

LICENSING ACT 2003 HEARING 06 OCTOBER 2026 @ 17:00HRS
APPLICATION FOR THE VARIATION OF A PREMISES LICENCE

1. Premises:

KFC Express
207 Shinfield Road,
Reading,
RG2 8HA

2. Applicant:

Poppleston Allen Licensing Solicitors on behalf of KZ Catering Limited

3. Background:

KFC, 207 Shinfield Road, Reading, currently holds a Premises Licence, attached at **Appendix MH001**.

An application has been submitted by Poppleston Allen Solicitors on behalf of their client, KZ Catering Limited. The application form is attached at **Appendix MH002**.

Reading Borough Council and Thames Valley Police proposed a number of conditions to the Applicant. The Applicant did not accept all of the proposed conditions.

The proposed conditions are set out at **Appendix MH003**. The conditions agreed by the Applicant are highlighted within the Appendix, with confirmation of the Applicant's agreement provided by email at **Appendix MH004**.

4. Proposed licensable activities and hours:

The Premises Licence currently permits the following licensable activities:

Provision of Late Night Refreshment

Friday and Saturday from 2300hrs until 0000hrs

Hours the Premises is Open to the Public

Sunday to Thursday from 1100hrs until 2300hrs
Friday and Saturday from 1100hrs until 0000hrs

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

Provision of Late Night Refreshment

Monday to Sunday from 2300hrs until 0300hrs

Hours the Premises is Open to the Public

Monday to Sunday from 1100hrs until 0300hrs

In respect of Late Night Refreshment, the application would extend the permitted hours

from one hour on Fridays and Saturdays to four hours on each day of the week

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: 13/08/2026

7. Date of closure of period for representations: 10/09/2026

8. Representations received:

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

1. Anthony Chawama, Licensing Enforcement Officer for Reading Borough Council – attached as **Appendix MH005**.
2. Declan Smyth, Licensing Officer for Thames Valley Police – attached as **Appendix MH006**.
3. Nina Crispin, Public Health Practitioner for Reading Borough Council - attached as **Appendix MH007**.
4. Steve Cashley, Local Resident – attached as **Appendix MH008**.

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 MH001 - Current Premises Licence

Appendix MH002 - Premises Licence Variation Application Form

Appendix MH003 - Proposed Conditions by RBC and TVP Licensing

Appendix MH004 – Conditions Applicant agreed with
Appendix MH005 – Representation by Anthony Chawama of RBC Licensing
Appendix MH006 – Representation by Declan Smyth of TVP
Appendix MH007 – Representation by Nina Crispin of RBC Public Health
Appendix MH008 – Representation from 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	LP9000485
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Premises Details

Trading name of Premises and Address	
KFC Express 207 Shinfield Road Reading RG2 8HA	
Telephone Number	0118 987 3567

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 & Outdoor

Authorised Hours for Licensable Activities

The times the licence authorises the carrying out of licensable activities	
Hours for the Provision of Late Night Refreshment	
Friday	from 2300hrs until 0000hrs
Saturday	from 2300hrs until 0000hrs

Opening Hours

Hours the Premises is Open to the Public	
Monday	from 1100hrs until 2300hrs
Tuesday	from 1100hrs until 2300hrs
Wednesday	from 1100hrs until 2300hrs
Thursday	from 1100hrs until 2300hrs
Friday	from 1100hrs until 0000hrs
Saturday	from 1100hrs until 0000hrs
Sunday	from 1100hrs until 2300hrs

Alcohol

Where the licence authorises supplies of alcohol whether these are on and/or off supplies
N/A - NO ALCOHOL TO BE SOLD OR SUPPLIED UNDER THE PREMISES LICENCE

Premises Licence Holder**Name, (registered) address of holder of premises licence****Name:** KZ Catering Ltd**Address:** [REDACTED]**Additional Details****Name, address and telephone number of designated premises supervisor where the premises licence authorises the supply of alcohol**

N/A

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**

NONE

This Licence shall continue in force from **30/08/2019** unless previously suspended or revoked.

Dated: 2 September 2019

Signed on behalf of the issuing licensing authority

Francis Martin
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:- - at a time when there is no designated premises supervisor in respect of the premises licence, or - 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.

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.

Annex 2

Conditions Consistent with the Operating Schedule

Prevention of Crime & Disorder

1. The premises shall have CCTV system installed which covers all of the public areas of the premises. It shall be maintained and kept fully operational when members of the public are on the premises. Recordings shall be kept for a period of 28 days.
2. The premises shall provide waste bins inside and where permitted outside the premises. These bins shall be emptied and cleaned daily.
3. Litter shall be cleared daily from the shop frontage to the edge of the pavement.

Annex 3

Conditions attached after a hearing by the Licensing Authority

N/A

Annex 4

Plans

As attached plan no. 5403/2014/G100 Revision G dated 31/05/2014

LICENSING ACT 2003

SCHEDULE 12

PART B

PREMISES LICENCE SUMMARY

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

Premises Licence Number	LP9000485
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Premises Details

Trading name of Premises and Address	
KFC Express 207 Shinfield Road Reading RG2 8HA	
Telephone Number	

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 & Outdoor

Authorised Hours for Licensable Activities

The times the licence authorises the carrying out of licensable activities	
Hours for the Provision of Late Night Refreshment	
Friday	from 2300hrs until 0000hrs
Saturday	from 2300hrs until 0000hrs

Opening Hours

Hours the Premises is Open to the Public	
Monday	from 1100hrs until 2300hrs
Tuesday	from 1100hrs until 2300hrs
Wednesday	from 1100hrs until 2300hrs
Thursday	from 1100hrs until 2300hrs
Friday	from 1100hrs until 0000hrs
Saturday	from 1100hrs until 0000hrs
Sunday	from 1100hrs until 2300hrs

Alcohol

Where the licence authorises supplies of alcohol whether these are on and/or off supplies

N/A - NO ALCOHOL TO BE SOLD OR SUPPLIED UNDER THE PREMISES LICENCE

Premises Licence Holder

Name, (registered) address of holder of premises licence

Name: KZ Catering Ltd

Address:

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

10692875

Designated Premises Supervisor

Name of designated premises supervisor where the premises licence authorises the supply of alcohol

N/A

Access to the premises by Children

State whether access to the premises by children is restricted or prohibited

Not Stated

This Certificate shall continue in force from **30/08/2019** unless previously suspended or revoked.

Dated: 2 September 2019

Signed on behalf of the issuing licensing authority



Francis Martin

Executive Director for Economic Growth and Neighbourhood Services



Reading
Application to vary a premises licence
Licensing Act 2003

For help contact
licensing@reading.gov.uk
 Telephone: 0118 937 3762

* required information

Section 1 of 18

You can save the form at any time and resume it later. You do not need to be logged in when you resume.

System reference This is the unique reference for this application generated by the system.

Your reference You can put what you want here to help you track applications if you make lots of them. It is passed to the authority.

Are you an agent acting on behalf of the applicant?

☒ Yes ☐ No

Put "no" if you are applying on your own behalf or on behalf of a business you own or work for.

Applicant Details

* First name

* Family name

* E-mail

Main telephone number Include country code.

Other telephone number

☐ Indicate here if the applicant would prefer not to be contacted by telephone

Is the applicant:

☒ Applying as a business or organisation, including as a sole trader
☐ Applying as an individual

A sole trader is a business owned by one person without any special legal structure. Applying as an individual means the applicant is applying so the applicant can be employed, or for some other personal reason, such as following a hobby.

Applicant Business

Is the applicant's business registered in the UK with Companies House? ☒ Yes ☐ No

Note: completing the Applicant Business section is optional in this form.

Registration number

Business name

If the applicant's business is registered, use its registered name.

VAT number

Put "none" if the applicant is not registered for VAT.

Legal status

Continued from previous page...

Applicant's position in the business

Home country

The country where the applicant's headquarters are.

Registered Address

Address registered with Companies House.

Building number or name

Street

District

City or town

County or administrative area

Postcode

Country

Agent Details

* First name

* Family name

* E-mail

Main telephone number

Include country code.

Other telephone number

☐ Indicate here if you would prefer not to be contacted by telephone

Are you:

- ☒ An agent that is a business or organisation, including a sole trader
- ☐ A private individual acting as an agent

A sole trader is a business owned by one person without any special legal structure.

Agent Business

Is your business registered in the UK with Companies House? ☐ Yes ☒ No

Note: completing the Applicant Business section is optional in this form.

Is your business registered outside the UK? ☐ Yes ☒ No

Business name

If your business is registered, use its registered name.

VAT number

Put "none" if you are not registered for VAT.

Legal status

Continued from previous page...

Your position in the business

Home country

The country where the headquarters of your business is located.

Agent Business Address

If you have one, this should be your official address - that is an address required of you by law for receiving communications.

Building number or name

Street

District

City or town

County or administrative area

Postcode

Country

Section 2 of 18

APPLICATION DETAILS

This application cannot be used to vary the licence so as to extend the period for which the licence has effect or to vary substantially the premises to which it relates. If you wish to make that type of change to the premises licence, you should make a new premises licence application under section 17 of the Licensing Act 2003.

I/we, as named in section 1, being the premises licence holder, apply to vary a premises licence under section 34 of the Licensing Act 2003 for the premises described in section 2 below.

* Premises Licence Number

Are you able to provide a postal address, OS map reference or description of the premises?

☒ Address ☐ OS map reference ☐ Description

Postal Address Of Premises

Building number or name

Street

District

City or town

County or administrative area

Postcode

Country

Premises Contact Details

Telephone number

Continued from previous page...

Non-domestic rateable
value of premises (£)

15,000

Section 3 of 18

VARIATION

Do you want the proposed
variation to have effect as
soon as possible?

☒

Yes

☐

No

Do you want the proposed variation to have effect in relation to the
introduction of the late night levy?

☐

Yes

☒

No

You do not have to pay a fee if the only
purpose of the variation for which you are
applying is to avoid becoming liable to the
late night levy.

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

Describe Briefly The Nature Of The Proposed Variation

Describe the premises. For example the type of premises, its general situation and layout and any other information which could be relevant to the licensing objectives. Where your application includes off-supplies of alcohol and you intend to provide a place for consumption of these off-supplies, you must include a description of where the place will be and its proximity to the premises.

To extend the provisions for Late Night Refreshment Monday to Sunday 2300 to 0300 the following morning; opening hours to also be extended Monday to Sunday 1100 to 0300 the following morning. Also to update the Premises Licence Holder's registered address as listed in the application.

Section 4 of 18

PROVISION OF PLAYS

[See guidance on regulated entertainment](#)

Will the schedule to provide plays be subject to change if this application to
vary is successful?

☐

Yes

☒

No

Section 5 of 18

PROVISION OF FILMS

[See guidance on regulated entertainment](#)

Will the schedule to provide films be subject to change if this application to
vary is successful?

☐

Yes

☒

No

Section 6 of 18

PROVISION OF INDOOR SPORTING EVENTS

Continued from previous page...

[See guidance on regulated entertainment](#)

Will the schedule to provide indoor sporting events be subject to change if this application to vary is successful?

☐ Yes ☒ No

Section 7 of 18

PROVISION OF BOXING OR WRESTLING ENTERTAINMENTS

[See guidance on regulated entertainment](#)

Will the schedule to provide boxing or wrestling entertainments be subject to change if this application to vary is successful?

☐ Yes ☒ No

Section 8 of 18

PROVISION OF LIVE MUSIC

[See guidance on regulated entertainment](#)

Will the schedule to provide live music be subject to change if this application to vary is successful?

☐ Yes ☒ No

Section 9 of 18

PROVISION OF RECORDED MUSIC

[See guidance on regulated entertainment](#)

Will the schedule to provide recorded music be subject to change if this application to vary is successful?

☐ Yes ☒ No

Section 10 of 18

PROVISION OF PERFORMANCES OF DANCE

[See guidance on regulated entertainment](#)

Will the schedule to provide performances of dance be subject to change if this application to vary is successful?

☐ Yes ☒ No

Section 11 of 18

PROVISION OF ANYTHING OF A SIMILAR DESCRIPTION TO LIVE MUSIC, RECORDED MUSIC OR PERFORMANCES OF DANCE

[See guidance on regulated entertainment](#)

Will the schedule to provide anything similar to live music, recorded music or performances of dance be subject to change if this application to vary is successful?

☐ Yes ☒ No

Section 12 of 18

PROVISION OF LATE NIGHT REFRESHMENT

Continued from previous page...

Will the schedule to provide late night refreshment be subject to change if this application to vary is successful?

☒ Yes ☐ No

Standard Days And Timings

MONDAY

Start

End

Start

End

Provide timings in 24 hour clock (e.g., 16:00) and only give details for the days of the week when you intend the premises to be used for the activity.

TUESDAY

Start

End

Start

End

WEDNESDAY

Start

End

Start

End

THURSDAY

Start

End

Start

End

FRIDAY

Start

End

Start

End

SATURDAY

Start

End

Start

End

SUNDAY

Start

End

Start

End

Will the provision of late night refreshment take place indoors or outdoors or both?

☐ Indoors ☐ Outdoors ☒ Both

Where taking place in a building or other structure select as appropriate. Indoors may include a tent.

State type of activity to be authorised, if not already stated, and give relevant further details, for example (but not exclusively) whether or not music will be amplified or unamplified.

The sale of hot food or drink from the internal premises to eat on site or take away.

Continued from previous page...

State any seasonal variations.

For example (but not exclusively) where the activity will occur on additional days during the summer months.

Non standard timings. Where the premises will be used for the provision of late night refreshment at different times from those listed above, list below.

For example (but not exclusively), where you wish the activity to go on longer on a particular day e.g. Christmas Eve.

Section 13 of 18

SUPPLY OF ALCOHOL

Will the schedule to supply alcohol be subject to change if this application to vary is successful?

☐ Yes ☒ No

Section 14 of 18

ADULT ENTERTAINMENT

Highlight any adult entertainment or services, activities, or other entertainment or matters ancillary to the use of the premises that may give rise to concern in respect of children.

Provide information about anything intended to occur at the premises or ancillary to the use of the premises which may give rise to concern in respect of children, regardless of whether you intend children to have access to the premises, for example (but not exclusively) nudity or semi-nudity, films for restricted age groups etc gambling machines etc.

Section 15 of 18

HOURS PREMISES ARE OPEN TO THE PUBLIC

Standard Days And Timings

MONDAY

Start

End

Start

End

TUESDAY

Start

End

Start

End

Provide timings in 24 hour clock (e.g., 16:00) and only give details for the days of the week when you intend the premises to be used for the activity.

Continued from previous page...

WEDNESDAY

Start	11:00	End	03:00
Start		End	

THURSDAY

Start	11:00	End	03:00
Start		End	

FRIDAY

Start	11:00	End	03:00
Start		End	

SATURDAY

Start	11:00	End	03:00
Start		End	

SUNDAY

Start	11:00	End	03:00
Start		End	

State any seasonal variations.

For example (but not exclusively) where the activity will occur on additional days during the summer months.

Non standard timings. Where you intend to use the premises to be open to the members and guests at different times from those listed above, list below.

For example (but not exclusively), where you wish the activity to go on longer on a particular day e.g. Christmas Eve.

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

NONE

☒ I have enclosed the premises licence

Continued from previous page...

☐ I have enclosed the relevant part of the premises licence

Reasons why I have failed to enclose the premises licence or relevant part of premises licence.

Section 16 of 18

LICENSING OBJECTIVES

Describe the steps you intend to take to promote the four licensing objectives:

a) General – all four licensing objectives (b,c,d,e)

List here steps you will take to promote all four licensing objectives together.

Bearing in mind the nature of this variation and those conditions already listed on the Premises Licence, nothing further is required.

b) The prevention of crime and disorder

See box a) above.

c) Public safety

See box a) above.

d) The prevention of public nuisance

See box a) above.

e) The protection of children from harm

See box a) above.

Section 17 of 18

NOTES ON REGULATED ENTERTAINMENT

Continued from previous page...

In terms of specific **regulated entertainments** please note that:

- Plays: no licence is required for performances between 08:00 and 23.00 on any day, provided that the audience does not exceed 500.
- Films: no licence is required for 'not-for-profit' film exhibition held in community premises between 08.00 and 23.00 on any day provided that the audience does not exceed 500 and the organiser (a) gets consent to the screening from a person who is responsible for the premises; and (b) ensures that each such screening abides by age classification ratings.
- Indoor sporting events: no licence is required for performances between 08.00 and 23.00 on any day, provided that the audience does not exceed 1000.
- Boxing or Wrestling Entertainment: no licence is required for a contest, exhibition or display of Greco-Roman wrestling, or freestyle wrestling between 08.00 and 23.00 on any day, provided that the audience does not exceed 1000. Combined fighting sports – defined as a contest, exhibition or display which combines boxing or wrestling with one or more martial arts – are licensable as a boxing or wrestling entertainment rather than an indoor sporting event.
- Live music: no licence permission is required for:
 - o a performance of unamplified live music between 08.00 and 23.00 on any day, on any premises.
 - o a performance of amplified live music between 08.00 and 23.00 on any day on premises authorised to sell alcohol for consumption on those premises, provided that the audience does not exceed 500.
 - o a performance of amplified live music between 08.00 and 23.00 on any day, in a workplace that is not licensed to sell alcohol on those premises, provided that the audience does not exceed 500.
 - o a performance of amplified live music between 08.00 and 23.00 on any day, in a church hall, village hall, community hall, or other similar community premises, that is not licensed by a premises licence to sell alcohol, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance from a person who is responsible for the premises.
 - o a performance of amplified live music between 08.00 and 23.00 on any day, at the non-residential premises of (i) a local authority, or (ii) a school, or (iii) a hospital, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance on the relevant premises from: (i) the local authority concerned, or (ii) the school or (iii) the health care provider for the hospital.
- Recorded Music: no licence permission is required for:
 - o any playing of recorded music between 08.00 and 23.00 on any day on premises authorised to sell alcohol for consumption on those premises, provided that the audience does not exceed 500.
 - o any playing of recorded music between 08.00 and 23.00 on any day, in a church hall, village hall, community hall, or other similar community premises, that is not licensed by a premises licence to sell alcohol, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance from a person who is responsible for the premises.
 - o any playing of recorded music between 08.00 and 23.00 on any day, at the non-residential premises of (i) a local authority, or (ii) a school, or (iii) a hospital, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance on the relevant premises from: (i) the local authority concerned, or (ii) the school proprietor or (iii) the health care provider for the hospital.

Continued from previous page...

- Dance: no licence is required for performances between 08.00 and 23.00 on any day, provided that the audience does not exceed 500. However, a performance which amounts to adult entertainment remains licensable.
- Cross activity exemptions: no licence is required between 08.00 and 23.00 on any day, with no limit on audience size for:
 - o any entertainment taking place on the premises of the local authority where the entertainment is provided by or on behalf of the local authority;
 - o any entertainment taking place on the hospital premises of the health care provider where the entertainment is provided by or on behalf of the health care provider;
 - o any entertainment taking place on the premises of the school where the entertainment is provided by or on behalf of the school proprietor; and
 - o any entertainment (excluding films and a boxing or wrestling entertainment) taking place at a travelling circus, provided that (a) it takes place within a moveable structure that accommodates the audience, and (b) that the travelling circus has not been located on the same site for more than 28 consecutive days.

Section 18 of 18

PAYMENT DETAILS

This fee must be paid to the authority. If you complete the application online, you must pay it by debit or credit card.

The fee payable will be based on the rateable value of the property. Band A - £0 - £4300 - Fee Payable - £100 Band B - £4301 - £33,000 - Fee Payable - £190 Band C - £33,001 - £87,000 - Fee Payable - £315 Band D - £87,001 - £125,000 - Fee payable - £450 Band E - £125,001 and over - Fee payable - £635 Additional fees apply to outdoor events.

* Fee amount (£)

190.00

DECLARATION

I/WE UNDERSTAND THAT 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.

☒ Ticking this box indicates you have read and understood the above declaration

This section should be completed by the applicant, unless you answered "Yes" to the question "Are you an agent acting on behalf of the applicant?"

* Full name

Poppleston Allen Licensing Solicitors

* Capacity

AGENT for the applicant

* Date

13 / 08 / 2026
dd mm yyyy

Add another signatory

Once you're finished you need to do the following:

1. Save this form to your computer by clicking file/save as...
2. Go back to <https://www.gov.uk/apply-for-a-licence/premises-licence/reading/change-1> to upload this file and continue with your application.

Don't forget to make sure you have all your supporting documentation to hand.

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.

OFFICE USE ONLY

Applicant reference number	AG - 018303/00001 - KFC READING
Fee paid	
Payment provider reference	
ELMS Payment Reference	
Payment status	
Payment authorisation code	
Payment authorisation date	
Date and time submitted	
Approval deadline	
Error message	
Is Digitally signed	☐

KFC**207 Shinfield Road, Reading, RG2 8HA****Proposed Conditions**

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. There shall be at least one camera positioned at each entry and exit point to monitor any external areas to the premises. This includes any areas designated for tables and chairs and/or a designated smoking area. 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 subject to the provisions of the Data Protection Act and GDPR legislation. Recorded images shall be of such quality as to be able to identify the recorded person in any light. At least one member of staff on the premises at any time during operating hours shall be trained to access and download material from the CCTV system.
2. Signs shall be placed in prominent positions on the premises notifying customers that CCTV is in operation.
3. A written security risk assessment shall be completed and kept under review, with any identified control measures implemented where necessary. This risk assessment shall include the requirement for door supervisors to be employed on any day. The written risk assessment shall be carried out by the Licence Holder or a nominated representative and shall be produced upon request to authorised officers of Reading Borough Council or Thames Valley Police. The risk assessment must take cognisance of the Reading Festival event in August and determine whether the employment of door supervisors is necessary to promote the licensing objectives. Any control measures identified by the risk assessment shall be implemented where necessary.
4. Where a risk assessment identifies that SIA Door Supervisors are required, the Premises Licence Holder shall ensure that all door supervisors employed at the premises wear high-visibility jackets or tabards in bright green, yellow or orange so that they are clearly visible and identifiable to the public at all times. Where tabards are

worn, high-visibility armbands incorporating the display of SIA badges shall also be worn. Where high-visibility full-sleeved jackets are worn, the Premises Licence Holder shall ensure that all door supervisors display their SIA badges by means of an easily visible armband of a different high-visibility colour to the jacket being worn.

5. Where a risk assessment identifies that SIA Door Supervisors are required, the Premises Licence Holder shall keep and maintain a register of door supervisors. The register shall contain the following details:

- (i). The name and registration number of all door supervisors working at the premises;
- (ii). The SIA registration number of each door supervisor;
- (iii). The date and time each door supervisor commenced duty, countersigned by the DPS or duty manager;
- (iv). Details of any incident of crime and disorder, including the names of any door supervisors involved;
- (v). The date and time each door supervisor finished duty, countersigned by the DPS or duty manager.

6. Staff employed at the premises to sell food shall undergo training upon induction. This shall include, but not be limited to:

- (i). Conflict management
- (ii). How to identify and safeguard vulnerable persons who attend and leave the premises
- (iii). The four licensing objectives

Such training sessions are to be documented, counter signed by the staff member and refreshed every six months. 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.

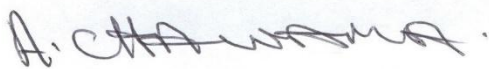
7. Unaccompanied persons under the age of 18 shall not be permitted to remain on the premises after 23:00 hours.
8. A record shall be kept on the premises of all SIA licence validity checks for door supervisors. Such checks shall be carried out at intervals of not less than once per month. The door supervisor register and records of SIA licence checks shall be kept at the premises and made available upon request to an officer of Thames Valley Police or an authorised officer of Reading Borough Council.

9. All incidents which impact on any of the four licensing objectives shall be recorded in a register kept at the premises for this purpose. The register shall include, but not be limited to:
- (i) all crimes reported to the venue
 - (ii) all ejections of patrons
 - (iii) any complaints received concerning crime and disorder
 - (iv) any incidents of disorder
 - (v) all seizures of drugs or offensive weapons
 - (vi) any faults in the CCTV system, searching equipment or scanning equipment
 - (vii) any visit by a relevant authority or emergency service.
- (a) this record 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 record shall be signed off by the nominated representative at the end of each trading session;
- (b) a weekly review of the incident register shall also be carried out by the nominated representative.
10. The licensee or nominated representative shall ensure that no noise shall emanate from the premises nor vibration be transmitted through the structure of the premises which gives rise to undue disturbance to local residents or local businesses.
11. Clearly legible and suitable notices shall be prominently displayed at all exits requesting customers to respect the needs of local residents and to leave the premises and area quietly.
12. During operating hours the Premises Licence Holder shall be available to receive and respond to nuisance related complaints. A contact shall be readily available to residents upon request.
13. Waste collection contractors shall not collect refuse between 19:00 and 07:00.
14. On Monday to Sunday the premises licence holder shall ensure that all customer seating areas are closed to the public at 00:00 hours and rendered unusable.
On Monday to Sunday the premises licence holder shall ensure that from 00:00 hours until closing time the premises operates strictly as a takeaway and delivery service only.

15. The Premises Licence Holder shall ensure that measures are put in place to effectively limit the size of the car park through the use of barriers and bollards that prevents groups of vehicles congregating in the car park adjacent to the premises. These measures will be utilised from the hours of 00:00hrs until 03:00hrs Monday to Sunday inclusive.
16. An active closure & dispersal policy shall be devised and implemented on the premises. This dispersal policy shall include, but not be limited to, staff members being available to disperse customers from the premises and immediate vicinity and to advise customers to respect the needs of local residents and leave quietly. This dispersal policy shall be in written form and be made available for inspection by an authorised officer of Reading Borough Council or Thames Valley Police.
17. Delivery bikes, or any other vehicles used for the delivery of customer orders, shall be used, stored, or parked in a way that does not cause undue disturbance to members of public, neighbouring residents or Businesses

If the applicant is agreeable to the above proposed conditions being attached to any premises licence that may be granted in respect of the above premises, then, based on current information, Thames Valley Police & Reading Borough Council shall not make a representation against the application.

Please respond by: 29/08/2026



Anthony Chawama
Licensing Enforcement Officer

Harding, Mike

From: Chawama, Anthony
Sent: 19 September 2026 20:15
To: Harding, Mike
Subject: FW: KFC, 207 Shinfield Road

From: Nick [REDACTED]
Sent: 19 September 2026 11:43
To: declan.smyth <[REDACTED]uk>; Chawama, Anthony
 <[REDACTED]uk>
Cc: Smalley, Robert <[REDACTED]>
Subject: RE: KFC, 207 Shinfield Road

Warning!
 For the attention of
 RBC Staff and Councillors

This mail is from an external sender - please do not click any links or open any attachments unless you trust this sender, and know the content is safe

Thanks Declan/Anthony

So it appears from this e-mail that we are almost in agreement.

My client will agree to conditions 1, 2, 6, 9, 10, 11, 12, 14, 15 and 17 of your original request. I hope that this now means you can withdraw your representation and the Hearing can be dispensed with.

As I previously stated a quick service restaurant that is as small as this is and will operate a delivery only model after midnight doesn't require a dispersal policy. It is the nature of the premises that people arrive alone or in a small group, order, receive their food and leave the area. There is little that a dispersal policy can actually add to that.

Regards
 Nick

Nick [REDACTED] | Legal Executive

Poppleston Allen

Nottingham Office: [REDACTED]

Cybercrime notification: Our bank account details will NOT change during the course of a transaction. Please speak to us before transferring any money. We will not take responsibility if you transfer money to an incorrect bank account. If you receive an email from Poppleston Allen requesting your bank details or purporting to amend our bank details, please contact us, or your solicitor, as appropriate, by telephone immediately to clarify.

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system. Our firm accepts no responsibility or liability for malicious or fraudulent emails purportedly coming from our firm and that it is the recipient's responsibility to ensure that any emails coming from our firm are genuine before replying on anything contained within them.

From: Declan Smyth (C2107) <[REDACTED]>

Sent: 16 September 2026 10:28

To: Nick Landells <[REDACTED]>

Cc: [REDACTED]

Subject: RE: KFC, 207 Shinfield Road

Good morning Nick,

Thank you for your email and for confirming your client's agreement to the proposed conditions relating to the closure of seating areas after midnight, the restriction of the premises to takeaway and delivery operations only between 00:00hrs and 03:00hrs, and the implementation of measures to manage vehicle congregation within the car park.

Whilst these amendments are welcomed, Thames Valley Police remains of the view that a number of the additional conditions previously proposed remain both necessary and proportionate to promote the licensing objectives, notwithstanding the amendment of the operation to takeaway and delivery only after midnight.

The application seeks to extend the provision of late night refreshment until 03:00hrs daily. The operation of a late-night takeaway, particularly one with an associated car park and delivery operation, has the potential to attract customers arriving and departing by vehicle, create congregation points, generate noise nuisance, and give rise to incidents of anti-social behaviour and public disorder. As such, the promotion of the prevention of crime and disorder, public safety, and prevention of public nuisance licensing objectives remains directly relevant to the variation sought.

In particular, we consider the following conditions to be justified:

CCTV Requirements (Conditions 1 and 2)

The extended hours will result in customers, delivery drivers and vehicles attending the premises during the early hours of the morning when opportunities for crime and disorder are generally increased. A comprehensive CCTV system, together with trained staff capable of downloading footage, provides an important evidential tool for both the Police and Licensing Authority and promotes both the prevention of crime and disorder and public safety.

Staff Training (Condition 6)

Staff working during late-night trading hours should be trained in conflict management, safeguarding vulnerable persons and understanding the licensing objectives. Such training assists staff in recognising and appropriately responding to incidents that may arise during the operation of the premises after midnight.

Incident Register (Condition 9)

The maintenance of an incident register is a common and proportionate condition for late-night premises. It allows trends relating to crime, disorder, complaints and other licensing matters to be identified and managed proactively, assisting responsible authorities in monitoring compliance and addressing issues before they escalate.

Noise Management Conditions (Conditions 10 and 11)

Although customers will not be permitted to remain seated after midnight, patrons attending the premises to collect orders, waiting for transport, congregating outside, or arriving by vehicle may still cause disturbance to nearby residents. Conditions relating to noise control and customer signage are therefore directly relevant to the prevention of public nuisance objective.

Complaint Contact (Condition 12)

Having a designated contact available during operating hours allows concerns from residents and businesses to be addressed promptly and assists in preventing minor issues from escalating into more significant nuisance complaints.

Dispersal Policy (Condition 16)

The proposed takeaway operation will continue to attract customers throughout the extended hours sought. An active dispersal policy is a recognised control measure that assists in ensuring customers leave the area in an orderly manner and minimises the risk of noise disturbance, anti-social behaviour and congregation in the immediate vicinity of the premises.

Furthermore, the proposed conditions are consistent with Reading Borough Council's Statement of Licensing Policy, which requires applicants to demonstrate how they will actively promote the four licensing objectives and manage the risks associated with late-night operations. The Policy recognises that premises operating into the early hours of the morning can present an increased risk of crime and disorder, public nuisance, anti-social behaviour and safeguarding concerns. It also encourages the use of appropriate control measures, including CCTV, staff training, incident recording, dispersal arrangements and effective management practices where necessary and proportionate to mitigate those risks. In this case, given the nature of the variation sought and the operating hours proposed until 03:00hrs daily, we consider these measures to represent reasonable and proportionate safeguards that support the licensing objectives.

Whilst we acknowledge the provisions of the Section 182 Guidance, it is our position that the proposed conditions relate directly to the licensable activity for which additional hours are being sought and are appropriate, proportionate and necessary to mitigate the risks associated with late-night refreshment operating until 03:00hrs. The conditions are also consistent with the expectations and policy considerations contained within Reading Borough Council's Statement of Licensing Policy regarding the operation of late-night premises and the promotion of the four licensing objectives

In light of the risks associated with the operation of the premises during the extended late-night refreshment hours sought, Thames Valley Police maintains that all of the proposed conditions are appropriate, proportionate and necessary for the promotion of the licensing objectives. Accordingly, Thames Valley Police requests that all of the conditions set out in its original proposed conditions schedule are attached to any premises licence granted in respect of this variation application.

I would therefore be grateful if you could take further instructions from your client regarding the attachment of all of the proposed conditions.

Kind regards,
Declan



Declan Smyth C2107

Alcohol Licensing Officer – Reading.

Licensing Office



HOURS OF WORK; - Mon – Thurs 08:00 – 17:00.



www.thamesvalley.police.uk



From: Nick Landells <[REDACTED]>

Sent: 15 September 2026 12:31

To: [REDACTED] Declan Smyth (C2107) <[REDACTED]>

Cc: [REDACTED]

Subject: KFC, 207 Shinfield Road

Caution: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe - If unsure email [REDACTED] to report this message.

Good afternoon

I am picking up this file for my colleague Angie who is on annual leave until the end of next week.

We have taken instructions from our client and can confirm that they agree.

We are prepared to amend the application to include the following conditions:

1. The premises licence holder shall ensure that all customer seating areas are closed to the public at 00:00 hours and rendered unusable. From that time the provision of late night refreshment will be strictly as a takeaway and delivery service only.
2. The Premises Licence Holder shall ensure that measures are put in place to effectively limit the size of the car park through the use of barriers and bollards that prevents groups of vehicles congregating in the car park adjacent to the premises. These measures will be utilised from the hours of 00:00hrs until 03:00hrs Monday to Sunday inclusive.
3. Delivery bikes, or any other vehicles used for the delivery of customer orders, shall be used, stored, and parked in a way that does not cause undue disturbance to members of public, neighbouring residents or businesses.

Under the s182 guidance representations should related to the nature of the variation alone. If the application is amended to be takeaway and delivery only we are of the view that the remainder of the condition you proposed no longer relate to the variation and would be unnecessary.

If there any of the other conditions which you originally requested that you can provide a rationale/evidence for their necessity for late-night refreshment from midnight to 3am I can take further instructions.

Many thanks
Nick

Nick [REDACTED] | Legal Executive

Poppleston Allen

[REDACTED] | [REDACTED] | [REDACTED] | [REDACTED]
Nottingham Office: [REDACTED]

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Name of Officer	Anthony Chawama						
Type of Application	Premises Licence - Grant – Licensing Act 2003						
Name of Premises	KFC Express						
Address	207 Shinfield Road						
	Reading						
	RG2 8HA						
Licensable Activities	Provision of Late Night Refreshment						
Finish Times	Mon	Tue	Wed	Thu	Fri	Sat	Sun
	0300	0300	0300	0300	0300	0300	0300
Content of Application:							
The application was submitted by Poppleston Allen Licensing Solicitors (agent), on behalf the applicant, KZ Catering Limited. The application seeks the variation of a premises licence pursuant to the Licensing Act 2003 for the provision of late night refreshment. The proposed licensable activity and opening hours are: Monday to Sunday from 2300hrs to 0300hrs The premises is located on Shinfield Road, Reading. It currently operates under a Late Night Refreshment licence from Friday to Sunday between 2300 and 0000. This application is being submitted to extend the authorised hours for late night refreshment.							
Licensing Officer's Comments:							
The approach of the Licensing Team:							
The Responsible Authorities named in the Licensing Act 2003 have to ensure that the licensing objectives are all actively promoted to prevent crime and disorder, prevent public nuisance, to protect children from harm and to ensure public safety. All four licensing objectives are of equal importance. Section 18 (6) of the Licensing Act 2003 makes clear that representations should be about the <u>likely effect</u> of granting a licence on the promotion of the licensing objectives. The case law of East Lindsey DC v Abu Hanif also clearly outlines that the licensing objectives require a prospective consideration of what is warranted in the public interest having regard to the twin interests of <u>prevention and deterrence</u>. In other words, responsible authorities do not have							

to wait for the licensing objectives to be undermined before considering taking action to prevent and deter that action from occurring in the first place.

The Licensing team wish to make representation in relation to the above application to vary the premises licence for KFC Express, 207 Shinfield Road, Reading, RG2 8HA. Reading Borough Council believes that the application, in its current form, has the potential to undermine the licensing objectives, namely:

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

according to Section 4 of the Licensing Act 2003 and the principles contained within the Secretary of State's Guidance issued under Section 182 of the Act. Whilst Reading Borough Council does not object in principle to the extension of Late Night Refreshment hours, significant concerns arise from both the extent of the extension sought and the complete absence of any additional control measures within the operating schedule to mitigate the identified risks.

Failure to Address Licensing Objectives

The applicant seeks an additional three hours of operation every day of the week, extending trading until 03:00 hours, but has expressly stated that no further measures are considered necessary to promote the licensing objectives. Paragraph 8.44 of the Secretary of State's Guidance encourages applicants to engage with Responsible Authorities prior to submitting applications in order to identify local issues and suitable mitigations. Reading Borough Council can confirm that no such engagement was undertaken prior to submission of this application. The result is an operating schedule which fails to demonstrate any meaningful assessment of the risks associated with operating until 0300 hours.

Furthermore, Paragraph 5.19 of the Reading Borough Council Licensing Policy 2023-2028 states that applicants are expected to take cognisance of the Secretary of State's Guidance, local strategies, initiatives and known local issues before submitting an application and to address such matters within the operating schedule. The applicant has failed to do so.

Reading Borough Council Policy Considerations

The Council's Statement of Licensing Policy specifically identifies late night refreshment premises as a potential contributor to crime, disorder and anti-social behaviour.

Paragraph 6.19 states:

"Late night food outlets are a major contributor to crime and disorder and anti social behaviour within Reading."

Paragraph 6.20 further states that applicants seeking to provide late night refreshment are expected to include appropriate and proportionate measures within the operating schedule to actively promote the licensing objectives.

The applicant has not proposed:

- CCTV enhancements
- Door supervision
- Incident recording procedures
- Dispersal arrangements
- External area management
- Staff training provisions
- Vulnerability policies
- Crime prevention measures

Despite seeking operation until 0300 hours every day of the week.

Paragraph 6.21 of the Council's Policy expressly states that applicants operating late night refreshment premises will be expected to include measures relating to CCTV, staff training and door supervisors. None of these have been proposed within the application.

Crime and Disorder Concerns

The proposed terminal hour of 0300 hours places the premises firmly within the late-night economy.

Late-night takeaway premises regularly attract persons dispersing from licensed premises and can become focal points for:

- Intoxicated patrons
- Disorder
- Anti-social behaviour
- Verbal altercations
- Vulnerable individuals
- Public nuisance issues
-

The Council's Licensing Policy recognises that operators wishing to trade after 2300 hours must demonstrate suitable policies and procedures which mitigate these risks. Paragraph 7.16 makes it clear that where appropriate controls are not demonstrated, the Authority may reduce the hours sought or remove late night refreshment permissions entirely.

The application currently provides no evidence as to how crime and disorder risks associated with operation until 0300 hours would be managed.

Public Nuisance Concerns

The premises is located within a mixed-use area where nearby residents may be affected by customers arriving, waiting, congregating and leaving during the early hours of the morning.

Paragraphs 6.22 and 7.6-7.10 of the Council's Licensing Policy recognise that late-night takeaways can generate nuisance through:

- Customer congregation
- Noise from patrons
- Delivery activity
- Vehicle movements
- Littering
- Disturbance during dispersal

The applicant has provided no dispersal policy, no external management strategy and no assessment of how nuisance will be prevented after midnight.

Public Safety and Vulnerability

The Council's Licensing Policy places significant emphasis on vulnerability, public safety and the management of the late-night economy. Paragraph 2.24 specifically highlights:

- Vulnerability within the night-time economy
- Welfare And Vulnerability Engagement training
- Protection of vulnerable people
- Partnership work to improve late-night safety

The application proposes no measures to identify or support vulnerable individuals attending the premises during the early hours of the morning.

Summary

For the reasons outlined above, Reading Borough Council submits that the application in its current form fails to satisfactorily address the licensing objectives and does not comply with the expectations set out within the Reading Borough Council Licensing Policy 2023-2028.

Licensing therefore requests that the Licensing Sub-Committee either:

- Refuse the variation as applied for; or
- Grant the variation only with a comprehensive package of conditions considered appropriate and proportionate to mitigate the risks arising from the proposed operation until 0300 hours.

Case Law

Hope & Glory Public House Ltd v Westminster Magistrates Court [2011] EWCA Civ 31

The Court of Appeal confirmed that licensing authorities are entitled to exercise their expertise when considering what measures are necessary to promote the licensing objectives and that significant weight should be attached to properly reasoned decisions.

R (on application of Daniel Thwaites plc) v Wirral Magistrates' Court and Others (2008) EWHC 838 (Admin) This case, referred to as 'the Thwaites case', is important because it emphasises the important role that Responsible Authorities have in providing information to decision makers to contextualise the issue before them. The case recognises that Responsible Authorities are experts in their fields, and that weight should be attached to their representations.

Date Received	13/08/2026	Date Due	10/09/2026
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Date	09	09	2026
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Division/Station : Reading Police Station Licensing Dept

From : C2107 Declan Smyth

To : Reading Borough Council

Ref : KFC Express, 207 Shinfield Road, Reading, RG2 8HA Date : 7th September 2026

Subject :

Objection

To whom it may concern

I, C2107 Declan Smyth, on behalf of the Chief Officer of Thames Valley Police, submit this representation in relation to the application to vary the premises licence for KFC Express, 207 Shinfield Road, Reading, RG2 8HA. Thames Valley Police believes that the application, in its current form, has the potential to undermine the licensing objectives, namely:

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

according to Section 4 of the Licensing Act 2003 and the principles contained within the Secretary of State's Guidance issued under Section 182 of the Act.

Whilst Thames Valley Police does not object in principle to the extension of Late Night Refreshment hours, significant concerns arise from both the extent of the extension sought and the complete absence of any additional control measures within the operating schedule to mitigate the identified risks.

Application

Application by **KZ Catering Limited** to vary the premises licence to permit:

- Late Night Refreshment: Monday to Sunday 23:00 to 03:00
- Opening Hours: Monday to Sunday 11:00 to 03:00

The applicant has stated within the operating schedule that:

"Bearing in mind the nature of this variation and those conditions already listed on the Premises Licence, nothing further is required."

Failure to Address Licensing Objectives

The applicant seeks an additional four hours of operation every day of the week, extending trading until 03:00 hours, but has expressly stated that no further measures are considered necessary to promote the licensing objectives.

Paragraph 8.44 of the Secretary of State's Guidance encourages applicants to engage with Responsible Authorities prior to submitting applications in order to identify local issues and suitable mitigations. Thames Valley Police can confirm that no such engagement was undertaken prior to submission of this application. The result is an operating schedule which fails to demonstrate any meaningful assessment of the risks associated with operating until 03:00 hours.

Furthermore, Paragraph 5.19 of the RBC Licensing Policy 2023-2028 states that applicants are expected to take cognisance of the Secretary of State's Guidance, local strategies, initiatives and known local issues before submitting an application and to address such matters within the operating schedule. The applicant has failed to do so.

Reading Borough Council Policy Considerations

The Council's Statement of Licensing Policy specifically identifies late night refreshment premises as a potential contributor to crime, disorder and anti-social behaviour.

Paragraph 6.19 states:

"Late night food outlets are a major contributor to crime and disorder and anti-social behaviour within Reading."

Paragraph 6.20 further states that applicants seeking to provide late night refreshment are expected to include appropriate and proportionate measures within the operating schedule to actively promote the licensing objectives.

The applicant has not proposed:

- CCTV enhancements
- Door supervision
- Incident recording procedures
- Dispersal arrangements
- External area management
- Staff training provisions
- Vulnerability policies
- Crime prevention measures

despite seeking operation until 03:00 hours every day of the week.

Paragraph 6.21 of the Council's Policy expressly states that applicants operating late night refreshment premises will be expected to include measures relating to CCTV, staff training and door supervisors. None of these have been proposed within the application.

Crime and Disorder Concerns

The proposed terminal hour of 03:00 hours places the premises firmly within the late-night economy.

Late-night takeaway premises regularly attract persons dispersing from licensed premises and can become focal points for:

- Intoxicated patrons
- Disorder
- Anti-social behaviour
- Verbal altercations
- Vulnerable individuals
- Public nuisance issues

The Council's Licensing Policy recognises that operators wishing to trade after 23:00 hours must demonstrate suitable policies and procedures which mitigate these risks. Paragraph 7.16 makes it clear that where appropriate controls are not demonstrated, the Authority may reduce the hours sought or remove late night refreshment permissions entirely.

The application currently provides no evidence as to how crime and disorder risks associated with operation until 03:00 hours would be managed.

Public Nuisance Concerns

The premises is located within a mixed-use area where nearby residents may be affected by customers arriving, waiting, congregating and leaving during the early hours of the morning.

Paragraphs 6.22 and 7.6-7.10 of the Council's Licensing Policy recognise that late-night takeaways can generate nuisance through:

- Customer congregation
- Noise from patrons
- Delivery activity
- Vehicle movements
- Littering
- Disturbance during dispersal

The applicant has provided no dispersal policy, no external management strategy and no assessment of how nuisance will be prevented after midnight.

Public Safety and Vulnerability

The Council's Licensing Policy places significant emphasis on vulnerability, public safety and the management of the late-night economy.

Paragraph 2.24 specifically highlights:

- Vulnerability within the night-time economy
- WAVE training
- Protection of vulnerable people
- Partnership work to improve late-night safety

The application proposes no measures to identify or support vulnerable individuals attending the premises during the early hours of the morning.

Relevant Legal Authorities

Hope & Glory Public House Ltd v Westminster Magistrates Court [2011] EWCA Civ 31

The Court of Appeal confirmed that licensing authorities are entitled to exercise their expertise when considering what measures are necessary to promote the licensing objectives and that significant weight should be attached to properly reasoned decisions.

Daniel Thwaites plc v Wirral Magistrates Court [2008] EWHC 838 (Admin)

The Court held that conditions imposed upon licences should be evidence-based, necessary and proportionate to the promotion of the licensing objectives. The conditions proposed by Thames Valley Police are targeted specifically at the risks arising from trading until 03:00 hours.

East Lindsey District Council v Abu Hanif [2016] EWHC 1265 (Admin)

The High Court confirmed that licensing decisions are preventative in nature and authorities are not required to wait until problems occur before imposing controls. The promotion of the licensing objectives requires forward-looking consideration of risk and deterrence.

Position of Thames Valley Police

Thames Valley Police does not believe that the application as submitted adequately demonstrates how the licensing objectives will be promoted.

The application seeks substantial extensions to operating hours whilst simultaneously proposing no additional controls whatsoever. This approach is contrary to the expectations contained within the Council's Licensing Policy and

fails to adequately address the foreseeable risks associated with operating a late-night refreshment venue until 03:00 hours.

Accordingly, Thames Valley Police requests that, should the Licensing Sub-Committee be minded to grant the variation, the licence be granted only subject to a robust suite of additional conditions including:

- Comprehensive CCTV coverage.
- Incident and refusals registers.
- Staff training records.
- WAVE and vulnerability training.
- Written dispersal policy.
- External area management plan.
- SIA registered door supervisors on identified high-risk periods and at other times as determined by written risk assessment.
- Regular management reviews of incidents.
- Clear signage regarding customer behaviour and dispersal.

Conclusion

For the reasons outlined above, Thames Valley Police submits that the application in its current form fails to satisfactorily address the licensing objectives and does not comply with the expectations set out within the RBC Licensing Policy 2023-2028.

Thames Valley Police therefore requests that the Licensing Sub-Committee either:

- Refuse the variation as applied for; or
- Grant the variation only with a comprehensive package of conditions considered appropriate and proportionate to mitigate the risks arising from the proposed operation until 03:00 hours.



From: Crispin, Nina <[REDACTED]>
 Sent: 09 September 2026 10:03
 To: Licensing <Licensing@reading.gov.uk>
 Cc: Nyeke, Amanda <[REDACTED]>; White, Martin <[REDACTED]>
 Subject: RE: PR202608-1284656 CONSULT Variation of Hours - KFC

Hello team, please see my feedback below:

- **Application reference number:** PR202608-1284656
- **Licensing Objective(s) Considered Relevant**
 1. The Prevention of Crime and Disorder: **Not applicable**, as no alcohol is proposed to be sold from the premises.
 2. Public Safety: **Applicable**. Further information is required regarding the measures the employer/business will implement to safeguard the health, safety, and wellbeing of staff who may be required to work extended hours and travel home late at night.
 3. The Prevention of Public Nuisance: **Applicable**. Clarification is needed on the measures the employer/business will put in place to minimise the potential impact of extended opening hours, including noise, odours, litter, light pollution, anti-social behaviour, and disturbances affecting nearby residents and businesses.
 4. The Protection of Children from Harm: Not applicable.
- **Local Evidence or Data Relied Upon**
 - [Berkshire Observatory, Church Ward](#).
- **Specific Concerns Arising from the Application**
 - Extended opening hours may support economic growth and benefit the local economy.
 - However, the application does not provide sufficient assurance regarding:
 - The measures that will be taken to protect the safety and wellbeing of staff working extended hours; and
 - The potential impact of later operating hours on nearby residents and the surrounding community.
- **Proposed Measures and Recommendations**
 - Introduce regular rest breaks for staff working extended hours and consider subsidised taxi travel or other safe transport arrangements for employees returning home late at night.
 - Implement appropriate mitigation measures to minimise noise, odours, litter, and other disturbances associated with extended opening hours, particularly given the premises' location within a suburban residential community.

Kind regards
 Nina [REDACTED]
 Public Health Practitioner (Place)

Harding, Mike

From: Licensing
Sent: 23 September 2026 10:50
To: Harding, Mike
Subject: FW: AS FWD ENF Re: Automatic reply: Kentucky, shinfield, road Reading. -- ADDRESS FOR STEVE CASHLEY

From: steve Cashley <[REDACTED]>
Sent: 24 August 2026 11:51
To: Licensing <Licensing@reading.gov.uk>
Subject: AS FWD ENF Re: Automatic reply: Kentucky, shinfield, road Reading.

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RBC Staff and Councillors

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Stephen cashley

[REDACTED] Reading

On Mon, 24 Aug 2026, 11:37 Licensing, <Licensing@reading.gov.uk> wrote:

Thank you for your email which will be passed to the relevant officer. You will be contacted again in due course.

Kind Regards,

Licensing Team