

**LICENSING APPLICATIONS SUB-COMMITTEE MEETING MINUTES
3 SEPTEMBER 2026**

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

16. APPLICATION FOR THE VARIATION OF A PREMISES LICENCE - THE WATER TOWER PH, 160 PARK LANE, TILEHURST, READING, RG31 4DU

The Sub-Committee considered a report concerning an application made by TLT Solicitors Limited, on behalf of Greene King Brewing & Retailing Limited, to vary the premises licence for The Water Tower, 160 Park Lane, Tilehurst, Reading RG31 4DU.

A copy of the current premises licence (LMV00523) was attached to the report at Appendix RS-1.

A copy of the application form submitted by TLT Solicitors on behalf of the applicant on 15 July 2026 was attached to the report at Appendix RS-2.

The report stated that the application sought to vary the premises licence by amending the following licensable activities and operating hours as set out below:

Late Night Refreshment

Friday and Saturday: 23:00 to 00:30

(currently authorised until 23:30, representing an increase of 1 hour)

Sale by Retail of Alcohol

Friday and Saturday: 10:00 to 00:00

(currently authorised until 23:00, representing an increase of 1 hour)

The report further stated that the application sought to remove the existing non-standard timings for Christmas Day and Good Friday and introduce the following non-standard timings for Sunday's preceding Bank Holidays as follows:

Sale of Alcohol

"On any Sundays preceding Bank Holidays the premises shall be licenced to provide licensable activities until midnight"

Late Night Refreshment

"On any Sundays preceding Bank Holidays the premises shall be licenced to provide licensable activities until 00:30"

The application also sought to amend the premises licence plan to extend the licenced area to include the external area to the rear of the premises to permit a temporary mobile bar. The report stated that all other licensable activities and hours would remain unchanged.

The report stated that the applicant, Thames Valley Policy and Reading Borough Council (RBC) Licensing had agreed to a set of conditions, a copy of which was attached at Appendix RS-3.

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The report stated that, during the 28-day consultation period, representations had been received from three local residents objecting to the application. The representations raised concerns regarding potential increases in noise and disturbance from customers leaving the premises, anti-social behaviour, parking and traffic issues in surrounding residential roads, and the impact of the proposed extended hours on the amenity and quality of life of nearby residents. The representations were attached at Appendices RS-4, RS-5 and RS-6 respectively.

The report set out the powers of the Licensing Authority when determining an application for the variation of a premises licence, which were:

- To grant the application as applied for;
- To grant the application with modifications;
- To refuse the application.

The report explained that the Licensing Authority had a duty to carry out its functions with a view to promoting the four licensing objectives, which were as follows:

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

The report stated that any conditions placed on a premises licence should be appropriate and proportionate with a view to promoting the licensing objectives and that the Licensing Authority could amend, alter or refuse an application if it were deemed appropriate for the promotion of the licensing objectives.

The report also stated that, when determining an 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 set out paragraphs 1.6, 3.1, 3.2, 5.6, 5.7, 5.49, 6.1, 6.2, 6.5, 7.2, 7.6, 7.8 to 7.12, 8.6, 10.1 and 10.3 of the Council's Statement of Licensing Policy. The report also set out paragraphs 1.2 to 1.5, 1.18, 1.19, 8.41 to 8.49, 9.12, 9.38 to 9.40, 9.42 and 9.43 of the Amended Guidance issued under Section 182 of the Licensing Act 2003. The report also highlighted relevant sections of The Licensing Act 2003 (namely **Section 18(6)) and set out relevant case law for consideration.**

Robert Smalley, Senior Licensing and Enforcement Officer, presented the report to the Sub-Committee and responded to questions.

Yvonne Hayward (local resident) was present at the hearing, addressed the Sub-Committee, asked questions, and responded to questions regarding their representations.

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Anna Waters, Operator, The Water Tower, Paul Daniels, Greene King Brewing & Retailing Ltd and Piers Warne, Solicitor, attended the hearing, addressed the Sub-Committee, asked questions, and responded to questions regarding the application.

Resolved –

DECISION

1. The Licensing Sub-Committee deliberated in private. The legal advisor and the Committee Administrator, save for assisting with legal advice, provision of documents and drafting the reasoning, played no part in the decision-making process.
2. That, having reviewed the premises licence in respect of Greene King Brewing & Retailing Limited, Water Tower, 160 Park Lane, RG31 4DU 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, and having considered the likely effect of imposing each of the options available to the Sub-Committee under the Secretary of State's Guidance upon the promotion of the four Licensing Objectives, and having read and considered the written reports and representations received from the Applicant, planning and local residents, the Premises Licence Conditions agreed between Thames Valley Police, Reading Borough Council's Licensing team, and having read, and having considered the oral representations made by those present at the meeting, the Sub-Committee concluded that it was appropriate and proportionate to grant with the agreed conditions set out at Appendix RS-3, the amended premises licence.

REASONS

1. That the Sub-Committee's reasons be noted as follows:
 - a. During the consultation period conditions had been agreed with the Police and the Council Licensing Team as set out at Appendix RS-3.
 - b. The Sub-Committee made the following change to the agreed conditions set out in RS-3:

Paragraph 17 should read that *"the Premises License Holder shall ensure notices are prominently displayed at all exit points to advise customers that the area surrounding the premises is an Alcohol Restriction Zone"* rather than use of the word "predominantly" which was currently used in Appendix RS-3.

- c. There had been no objections from the Police or the responsible licensing authority.
- d. The Sub-Committee were reassured by the agreed conditions on the issue of potential noise nuisance.

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- e. The Sub-Committee encouraged and wished for ongoing dialogue between the Premises License Holder and local residents to ensure that any concerns raised by local residents would be actioned within a reasonable timeframe.
- f. The Sub-Committee carefully considered the concerns raised by the local residents but considered that these were likely to be met by the conditions and any enforcement actions by the relevant Council officers.

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 and closed at 11.01 am)