

Our ref: hk/O/GDK/Rdng/VOC/26.04.18

27 April, 2018

Planning – Development Control
Reading Borough Council
Civic Centre
Reading
RG1 7AE

Dear Sir/Madam,

Proposed variation of condition #3 (operating hours) of planning permission 171414 at 106 Friar Street, Reading RG1 1EP

We act as planning consultants to Maza Doner Limited t/a German Doner Kebab who operate from the above premises.

Planning permission 171414 for change of use of ground floor from Gymnasium (D2) to Restaurant (A3) and installation of new extract and air condenser plant equipment was approved on 11th October 2017. Initially our client sought permission for opening hours of 10:00 to 02:30 each day of the week. However, having consulted with the council's licensing department operating hours of 10:00 -01:00 hours Monday to Sunday and on Bank/Other Holidays were approved as stipulated in Condition #3 of the approval notice.

We have informally consulted with Reading Borough Council Licensing Team and submitted a licence application for late night refreshment with increased hours of use as follows –

Hours the Premises is Open to the Public

Monday	from 1000hrs until 01:00hrs
Tuesday	from 1000hrs until 01:00hrs
Wednesday	from 1000hrs until 01:00hrs
Thursday	from 1000hrs until 02:30hrs
Friday	from 1000hrs until 02:30hrs
Saturday	from 1000hrs until 02:30hrs
Sunday	from 1000hrs until 01:00hrs

We therefore seek to regularise the hours of use as approved by planning in line with licensing.

As Licensing Authority, Reading Borough Council is legally obliged to take into consideration the 'Licensing Objectives' which considers issues such as the prevention of crime and disorder, public safety, the prevention of public nuisance which includes amenity concerns such as noise, threats to community safety, litter, odour, smoke, and light; and the protection of children from harm.

As previously discussed, There is no sale or consumption of alcohol permitted on the premises. The proposed use is not a bar. It is an A3 restaurant. A licence would have to be granted for the sale of alcohol in any event. We also refer you to other uses in the vicinity that have extended hours of use such as McDonalds at 128/129 Friar Street which opens 05.00 -03.00 seven days a week and Koala Bar open 5pm to 3am Fridays and Saturdays. We have also proposed as per the licence application significant measures to mitigate against the breakout of noise or harm to amenity in the area. These include –

1. No alcohol to be sold or supplied or consumed on the premises under the premises licence
2. SIA registered door supervisors will be employed from 23:00 onwards
3. The Premises Licence Holder shall ensure the premises' digitally recorded CCTV system shall continually record whilst the premises are open to the public. The CCTV system shall provide full coverage of the licensed area. All recordings in conjunction with CCTV shall be of evidential quality as to be able to identify the recorded person, indicate the correct time and date and recordings shall be kept to a minimum of 28 days. A member of staff trained to use the system shall be on duty at all times. Data recordings shall be made immediately available subject to data protection requirements to an authorised officer of Reading Borough Council or a Thames Valley Police officer, together with facilities for viewing upon request.
4. Clearly legible and suitable notices shall be displayed to advise customers that CCTV is in operation at the premises.
5. Clearly legible and suitable notices shall be displayed at all exits requesting customers to respect the needs of local residents and to leave the premises and area quietly.
6. The placing of refuse into receptacles outside the premises shall only take place between the hours of 0800 hours and 1900 hours.

7. An incident book/register shall be maintained to record all incidents of crime and disorder occurring at the premises. The register shall record a description of the incident, a description of any persons involved in the incident, the person recording the incident and details of whether the police were called. This book/register shall be available to an authorised officer of Reading Borough Council or Thames valley Police officer on request.
8. The Premises and area immediately outside the premises shall be kept clear of litter whilst the premises is open for licensable activities.
9. Staff shall actively discourage and disperse all persons who congregate outside the premises so as to minimise disturbance to local residents.
10. The Premise Licence Holder or duly nominated representative shall keep a written log of complaints reported to them by any local residents which undermine the four licensing objectives. The complainant's name, time of complaint, member of staff dealing with the complaint and the remedial action taken should be recorded. This written log shall be maintained and produced to authorised officers of Reading Borough Council and Thames Valley Police upon request.
11. During operating hours, the Premise Licence Holder or a nominated representative shall be available to receive and respond to nuisance related complaints. A contact number shall be readily available to residents upon request.
12. Staff employed shall undergo training in relation to the Licensing Act 2003 regarding late night refreshment upon induction. This shall include, but not be limited to understanding the four licensing objectives. Such training sessions are to be documented and refreshed every 12 months. All training sessions are to be documented in English. Records of training shall be kept for a minimum of one year and be made available to an authorised officer of Thames Valley Police and Reading Borough Council upon request.
13. There shall be no glass bottles sold after 2300hrs.
14. Premises to operate a zero tolerance policy to drugs.
15. No amplified music to be played in the premises beyond 23:00

The proposed two and half extension of hours on three days a week does not have a detrimental impact on amenity in planning terms and we therefore commend this application for your approval.

If you have any queries relating to this proposal please do not hesitate to contact these offices in the first instance.

Yours sincerely,

HARIS KASUJI BA MA MRTPI