohol

Name: Steven Jackman

Address: [REDACTED]

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: 881160780LIPER

Issuing Authority: Swindon Borough Council

This Licence shall continue in force from **29/05/2026** unless previously suspended or revoked.

Dated: 01 July 2026

Signed on behalf of the issuing licensing authority



Emma Gee

Executive Director for Economic Growth and Neighbourhood Services

Mandatory Conditions

Supply of Alcohol

To be applied where a premises licence authorises the supply of alcohol

- 1 No supply of alcohol may be made under the premises licence:-
 - a) at a time when there is no designated premises supervisor in respect of the premises licence, or
 - b) at a time when the designated premises supervisor does not hold a personal licence or his personal licence is suspended
- 2 Every supply of alcohol made under the premises licence must be made or authorised by a person who holds a personal licence.

Film Exhibitions

To be applied only where a premises licence or club premises certificate authorises the exhibitions of films

- 1 The admission of children to any exhibition of any film must be restricted in accordance with section 20 of Part 3 of the Licensing Act 2003.
- 2 In the case of films which have been classified by the British Board of Film Classification admission of children to films must be restricted in accordance with that classification.
- 3 In the case of films which have not been classified by the British Board of Film Classification, admission of children must be restricted in accordance with any recommendation made by the Licensing Authority.

Door Supervisors

To be applied where a premises licence or club premises certificate includes a condition that any person must be at the premises to carry out a security activity. [Except premises with a premises licence authorising only plays or films or premises used exclusively by a club].

- 1 Each individual present at the licensed premises to carry out a security activity must be licensed by the Security Industry Authority.

Responsible Drink Promotions (commencement date 01/10/2014)

1) The responsible person must ensure that staff on relevant premises do not carry out, arrange or participate in any irresponsible promotions in relation to the premises.

2) In this paragraph, an irresponsible promotion means any one or more of the following activities, or substantially similar activities, carried on for the purpose of encouraging the sale or supply of alcohol for consumption on the premises—

(a) games or other activities which require or encourage, or are designed to require or encourage, individuals to—

(i) drink a quantity of alcohol within a time limit (other than to drink alcohol sold or supplied on the premises before the cessation of the period in which the responsible person is authorised to sell or supply alcohol), or

(ii) drink as much alcohol as possible (whether within a time limit or otherwise);

(b) provision of unlimited or unspecified quantities of alcohol free or for a fixed or discounted fee to the public or to a group defined by a particular characteristic in a manner which carries a significant risk of undermining a licensing objective;

(c) provision of free or discounted alcohol or any other thing as a prize to encourage or reward the purchase and consumption of alcohol over a period of 24 hours or less in a manner which carries a significant risk of undermining a licensing objective;

(d) selling or supplying alcohol in association with promotional posters or flyers on, or in the vicinity of, the premises which can reasonably be considered to condone, encourage or glamorise anti-social behaviour or to refer to the effects of drunkenness in any favourable manner;

(e) dispensing alcohol directly by one person into the mouth of another (other than where that other person is unable to drink without assistance by reason of disability).

Supply of Tap Water (commencement date 01/10/2014)

1. The responsible person must ensure that free potable water is provided on request to customers where it is reasonably available.

Age Verification Policy (commencement 01/10/2014)

1. The premises licence holder or club premises certificate holder must ensure that an age verification policy is adopted in respect of the premises in relation to the sale or supply of alcohol.
2. The designated premises supervisor in relation to the premises licence must ensure that the supply of alcohol at the premises is carried on in accordance with the age verification policy.
3. The policy must require individuals who appear to the responsible person to be under 18 years of age (or such older age as may be specified in the policy) to produce on request, before being served alcohol, identification bearing their photograph, date of birth and either—
 - (a) a holographic mark, or
 - (b) an ultraviolet feature.

Drink Measurements (commencement date 01/10/2014)

1. The responsible person must ensure that—
 - (a) where any of the following alcoholic drinks is sold or supplied for consumption on the premises (other than alcoholic drinks sold or supplied having been made up in advance ready for sale or supply in a securely closed container) it is available to customers in the following measures—
 - (i) beer or cider: ½ pint;
 - (ii) gin, rum, vodka or whisky: 25 ml or 35 ml; and
 - (iii) still wine in a glass: 125 ml;
 - (b) these measures are displayed in a menu, price list or other printed material which is available to customers on the premises; and
 - (c) where a customer does not in relation to a sale of alcohol specify the quantity of alcohol to be sold, the customer is made aware that these measures are available.”

Minimum Permitted Pricing (commencement 28th May 2014)

1. A relevant person shall ensure that no alcohol is sold or supplied for consumption on or off the premises for a price which is less than the permitted price.

2. For the purposes of the condition set out in paragraph 1—

(a) “duty” is to be construed in accordance with the Alcoholic Liquor Duties Act 1979;

(b) “permitted price” is the price found by applying the formula—

$$P = D + (D \times V)$$

where—

(i) P is the permitted price,

(ii) D is the rate of duty chargeable in relation to the alcohol as if the duty were charged on the date of the sale or supply of the alcohol, and

(iii) V is the rate of value added tax chargeable in relation to the alcohol as if the value added tax were charged on the date of the sale or supply of the alcohol;

(c) “relevant person” means, in relation to premises in respect of which there is in force a premises licence—

(i) the holder of the premises licence,

(ii) the designated premises supervisor (if any) in respect of such a licence, or

(iii) the personal licence holder who makes or authorises a supply of alcohol under such a licence;

(d) “relevant person” means, in relation to premises in respect of which there is in force a club premises certificate, any member or officer of the club present on the premises in a capacity which enables the member or officer to prevent the supply in question; and

(e) “value added tax” means value added tax charged in accordance with the Value Added Tax Act 1994

3. Where the permitted price given by Paragraph (b) of paragraph 2 would (apart from the paragraph) not be a whole number of pennies, the price given by that sub-paragraph shall be taken to be the price actually given by that sub-paragraph rounded up to the nearest penny.

4. (1) Sub-paragraph (2) applies where the permitted price given by Paragraph (b) of paragraph 2 on a day (“the first day”) would be different from the permitted price on the next day (“the second day”) as a result of a change to the rate of duty or value added tax.

4. (2) The permitted price which would apply on the first day applies to sales or supplies of alcohol which take place before the expiry of the period of 14 days beginning on the second day.

Conditions Consistent with the Operating Schedule

1. The Premises Licence Holder shall ensure the premises' digitally recorded CCTV system shall continually record whilst the premises are open to the public. The CCTV system shall provide full coverage of the licensed area. All recordings in conjunction with CCTV shall be of evidential quality as to be able to identify the recorded person, indicate the correct time and date and recordings shall be kept to a minimum of 31 days. A member of staff trained to use the system shall be on duty at all times. Data recordings shall be made immediately available subject to data protection requirements to an authorised officer of Reading Borough Council or Thames valley Police officer, together with facilities for viewing upon request.

2. The premises shall at all times operate a Challenge 25 policy to prevent any customers who attempt to purchase alcohol and who appear to the staff member to be under the age of 25 years from making such a purchase without having first provided identification. Only a valid driver's licence showing a photograph of the person, a valid passport, military ID or proof of age card showing the 'Pass' hologram (or any other nationally accredited scheme) are to be accepted as identification.

3. Posters advertising the premises' Challenge 25 age verification policy shall be displayed in prominent positions on the premises.

4. Staff employed to sell alcohol shall undergo training upon induction before they are allowed to sell alcohol. This shall include, but not be limited to:-

- The premises age verification policy
- Dealing with refusal of sales
- Proxy purchasing
- Recognising valid identity documents not in the English language
- Identifying attempts by intoxicated persons to purchase alcohol
- Identifying signs of intoxication
- Conflict management
- How to identify and safeguard vulnerable persons who attend and leave the premises
- Drug Policy, substance awareness and effects
- Four licensing objectives

a. In-house refresher training shall be provided every 12 (twelve) months.

b. Induction and refresher training records are to be kept for a minimum of 2 (Two) years of the date of training, and made available for inspection by a Police Officer or authorised officer of Reading Borough Council upon request.

5. An incident book/register shall be maintained to record all incidents of crime and disorder occurring at the premises. The register shall record a description of the incident, a description of any persons involved in the incident, the person recording the incident and details of whether the police were called. This book/register shall be available to an authorised officer of Reading Borough Council or Thames valley Police officer upon request. A weekly review of the refusals book/register shall also be carried out and signed off by the Designated Premises Supervisor or their nominated representative.

6. An refusal book/register shall be maintained to record all incidents where the sale of alcohol is refused. The register/ book shall record a description of the any persons attempting to purchase alcohol, the reason for the refusal and the person recording the refusal. This book/register shall be available for inspection to an authorised officer of Reading Borough Council or Thames Valley Police upon request. A weekly review of the refusals book/register shall also be carried out and signed off by the Designated Premises Supervisor or their nominated representative.

7. Alcohol shall only be delivered to a bona fide residential or commercial address. Deliveries shall not be made to car parks, bus stops, middle of fields, etc. Any order for a non bona fide address shall be refused and the reason for refusal recorded in the refusals book. Alcohol must not be delivered to an address other than as per the order.

8. The Premises and area immediately outside the premises shall be kept clear of litter whilst the premises is open for licensable activities.

9. Clearly legible and suitable notices shall be displayed at all exits requesting customers to respect the needs of local residents and to leave the premises and area quietly.

Annex 3

Conditions attached after a hearing by the Licensing Authority

Annex 4

Plans

Plan no. GK353 / 17 submitted 14/05/2026

Application to vary a premises licence under the Licensing Act 2003

PLEASE READ THE FOLLOWING INSTRUCTIONS FIRST

Before completing this form please read the guidance notes at the end of the form. If you are completing this form by hand please write legibly in block capitals. In all cases ensure that your answers are inside the boxes and written in black ink. Use additional sheets if necessary.

You may wish to keep a copy of the completed form for your records.

I/We Greene King Brewing & Retailing Limited

(Insert name(s) of applicant)

being the premises licence holder, apply to vary a premises licence under section 34 of the Licensing Act 2003 for the premises described in Part 1 below

Premises licence number
LMV000523

Part 1 – Premises Details

Postal address of premises or, if none, ordnance survey map reference or description			
Water Tower 160 Park Lane Tilehurst			
Post town	READING	Postcode	RG31 4DU

Telephone number at premises (if any)	n/a
Non-domestic rateable value of premises	£77000

Brief description of premises (Please see Guidance Note 2)
Public House

Part 2 – Applicant details

Daytime contact telephone number	
E-mail address (optional)	

Current postal address if different from premises address	Westgate Brewery		
Post town	Bury St Edmunds	Postcode	IP33 1QT

Part 3 - Variation

Please tick as appropriate

Do you want the proposed variation to have effect as soon as possible? ☒ Yes ☐ No

If not, from what date do you want the variation to take effect?

DD	MM	YYYY

Do you want the proposed variation to have effect in relation to the introduction of the late night levy?
(Please see guidance note 1) ☐ Yes ☒ No

Please describe briefly the nature of the proposed variation (Please see guidance note 2)

This is an application to amend the hours when the premises is permitted to provide licensable activities on Fridays and Saturdays. There are no changes to opening hours as these are not listed on the licence. The new hours shall be as follows:

Sale of Alcohol (on & off sales)

Friday & Saturday 1000 – 0000 (currently 2300)

Late Night Refreshment

Friday & Saturday 2300 – 0030 (currently 2330)

The non-standard timings will also be amended by removing Christmas Day & Good Friday restrictions and add extensions for Sundays preceding Bank Holidays. These timings will now read as follows:

Sale of alcohol – "On any Sundays preceding Bank Holidays the premises shall be licensed to provide licensable activities until midnight"

Late night refreshment - "On any Sundays preceding Bank Holidays the premises shall be licensed to provide licensable activities until 00:30"

The non-standard timing related to New Year's Eve will remain unchanged.

This application also seeks to amend the premises licence plan in accordance with the submitted drawing (drawing number GK 353 18). The changes are as follows:

- Increase to the licensed area to include the external area to the rear of the premises to permit a temporary mobile bar.

To accommodate the potential temporary mobile bar, the following conditions will be added:

"The external bar will only be used between the hours of 10.00 hours and 23.00 hours daily.

The external bar will be supervised at all times when in use.

The external bar will be inaccessible to customers when not in use to ensure they do not have access to any alcohol."

The following changes to the current premises licence conditions are also proposed:

The following conditions are to be removed:

"Alcohol shall only be delivered to a bona fide residential or commercial address. Deliveries shall not be made to car parks, bus stops, middle of fields, etc. Any order for a non bona fide address shall be refused and the reason for refusal recorded in the refusals book. Alcohol must not be delivered to an address other than as per the order."

"The Premises Licence Holder shall ensure the premises' digitally recorded CCTV system shall continually record whilst the premises are open to the public. The CCTV system shall provide full coverage of the licensed area. All recordings in conjunction with CCTV shall be of evidential quality as to be able to identify the recorded person, indicate the correct time and date and recordings shall be kept to a minimum of 31 days. A member of staff trained to use the system shall be on duty at all times. Data recordings shall be made immediately available subject to data protection requirements to an authorised officer of Reading Borough Council or Thames valley Police officer, together with facilities for viewing upon request."

"The premises shall at all times operate a Challenge 25 policy to prevent any customers who attempt to purchase alcohol and who appear to the staff member to be under the age of 25 years from making such a purchase without having first provided identification. Only a valid driver's licence showing a photograph of the person, a valid passport, military ID or proof of age card showing the 'Pass' hologram (or any other nationally accredited scheme) are to be accepted as identification."

"Staff employed to sell alcohol shall undergo training upon induction before they are allowed to sell alcohol. This shall include, but not be limited to:

- The premises age verification policy
- Dealing with refusal of sales
- Proxy purchasing
- Recognising valid identity documents not in the English language
- Identifying attempts by intoxicated persons to purchase alcohol
- Identifying signs of intoxication
- Conflict management
- How to identify and safeguard vulnerable persons who attend and leave the premises
- Drug Policy, substance awareness and effects
- Four licensing objectives

a. In-house refresher training shall be provided every 12 (twelve) months.

b. Induction and refresher training records are to be kept for a minimum of 2 (Two) years of the date of training, and made available for inspection by a Police Officer or authorised officer of Reading Borough Council upon request."

And the following conditions will be added:

"The Premises Licence Holder shall ensure the premises' digitally recorded CCTV system shall continually record whilst the premises are open to the public. The CCTV system shall provide full coverage of the licensed area. All recordings in conjunction with CCTV shall be of evidential quality to assist in identifying the recorded person, indicate the correct time and date and recordings shall be kept to a minimum of 31 days. A member of staff trained to use the system shall be on duty at all times. Data recordings shall be made immediately available subject to data protection requirements to an authorised officer of Reading Borough Council or Thames valley Police officer, together with facilities for viewing upon request."

"The premises shall at all times operate a Challenge 25 policy to prevent any customers who attempt to purchase alcohol and who appear to the staff member to be under the age of 25 years from making such a purchase without having first provided identification. Only a valid driver's licence showing a photograph of the person, a valid passport, military ID or proof of age card showing the 'Pass' hologram or any other form of ID, hard copy or digital, as approved by the Home Office for the purposes of the sale of alcohol are to be accepted as identification."

"Staff employed to sell alcohol shall undergo training upon induction before they are allowed to sell alcohol. This shall include, but not be limited to:

- The premises age verification policy
- Dealing with refusal of sales
- Proxy purchasing
- Identifying attempts by intoxicated persons to purchase alcohol
- Identifying signs of intoxication
- Conflict management
- How to identify and safeguard vulnerable persons who attend and leave the premises

• Drug Policy, substance awareness and effects

• Four licensing objectives

a. In-house refresher training shall be provided every 12 (twelve) months.

b. Induction and refresher training records are to be kept for a minimum of 2 (Two) years of the date of training, and made available for inspection by a Police Officer or authorised officer of Reading Borough Council upon request."

All other conditions are to remain unchanged by this application. Please note that the conditions proposed for CCTV, C25 and staff training are slight amendments of the current conditions. The condition relating to deliveries is to be removed and not replaced as the premises does not conduct deliveries of alcohol.

If your proposed variation would mean that 5,000 or more people are expected to attend the premises at any one time, please state the number expected to attend:

n/a

Part 4 Operating Schedule

Please complete those parts of the Operating Schedule below which would be subject to change if this application to vary is successful.

Provision of regulated entertainment (Please see guidance note 3)

Please tick all that apply

- | | |
|--|--------------------------|
| a) plays (if ticking yes, fill in box A) | ☐ |
| b) films (if ticking yes, fill in box B) | ☐ |
| c) indoor sporting events (if ticking yes, fill in box C) | ☐ |
| d) boxing or wrestling entertainment (if ticking yes, fill in box D) | ☐ |
| e) live music (if ticking yes, fill in box E) | ☐ |
| f) recorded music (if ticking yes, fill in box F) | ☐ |
| g) performances of dance (if ticking yes, fill in box G) | ☐ |
| h) anything of a similar description to that falling within (e), (f) or (g)
(if ticking yes, fill in box H) | ☐ |

Provision of late night refreshment (if ticking yes, fill in box I)



Supply of alcohol (if ticking yes, fill in box J)



In all cases complete boxes K, L and M

A

Plays Standard days and timings (please read guidance note 8)			<u>Will the performance of a play take place indoors or outdoors or both – please tick</u> (please read guidance note 4)	Indoors	☐
				Outdoors	☐
				Both	☐
Day	Start	Finish			
Mon			<u>Please give further details here</u> (please read guidance note 5)		
Tue					
Wed			<u>State any seasonal variations for performing plays</u> (please read guidance note 6)		
Thur					
Fri			<u>Non standard timings. Where you intend to use the premises for the performance of plays at different times to those listed in the column on the left, please list</u> (please read guidance note 7)		
Sat					
Sun					

B

Films Standard days and timings (please read guidance note 8)			<u>Will the exhibition of films take place indoors or outdoors or both – please tick</u> (please read guidance note 4)	Indoors	☐
				Outdoors	☐
				Both	☐
Day	Start	Finish	<u>Please give further details here</u> (please read guidance note 5)		
Mon					
Tue					
			<u>State any seasonal variations for the exhibition of films</u> (please read guidance note 6)		
Wed					
Thur					
			<u>Non standard timings. Where you intend to use the premises for the exhibition of films at different times to those listed in the column on the left, please list</u> (please read guidance note 7)		
Fri					
Sat					
Sun					

C

Indoor sporting events Standard days and timings (please read guidance note 8)			<u>Please give further details</u> (please read guidance note 5)
Day	Start	Finish	
Mon			
Tue			<u>State any seasonal variations for indoor sporting events</u> (please read guidance note 6)
Wed			
Thur			
Fri			<u>Non standard timings. Where you intend to use the premises for indoor sporting events at different times to those listed in the column on the left, please list</u> (please read guidance note 7)
Sat			
Sun			

D

Boxing or wrestling entertainments Standard days and timings (please read guidance note 8)			<u>Will the boxing or wrestling entertainment take place indoors or outdoors or both – please tick</u> (please read guidance note 4)	Indoors	☐
				Outdoors	☐
				Both	☐
Day	Start	Finish			
Mon			<u>Please give further details here</u> (please read guidance note 5)		
Tue					
Wed			<u>State any seasonal variations for boxing or wrestling entertainment</u> (please read guidance note 6)		
Thur					
Fri			<u>Non standard timings. Where you intend to use the premises for boxing or wrestling entertainment at different times to those listed in the column on the left, please list</u> (please read guidance note 7)		
Sat					
Sun					

E

Live music Standard days and timings (please read guidance note 8)			<u>Will the performance of live music take place indoors or outdoors or both – please tick</u> (please read guidance note 4)	Indoors	☐
				Outdoors	☐
				Both	☐
Day	Start	Finish	<u>Please give further details here</u> (please read guidance note 5)		
Mon					
Tue					
			<u>State any seasonal variations for the performance of live music</u> (please read guidance note 6)		
Wed					
Thur					
			<u>Non standard timings. Where you intend to use the premises for the performance of live music at different times to those listed in the column on the left, please list</u> (please read guidance note 7)		
Fri					
Sat					
Sun					

F

Recorded music Standard days and timings (please read guidance note 8)			<u>Will the playing of recorded music take place indoors or outdoors or both – please tick</u> (please read guidance note 4)		Indoors	☐
					Outdoors	☐
					Both	☐
Day	Start	Finish	<u>Please give further details here</u> (please read guidance note 5)			
Mon						
Tue						
Wed			<u>State any seasonal variations for the playing of recorded music</u> (please read guidance note 6)			
Thur						
Fri						
Sat			<u>Non standard timings. Where you intend to use the premises for the playing of recorded music at different times to those listed in the column on the left, please list</u> (please read guidance note 7)			
Sun						

G

Performances of dance Standard days and timings (please read guidance note 8)			<u>Will the performance of dance take place indoors or outdoors or both – please tick</u> (please read guidance note 4)	Indoors	☐
				Outdoors	☐
				Both	☐
Day	Start	Finish	<u>Please give further details here</u> (please read guidance note 5)		
Mon					
Tue					
			<u>State any seasonal variations for the performance of dance</u> (please read guidance note 6)		
Wed					
Thur					
			<u>Non standard timings. Where you intend to use the premises for the performance of dance at different times to those listed in the column on the left, please list</u> (please read guidance note 7)		
Fri					
Sat					
Sun					

H

Anything of a similar description to that falling within (e), (f) or (g) Standard days and timings (please read guidance note 8)			Please give a description of the type of entertainment you will be providing		
Day	Start	Finish	<u>Will this entertainment take place indoors or outdoors or both – please tick</u> (please read guidance note 4)	Indoors	☐
Mon				Outdoors	☐
				Both	☐
Tue			<u>Please give further details here</u> (please read guidance note 5)		
Wed					
Thur			<u>State any seasonal variations for entertainment of a similar description to that falling within (e), (f) or (g)</u> (please read guidance note 6)		
Fri					
Sat			<u>Non standard timings. Where you intend to use the premises for the entertainment of a similar description to that falling within (e), (f) or (g) at different times to those listed in the column on the left, please list</u> (please read guidance note 7)		
Sun					

I

Late night refreshment Standard days and timings (please read guidance note 8)			<u>Will the provision of late night refreshment take place indoors or outdoors or both – please tick</u> (please read guidance note 4)	Indoors	☐
				Outdoors	☐
				Both	☒
Day	Start	Finish	<u>Please give further details here</u> (please read guidance note 5)		
Mon					
Tue					
Wed			<u>State any seasonal variations for the provision of late night refreshment</u> (please read guidance note 6)		
Thur					
Fri			<u>Non standard timings. Where you intend to use the premises for the provision of late night refreshment at different times, to those listed in the column on the left, please list</u> (please read guidance note 7) Late night refreshment - On any Sundays preceding Bank Holidays the premises shall be licensed to provide licensable activities until 00:30		
	2300				
Sat		0030			
	2300				
Sun		0030			

J

Supply of alcohol Standard days and timings (please read guidance note 8)			Will the supply of alcohol be for consumption – please tick (please read guidance note 9)		On the premises	☐
					Off the premises	☐
					Both	☒
Day	Start	Finish	State any seasonal variations for the supply of alcohol (please read guidance note 6)			
Mon						
Tue						
Wed						
Thur						
Fri			Non-standard timings. Where you intend to use the premises for the supply of alcohol at different times to those listed in the column on the left, please list (please read guidance note 7) Sale of alcohol – On any Sundays preceding Bank Holidays the premises shall be licensed to provide licensable activities until midnight			
	1000	0000				
Sat						
	1000	0000				
Sun						

K

Please highlight any adult entertainment or services, activities, other entertainment or matters ancillary to the use of the premises that may give rise to concern in respect of children (please read guidance note 10).

L

Hours premises are open to the public Standard days and timings (please read guidance note 8)			<u>State any seasonal variations</u> (please read guidance note 6)
Day	Start	Finish	
Mon			
Tue			
Wed			
Thur			
Fri			<u>Non standard timings. Where you intend the premises to be open to the public at different times from those listed in the column on the left, please list</u> (please read guidance note 7)
Sat			
Sun			

Please identify those conditions currently imposed on the licence which you believe could be removed as a consequence of the proposed variation you are seeking.

Alcohol shall only be delivered to a bona fide residential or commercial address. Deliveries shall not be made to car parks, bus stops, middle of fields, etc. Any order for a non bona fide address shall be refused and the reason for refusal recorded in the refusals book. Alcohol must not be delivered to an address other than as per the order

The Premises Licence Holder shall ensure the premises' digitally recorded CCTV system shall continually record whilst the premises are open to the public. The CCTV system shall provide full coverage of the licensed area. All recordings in conjunction with CCTV shall be of evidential quality as to be able to identify the recorded person, indicate the correct time and date and recordings shall be kept to a minimum of 31 days. A member of staff trained to use the system shall be on duty at all times. Data recordings shall be made immediately available subject to data protection requirements to an authorised officer of Reading Borough Council or Thames valley Police officer, together with facilities for viewing upon request

The premises shall at all times operate a Challenge 25 policy to prevent any customers who attempt to purchase alcohol and who appear to the staff member to be under the age of 25 years from making such a purchase without having first provided identification. Only a valid driver's licence showing a photograph of the person, a valid passport, military ID or proof of age card showing the 'Pass' hologram or any other nationally accredited scheme are to be accepted as identification.

Staff employed to sell alcohol shall undergo training upon induction before they are allowed to sell alcohol. This shall include, but not be limited to:

- The premises age verification policy
- Dealing with refusal of sales
- Proxy purchasing
- Recognising valid identity documents not in the English language
- Identifying attempts by intoxicated persons to purchase alcohol
- Identifying signs of intoxication
- Conflict management
- How to identify and safeguard vulnerable persons who attend and leave the premises
- Drug Policy, substance awareness and effects
- Four licensing objectives
- a. In-house refresher training shall be provided every 12 (twelve) months.
- b. Induction and refresher training records are to be kept for a minimum of 2 (Two) years of the date of training, and made available for inspection by a Police Officer or authorised officer of Reading Borough Council upon request.

Please tick as appropriate

- I have enclosed the premises licence ☒
- I have enclosed the relevant part of the premises licence ☐

If you have not ticked one of these boxes, please fill in reasons for not including the licence or part of it below

Reasons why I have not enclosed the premises licence or relevant part of premises licence.

Copy enclosed.

M Describe any additional steps you intend to take to promote the four licensing objectives as a result of the proposed variation:

a) General – all four licensing objectives (b, c, d and e) (please read guidance note 11)

Staff employed to sell alcohol shall undergo training upon induction before they are allowed to sell alcohol. This shall include, but not be limited to:

- The premises age verification policy
- Dealing with refusal of sales
- Proxy purchasing
- Identifying attempts by intoxicated persons to purchase alcohol
- Identifying signs of intoxication
- Conflict management
- How to identify and safeguard vulnerable persons who attend and leave the premises
- Drug Policy, substance awareness and effects
- Four licensing objectives

a. In-house refresher training shall be provided every 12 (twelve) months.

b. Induction and refresher training records are to be kept for a minimum of 2 (Two) years of the date of training, and made available for inspection by a Police Officer or authorised officer of Reading Borough Council upon request.

b) The prevention of crime and disorder

The Premises Licence Holder shall ensure the premises' digitally recorded CCTV system shall continually record whilst the premises are open to the public. The CCTV system shall provide full coverage of the licensed area. All recordings in conjunction with CCTV shall be of evidential quality to assist in identifying the recorded person, indicate the correct time and date and recordings shall be kept to a minimum of 31 days. A member of staff trained to use the system shall be on duty at all times. Data recordings shall be made immediately available subject to data protection requirements to an authorised officer of Reading Borough Council or Thames valley Police officer, together with facilities for viewing upon request

c) Public safety

d) The prevention of public nuisance

--

e) The protection of children from harm

The premises shall at all times operate a Challenge 25 policy to prevent any customers who attempt to purchase alcohol and who appear to the staff member to be under the age of 25 years from making such a purchase without having first provided identification. Only a valid driver's licence showing a photograph of the person, a valid passport, military ID or proof of age card showing the 'Pass' hologram or any other form of ID, hard copy or digital, as approved by the Home Office for the purposes of the sale of alcohol are to be accepted as identification.

Checklist:

Please tick to indicate agreement

- I have made or enclosed payment of the fee; or ☒
- I have not made or enclosed payment of the fee because this application has been made in relation to the introduction of the late night levy. ☒
- I have sent copies of this application and the plan to responsible authorities and others where applicable. ☒
- I understand that I must now advertise my application. ☒
- I have enclosed the premises licence or relevant part of it or explanation. ☒
- I understand that if I do not comply with the above requirements my application will be rejected. ☒

IT IS AN OFFENCE, UNDER SECTION 158 OF THE LICENSING ACT 2003, TO MAKE A FALSE STATEMENT IN OR IN CONNECTION WITH THIS APPLICATION. THOSE WHO MAKE A FALSE STATEMENT MAY BE LIABLE ON SUMMARY CONVICTION TO A FINE OF ANY AMOUNT.

Part 5 – Signatures (please read guidance note 12)

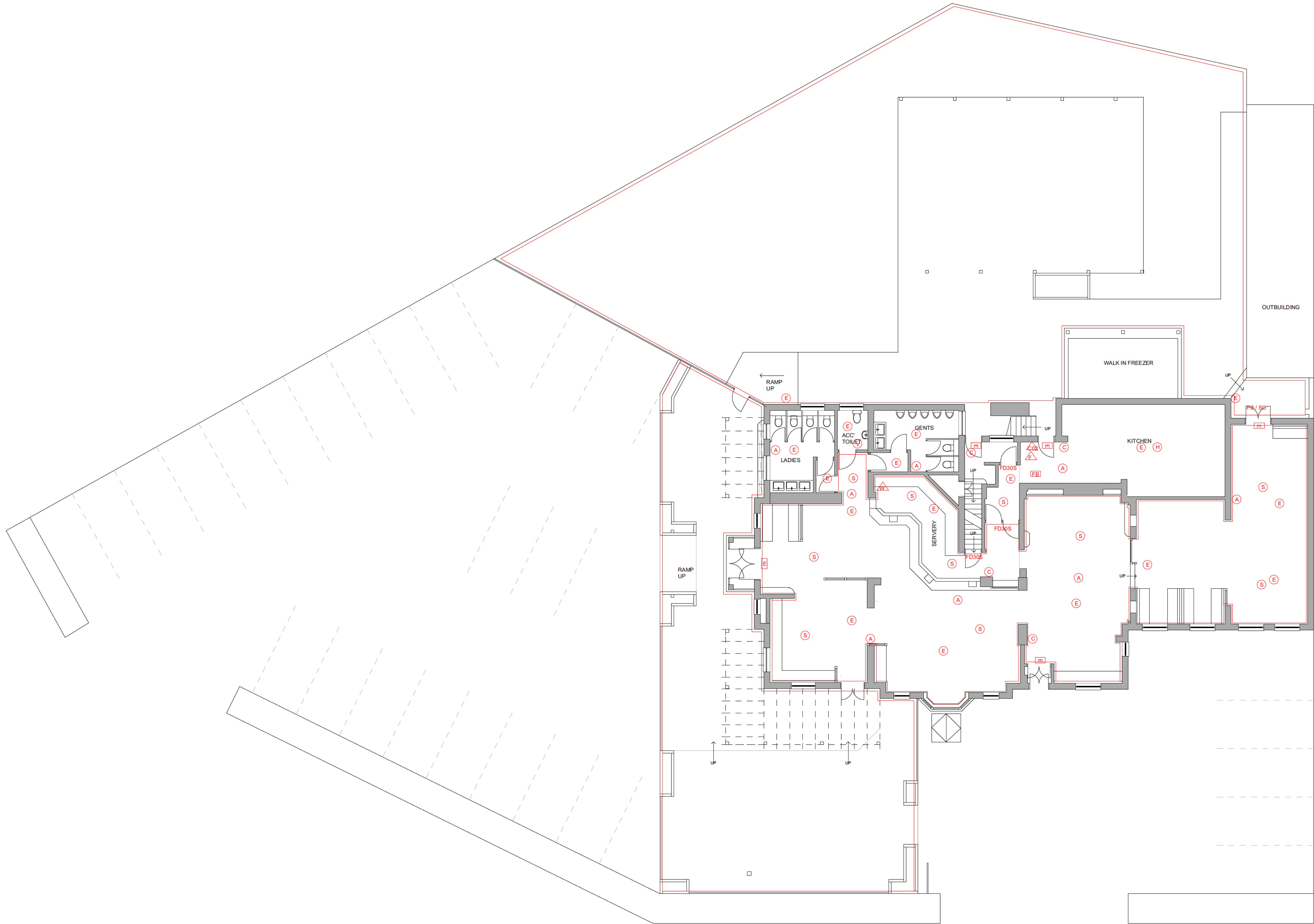
Signature of applicant (the current premises licence holder) or applicant's solicitor or other duly authorised agent (please read guidance note 13). **If signing on behalf of the applicant, please state in what capacity.**

Signature	1 
Date	15 July 2026
Capacity	Solicitor to Applicant

Where the premises licence is jointly held, signature of 2nd applicant (the current premises licence holder) or 2nd applicant's solicitor or other authorised agent (please read guidance note 14). **If signing on behalf of the applicant, please state in what capacity.**

Signature	
Date	
Capacity	

Contact name (where not previously given) and address for correspondence associated with this application (please read guidance note 15) Matthew May TLT Solicitors One Redcliff Street			
Post town	Bristol	Post code	BS1 6TP
Telephone number (if any)	[REDACTED]		
If you would prefer us to correspond with you by e-mail, your e-mail address (optional) [REDACTED]			



- (V) VISUAL ALARM
- (E) ILLUMINATED EMERGENCY EXIT BOX
- (E) EMERGENCY LIGHT
- (A) FIRE ALARM SOUNDER
- (C) FIRE ALARM CALL POINT
- (S) SMOKE DETECTOR
- (H) HEAT DETECTOR
- (FE) NON ILLUMINATED EMERGENCY EXIT SIGN
- (A) FIRE EXTINGUISHER WATER
- (A) FIRE EXTINGUISHER CO2
- (A) FIRE EXTINGUISHER FOAM
- PB / SC FIRE EXIT DOOR PANIC BOLT & SELF CLOSER
- FD30S 1/2HR FIRE DOOR SELF CLOSER
- (FB) FIRE BLANKET
- LICENSED AREA FOR THE SALE OF ALCOHOL

0 1 2 3 4 5 6 7 8 9 10M

SITE PLAN AS PROPOSED - LICENSING



ARC design consultants ltd
18 sunningdale, orton waterville
peterborough pe2 5up
tel: 01733 234857
e mail: janes@arcdesign.co.uk

CLIENT
GREENE KING

PROJECT
THE WATER TOWER
READING

DRAWING
SITE PLAN AS PROPOSED -
LICENSING

DATE
MAY 2026

SCALE
1:100 @ A1

DRAWN BY
JLC

PROJECT NO
GK 353

DRAWING NO
18

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All dimensions to be checked on site before
commencement of any work and on shop drawing.
This is to be used in conjunction with all the
relevant design and construction drawings
and schedule of works.

Conditions agreed with the Licensing Authority and Thames Valley Police

1. The premises licence holder shall ensure the premises' digitally recorded CCTV system cameras shall continually record whilst the premises are open to the public and recordings shall be kept for a minimum of 31 days with time and date stamping. The entire licensable area shall be covered by the CCTV. Data recordings shall be made immediately available to an authorised officer of Thames Valley Police or Reading Borough Council together with facilities for viewing upon request. Recorded images shall be of such quality as to assist in the identification of the recorded person in any light.
2. A policy shall be put in place to prevent illegal drugs being brought on to the premises. All staff will be trained in this policy. This policy will include methods of search, detection, confiscation and disposal and shall be actively operated. The policy and staff training records shall be in a written format and made available upon request to an authorised officer of Reading Borough Council and Thames Valley Police.
3. The requirement for door supervisors to be employed on any day shall be risk assessed. A written risk assessment shall be carried out by the Licensee or nominated representative and produced upon request to authorised officers of Reading Borough Council and Thames Valley Police upon request. The risk assessment must take cognisance of the Reading Festival event in August and of major sporting events including the Football World Cup and Euros.

Conditions 4 and 5 apply where it has been identified that SIA Door Supervisors are required:

4. The Premises Licence Holder shall ensure that all door supervisors whilst employed at the premises shall wear hi visibility jackets/ tabards in bright green, yellow or orange in order that they can be clearly visible and identifiable at all times to the public. When tabards are worn, hi visibility armbands must also be worn that incorporate displaying SIA badges. If hi visibility full sleeved jackets are worn the PLH must ensure that all door supervisors' badges are also displayed via an easily visible arm band of a different hi visibility colour to the jacket that is being worn.
5. The Premises Licence Holder shall keep and maintain a register of door supervisors. The register will show the following details:
 - The name and registration number of all door supervisors working at the premises.
 - SIA registration number
 - Date and time that the door supervisor commenced duty, countersigned by the DPS or duty manager.

- Any incident of crime and disorder must be recorded giving names of the door supervisors involved.
 - Date and time the door supervisor finished work, countersigned by the DPS or duty manager.
 - A record will be kept on site of all SIA checks, on the validity of all door staff licences. These checks shall be at a minimum interval of once a month. The door supervisor register must be kept at the premises and be made available for inspection to an officer of Thames Valley police or an authorised officer from Reading Borough Council.
6. A closure and dispersal policy for controlling the closing of the premises and the departure of customers from the premises at the conclusion of the licensed activities shall be put in place and shall be actively operated. All staff shall be trained in this policy and the training will be documented in writing. The policy shall be in written format and made available upon request to an authorised officer of Reading Borough Council and Thames Valley Police.
 7. The premises shall at all times operate a Challenge 25 policy to prevent any customers who attempt to purchase alcohol and who appear to the staff member to be under the age of 25 years from making such a purchase without having first provided identification. Only a valid driver's licence showing a photograph of the person, a valid passport or a nationally approved proof of age card showing the 'Pass' hologram (or any other similarly nationally recognised scheme) are to be accepted as identification.
 8. Notices advertising the Challenge 25 age verification policy shall be displayed in prominent positions on the premises.
 9. Staff employed to sell alcohol shall undergo training upon induction in utilising the Challenge 25 proof of age checking policy. This shall include, but not be limited to, dealing with refusal of sales, proxy purchasing and identifying attempts by intoxicated persons to purchase alcohol. Such training sessions are to be documented and refreshed every six months. All training sessions are to be documented in English. Records of training shall be kept for a minimum of one year and be made available to an authorised officer of Thames Valley Police and Reading Borough Council upon request.
 10. All existing members of staff authorised to sell alcohol at the premises and all new staff subsequently employed shall, within 28 days of commencing employment, be trained to **BIIAB** Level 1 Award in Responsible Alcohol Retailing (**ARAR**) or to an equivalent, accredited standard. All members of staff shall receive refresher training in Responsible Alcohol Retailing every 6 months. Training records for all members of staff shall be maintained and kept

at the premises for inspection by an authorised officer of Reading Borough Council and Thames Valley Police upon request.

11. An incident log shall be maintained to record all incidents of crime and disorder occurring at the premises. Details of occasions when the police are called to the premises shall be recorded. This log shall be available for inspection by a Police Officer or an authorised officer of Reading Borough Council upon request and shall be retained for one year. The log shall be signed off by the Designated Premises Supervisor or nominated representative at the end of each trading session. A weekly review of the incident register shall also be carried out by the Designated Premises Supervisor.
12. All cashiers involved in the sale of alcohol shall be trained to record refusals of sales of alcohol in a refusals log (whether written or electronic). The log shall contain:
 - Details of the time and date the refusal was made;
 - The identity of the staff member refusing the sale;
 - Details of the alcohol the person attempted to purchase.This log /register shall be made available for inspection by a police Officer or authorised officer of Reading Borough Council upon request.
13. Any external drinking areas shall not be used from 2300hrs until 1000hrs the following day except for those using the area to smoke.
14. Notices shall be placed at all ingress and egress points at the premises – including any external areas – asking customers to respect the needs of local residents and leave quietly.
15. The venue shall also actively partake in drugs initiatives run by TVP (including, but not exclusively, drug itemiser, passive drug dogs and spiked drinks campaigns).
16. The Premises Licence Holder shall ensure that a system of preventing drinks being taken from the building by customers other than to the beer garden or other enclosed area is adopted and maintained. The Premises Licence holder shall prevent customers from leaving the premise with any alcoholic or non alcoholic drinks from the Premises in open containers (e.g. glasses, opened bottles & cans).

17. The Premises Licence holder shall ensure notices are predominantly displayed at all exit points to advise customers that the area surrounding the premises is an Alcohol Restriction Zone.
18. The Premises Licence Holder shall ensure that no noise shall emanate from the premises nor vibration be transmitted through the structure of the premises which in either case gives rise to undue disturbance to local residents.
19. All external doors and windows must be kept closed, other than for access and egress, when events involving amplified music or speech are taking place.
20. The placing of refuse – such as bottles – into receptacles outside the premises shall only take place between the hours of 08.00hrs and 21.00hrs.
21. During Regulated Entertainment, periodic observation of the noise level and the likelihood that it will cause disturbance, shall be undertaken by a member of staff at the boundary at reasonable and regular intervals and logged. This log must be made available for inspection by an Authorised Officer.
22. The logbook must set out: time and date of observation; observer; observation of noise level i.e. either A: satisfactory level of noise unlikely to cause disturbance, or B: unsatisfactory level of noise, likely to cause disturbance; and if the level of noise is unsatisfactory, the action taken to resolve situation.
23. During operating hours, the licensee or a nominated representative shall be available to receive and respond to nuisance-related complaints. A contact number shall be readily available to residents upon request.

Appendix RS-4

From: jane

Sent: 27 July 2026 12:51

To: Licensing <Licensing@reading.gov.uk>

This pub is in a highly residential area bordering on several homes

Obviously clients will not be leaving the pub until early hours they will obviously be talking and opening and shutting car doors

Which obviously disturb sleep patterns. This should not have to be tolerated in such a close residential area

I have lived in this house since July 1975.

Since being owned by Green King it is not the best run pub

Regards

Mary Field

From: jane

Sent: 07 August 2026 14:59

To: Licensing <Licensing@reading.gov.uk>

I am a local resident who backs onto the pubs car park. I am already affected by the present operation of the pub Extending alcohol sales until midnight and serving food until 12.30 will severely add to public nuisance late night early morning

My bedroom faces the car park and I already suffer from lack of sleep from slamming car doors , shouting loud goodbyes. Extension of the seating area has increased the noise level There is no management controlling noise levels The recent changes have increased light pollution. One of the external lights shines directly into my bedroom and a second will do the same when leaves from the nearby tree fall. Extension hours will mean these lights will stay on even longer The car parking facilities have been reduced causing customers to use the narrow side roads. Extending the hours will lead to late night talking well into the early hours outside residents homes

I therefore request that the Licensing Committee to reject this application

Regards Mary Elizabeth Jane

■ Boundary Close
Tilehurst
RG31 4ER

Appendix RS-5

From: Nicky Brunsdon

Sent: 10 August 2026 08:18

To: Licensing <Licensing@reading.gov.uk>

Dear Sirs

I wish to lodge my formal objection to the request for the proposed extension of opening Hours for the Water Tower Park Lane Tilehurst Reading.

The extended hours will have a significant negative impact on the surrounding area including noise disturbance late at night affecting residents' ability to sleep, increase in anti-social behaviour such as shouting, littering and public intoxication. It will also increase issues with parking with the patrons using Boundary Close as a Car Park for the Water Tower due to the change in the parking already agreed by the council.

These issues are contrary to the licensing objectives under the Licensing Act 2003 particularly the prevent of public nuisance and the protection of public safety.

I would respectfully request that the council review this decision and consider either:

Refusing the extended hours application.

Imposing stricter conditions to mitigate the impact on residents.

I would ask that you provided written confirmation of my complaint has been received.

Yours faithfully

N J Brunsdon

■ Boundary Close Tilehurst Reading RG31 4ER

Appendix RS-6

From: Yvonne Hayward

Sent: 12 August 2026 15:37

To: Licensing <Licensing@reading.gov.uk>

Good afternoon

I'm writing to object to the extension of licensing hours for the

Water Tower pub, Tilehurst, RG31 4DU

Prevention of Public Nuisance (Noise disturbance)

1. I am a very close neighbour to the premises. My property shares a boundary with the pub's large outdoor seating area. Therefore my property is very vulnerable to the noise generated by the people using these areas. My bedroom overlooks the rear garden so noise levels are often disturbing our sleep. Extending the hours potentially means the noise will continue later into the night when local neighbourhood noise has dropped.
2. The pub is already failing to control noise levels. There are currently two active noise complaints (submitted via the noise app; Ref [REDACTED]) regarding loud voices from this venue being investigated by RBC. Extending the hours will only worsen an unresolved, ongoing issue.
3. The staff do not actively monitor noise levels outside. Previously when I have called the premises directly to complain about the disturbance, the response from management has consistently been rude and abusive. An establishment that cannot professionally manage its current hours and neighbour relations should not be granted extended hours.
4. The lack of notification on the premises requesting people to leave quietly to respect the pub's neighbours, reflects the seemingly disregard they have for their neighbours.
5. This is a highly residential area.

Public Safety and Nuisance (Parking and Traffic)

1. Following the recent refurbishment the pub's on-site car park has been reduced. As a result customers regularly park their vehicles down our narrow residential road.
2. Extending the hours will increase the volume of late night traffic, possibly causing obstruction on a narrow road, and create a public nuisance through slamming car doors and loud voices as people leave.

Given these ongoing issues and the lack of effective management control, I believe an extension of hours will severely impact the quality of life and well being of local residents. I request the licensing committee refuse this application.

If this is made public, I request that my personal details are left out. I am prepared to attend a hearing if required.

Best regards

Yvonne Hayward

■ Boundary Close! Tilehurst, RG31 4ER