

# LICENSING SUB-COMMITTEE

## MINUTES OF THE MEETING HELD ON WEDNESDAY, 25 OCTOBER 2023

**Councillors Present:** Phil Barnett, Billy Drummond, and Clive Taylor

**Substitute:** Councillor Jane Langford

**Also Present:** Philippa Heath (Interim Licensing Officer), Gordon Oliver (Zoom Host), Thea Noli (Acting Senior Paralegal), Ben Ryan (Clerk)

### PART I

#### 5 **Declarations of Interest**

There were no declarations of interest received.

#### 6 **Application No. 22490 - The Boxford, Roodhill, Boxford, RG20 8DD**

In accordance with the Council's Constitution, Philippa Heath (Licensing Officer, West Berkshire Council), Alex Fasoli (Applicant), David Whitehead (Agent), Annika Hatchwell, Brian Daws (Objectors) and Councillor Tony Vickers (Ward Member) addressed the Sub-Committee on this application.

Ms Heath introduced the report to Members, which took account of all the relevant policy considerations and outlined the application timeline. Ms Heath explained there had been no representations made by responsible authorities.

Mr Fasoli and Mr Whitehead, in addressing the Sub-Committee, raised the following points:

- That the site would deliver full-time employment for a handful of staff.
- That there was the existing license to fall back on, however it was difficult to enforce and included non-standard timings.
- That the premises would be a restaurant not a pub with no letting rooms for entertainment.
- Environmental Health asked for the addition of two conditions, which were implemented into the application.
- The premises would be used to provide relaxed all day dining.
- That several other pubs in the area had similar alcohol service times on their license.
- The Boxford would not allow any more diners in after 22:00 pm.
- The premises needed the extra two hours after 22:00 pm for the late arrivals.
- The 7:00 am start time was needed for serving breakfasts.
- The previous issue of drink driving was not the responsibility of the applicant.

The Chairman questioned whether the special conditions for certain events, such as New Years Eve, in the existing license would be used, and Mr Whitehead explained that they would not.

Councillor Billy Drummond asked about the CCTV and Mr Whitehead stated that all CCTV would canvas the border of the premises and that there would be cameras on all

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entrances, as well as one viewing the car park. The agent explained that the cameras would not detect noise.

Councillor Clive Taylor queried whether there was outdoor seating areas and Mr Whitehead noted that there would be a terrace, and that people may dine there.

Councillor Taylor pondered how the clientele would get to the restaurant and Mr Whitehead suggested the majority would arrive by car and that there was adequate car parking for the diners with 30 spaces and two electric vehicle charging points.

Councillor Taylor mentioned the previous anti-social behaviour associated with the site and Mr Whitehead expressed that new owners could change the situation and that the applicant could not be held accountable for those issues.

Ms Hatchwell asked whether the existing license was valid due to the previous establishment's liquidation and Mr Whitehead confirmed that the license was transferred within 28 days.

Ms Hatchwell questioned whether the Council would get involved if there were issues with noise and this was confirmed.

Ms Hatchwell and Mr Daws, in addressing the Sub-Committee, raised the following points:

- Most in the village wanted the application approved, but there were concerns over the noise generated from the later closing times.
- That it could affect the value of their property.
- That the process of objecting was difficult.

Members had no questions for the Objectors.

Councillor Vickers, in addressing the Sub-Committee, raised the following points:

- The Councillor was uncomfortable with the use of the old license as a fallback position.
- The Councillor would have liked to see the hours altered to a more suitable time as it was unreasonable to serve alcohol past 23:00 pm.
- The Councillor was concerned that the premises appeared to be a destination restaurant as that would not be inclusive for those living in local social housing who would benefit from a location to drink socially.

Members had no questions for the Ward Member.

Mr Whitehead and Mr Fasoli in summarising their case for the Sub-Committee raised the following points:

- That the premises were inclusive, and the proprietor would allow people in for a social drink within the bar area.
- The application was a modest one befitting of a restaurant and the conditions were comprehensive and appropriate.
- The restaurant would be environmentally friendly.

The Sub-Committee retired at 11:58 to make its decision.

Having taken the representations into account, including the written representations made by Mr and Mrs Barker, the Licensing Sub-Committee **RESOLVED** that Application 22490 be granted, subject to the conditions laid out within the Decision Notice.

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*(The meeting commenced at 10.00 am and closed at 11.58 am)*

**Name** Phil Barnett

**Date of Signature** 17.12.2023

**Name** Bily Drummond

**Date of Signature** 17.12.2023

**Name** Clive Taylor

**Date of Signature** 17.12.2023