

Public Document Pack

Cyngor Bwrdeistref Sirol Pen-y-bont ar Ogwr

Bridgend County Borough Council

Swyddfeydd Dinesig, Stryd yr Angel, Pen-y-bont, CF31 4WB / Civic Offices, Angel Street, Bridgend, CF31 4WB



Rydym yn croesawu gohebiaeth yn Gymraeg. Rhowch wybod i ni os mai Cymraeg yw eich dewis iaith.

We welcome correspondence in Welsh. Please let us know if your language choice is Welsh.



Cyfarwyddiaeth y Prif Weithredwr / Chief Executive's Directorate
Deialu uniongyrchol / Direct line /: 01656 643148 / 643694 / 643513
Gofynnwch am / Ask for:

Ein cyf / Our ref:
Eich cyf / Your ref:

Dyddiad/Date: Dydd Iau, 15 Ionawr 2026

Annwyl Cyngorydd,

IS-BWYLLGOR DEDDF TRWYDDEDU 2003 (A)

Cynhelir Cyfarfod Is-Bwyllgor Deddf Trwyddedu 2003 (A) Hybrid yn Siambr y Cyngor - Swyddfeydd Dinesig, Stryd yr Angel, Pen-y-bont ar Ogwr, CF31 4WB ar **Dydd Iau, 22 Ionawr 2026 am 10:00.**

AGENDA

1 **Ymddiheuriadau am absenoldeb**

Derbyn ymddiheuriadau am absenoldeb gan Aelodau

2 **Datganiadau o fuddiant**

Derbyn datganiadau o ddiddordeb personol a rhagfarnol (os o gwbl) gan Aelodau / Swyddogion yn yn unol â darpariaethau'r Cod Ymddygiad Aelodau a fabwysiadwyd gan y Cyngor o 1 Medi 2008.

3 **Rhoi Trwydded Safle Siopwr Teuluol - 16 Heol y Bont-faen Pen-y-bont ar Ogwr CF31 3DA**

3 - 26

Nodyn: Bydd hwn yn gyfarfod Hybrid a bydd Aelodau a Swyddogion mynychu trwy Siambr y Cyngor, Swyddfeydd Dinesig, Stryd yr Angel, Pen-y-bont ar OgwrL. Bydd y cyfarfod cael ei recordio i'w drosglwyddo drwy wefan y Cyngor. Os oes gennych unrhyw gwestiwn am hyn, cysylltwch â cabinet_committee@bridgend.gov.uk neu ffoniwch 01656 643148 / 643694 / 643513 / 643159

Yn ddifffuant

K Watson

Prif Swyddog, Gwasanaethau Cyfreithiol a Rheoleiddio, AD a Pholisi Corfforaethol

Dosbarthiad:

Cynghorwr:

M Lewis

J Llewellyn-Hopkins

J E Pratt

Meeting of:	LICENSING ACT 2003 SUB COMMITTEE (A)
Date of Meeting:	22 JANUARY 2026
Report Title:	GRANT OF A PREMISES LICENCE FAMILY SHOPPER 16 COWBRIDGE ROAD BRIDGEND CF31 3DA
Report Owner / Responsible Chief Officer / Cabinet Member	CHIEF OFFICER – LEGAL & REGULATORY SERVICES & HR & ELECTORAL
Responsible Officer:	KIRSTY EVANS LICENSING TEAM MANAGER
Policy Framework and Procedure Rules:	There is no effect upon the policy framework or procedure rules.
Executive Summary:	For the Sub-Committee to consider and determine an application for the grant of a premises licence following representations received from “other persons”

1. Purpose of Report

- 1.1 The purpose of this report is to determine an application for the grant of a premises licence at Family Shopper, 16 Cowbridge Road, Bridgend, CF31 3DA.

2. Background

- 2.1 The Licensing Authority has received an application for the grant of a premises licence from Pirunthuja Satheeswaran acting as a sole trader.

A copy of the application form and plan is attached at **Appendix A**.

- 2.2 The application requests the following licensable activities for the hours stated:

The supply of alcohol for consumption off the premises:

Monday to Sunday 0600 to 0100 hours
No non-standard timings.

Opening hours to match the supply of alcohol.

- 2.3 There is a full description of the premises in Section 5 of the application form which describes the premises as renovating and refitting the premises as a convenience store under the Family Shopper banner.
- 2.4 A copy of the conditions of licence offered can be found in Section 18 of the application form.

3. Current situation / proposal

- 3.1 In accordance with the requirements of the Licensing Act 2003, copies of the application were forwarded to the Responsible Authorities.
- 3.2 During the statutory 28-day consultation period the application has been advertised in accordance with the regulations at the premises, in a local newspaper and on the Council's website.
- 3.3 Representations were received by South Wales Police and "other persons" (as defined by the Licensing Act 2003) in the consultation period. The applicant and South Wales Police reached agreement on the imposition of additional conditions should this licence be granted. These conditions are shown at **Appendix B**.
- 3.4 The representations received from other persons are tabled in **Appendix C**. South Wales Police will present Representation 2 received from an "other person" at their request due to their vulnerability.
- 3.5 The test has been applied to the representations as required by Section 18 (7) (c) and none of the representations are deemed frivolous or vexatious. The test is delegated to officers in accordance with the statutory guidance issued by the Home Office. However, as relevant representations were received during the consultation period and not withdrawn, the Sub-Committee must determine the application in accordance with the Licensing Act 2003.
- 3.6 The Licensing Act 2003 (Section 4) states that it is the duty of all Licensing Authorities to carry out their functions under the Act with a view to promoting the licensing objectives. The licensing objectives are:
 - a) The prevention of crime and disorder
 - b) Public safety
 - c) The prevention of public nuisance
 - d) Protection of children from harm

Each objective is of equal importance and should be of paramount consideration at all times. Issues such as the need for new premises, traffic or parking are not within the remit of the licensing authority.

Section 4(3) Licensing Act 2003 states that the Licensing Authority should also have regard to the Council's Statement of Licensing Policy, the statutory guidance issued under Section 182 of the Licensing Act 2003 and the Licensing Act itself, in this case in particular to:

Sections 1, 4, 5, 6, 7, 9, 34, 35 and 36 of the Act.

Sections 2, 3, 4, 5, and 7 to 11 of the Statement of Licensing policy.

Sections 2, 5, 8, 9, 10 and 14 of the Statutory Guidance to local authorities issued by the Home Office.

- 3.7 Further updates will be provided at the start of the Sub-Committee meeting as permitted under the Licensing Act 2003 (Hearings) Regulations 2005.

4. Equality implications (including Socio-economic Duty and Welsh Language)

- 4.1 The protected characteristics identified within the Equality Act, Socio-economic Duty and the impact on the use of the Welsh Language have been considered in the preparation of this report. As a public body in Wales the Council must consider the impact of strategic decisions, such as the development or the review of policies, strategies, services and functions. It is considered that there will be no significant or unacceptable equality impacts as a result of this report.

5. Well-being of Future Generations implications and connection to Corporate Well-being Objectives

- 5.1 The well-being goals identified in the Act were considered in the preparation of this report. It is considered that there will be no significant or unacceptable impacts upon the achievement of well-being goals/objectives as a result of this report.

6. Climate Change and Nature Implications

- 6.1 There are no climate change or nature implications arising from this report.

7. Safeguarding and Corporate Parent Implications

- 7.1 There are no safeguarding and corporate parent implications arising from this report.

8. Financial Implications

- 8.1 There are no financial implications arising from the report.

9. Recommendations

- 9.1 The Sub-Committee is asked to determine the application having regard to the Council's Statement of Licensing Policy, the guidance issued by the Home Office under Section 182 of the Licensing Act 2003, the application, submissions and representations before them.

Background documents: None

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Bridgend
Application for a premises licence
Licensing Act 2003

For help contact
licensing@bridgend.gov.uk
Telephone: 01656 643643

* required information

Section 1 of 21

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

Is the applicant's business registered outside the UK? ☐ Yes ☒ No

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

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.

Continued from previous page...

Legal status

Applicant's position in the business

Home country

The country where the applicant's headquarters are.

Applicant Business Address

If the applicant has one, this should be the applicant's official address - that is an address required of the applicant by law for receiving communications.

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.

Registration number

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 Registered Address

Address registered with Companies House.

Building number or name

Street

District

City or town

County or administrative area

Postcode

Country

Section 2 of 21

PREMISES DETAILS

I/we, as named in section 1, apply for a premises licence under section 17 of the Licensing Act 2003 for the premises described in section 2 below (the premises) and I/we are making this application to you as the relevant licensing authority in accordance with section 12 of the Licensing Act 2003.

Premises Address

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

Further Details

Telephone number

Non-domestic rateable value of premises (£)

Section 3 of 21

APPLICATION DETAILS

In what capacity are you applying for the premises licence?

- ☒ An individual or individuals
- ☐ A limited company / limited liability partnership
- ☐ A partnership (other than limited liability)
- ☐ An unincorporated association
- ☐ Other (for example a statutory corporation)
- ☐ A recognised club
- ☐ A charity
- ☐ The proprietor of an educational establishment
- ☐ A health service body
- ☐ A person who is registered under part 2 of the Care Standards Act 2000 (c14) in respect of an independent hospital in Wales
- ☐ A person who is registered under Chapter 2 of Part 1 of the Health and Social Care Act 2008 in respect of the carrying on of a regulated activity (within the meaning of that Part) in an independent hospital in England
- ☐ The chief officer of police of a police force in England and Wales

Confirm The Following

- ☒ I am carrying on or proposing to carry on a business which involves the use of the premises for licensable activities
- ☐ I am making the application pursuant to a statutory function
- ☐ I am making the application pursuant to a function discharged by virtue of His Majesty's prerogative

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INDIVIDUAL APPLICANT DETAILS

Applicant Name

Is the name the same as (or similar to) the details given in section one?

- ☒ Yes ☐ No

If "Yes" is selected you can re-use the details from section one, or amend them as required. Select "No" to enter a completely new set of details.

First name

PIRUNTHUJA

Family name

SATHEESWARAN

Is the applicant 18 years of age or older?

- ☒ Yes ☐ No

Continued from previous page...

Current Residential Address

Is the address the same as (or similar to) the address given in section one?

☐ Yes ☒ No

If "Yes" is selected you can re-use the details from section one, or amend them as required. Select "No" to enter a completely new set of details.

Building number or name	<input type="text"/>
Street	<input type="text"/>
District	<input type="text"/>
City or town	<input type="text"/>
County or administrative area	<input type="text"/>
Postcode	<input type="text"/>
Country	<input type="text"/>

Applicant Contact Details

Are the contact details the same as (or similar to) those given in section one?

☒ Yes ☐ No

If "Yes" is selected you can re-use the details from section one, or amend them as required. Select "No" to enter a completely new set of details.

E-mail	<input type="text" value="CONTACT@ARKALICENSING.CO.UK"/>
Telephone number	<input type="text"/>
Other telephone number	<input type="text"/>
* Date of birth	<input type="text" value="dd"/> / <input type="text" value="mm"/> / <input type="text" value="yyyy"/>
* Nationality	<input type="text"/>
Right to work share code	<input type="text"/>

[Documents that demonstrate entitlement to work in the UK](#)

[Right to work share code if not submitting scanned documents](#)

Add another applicant

Section 5 of 21

OPERATING SCHEDULE

When do you want the premises licence to start? / /
dd mm yyyy

If you wish the licence to be valid only for a limited period, when do you want it to end / /
dd mm yyyy

Provide a general description of the premises

Continued from previous page...

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.

THIS IS AN EMPTY CLOSED COMMERCIAL PREMISES SITUATED AMONG MANY OTHER COMMERCIAL PREMISES IN THE VICINITY. APPLICANT IS INVESTING INTO THE PREMISES TO RENOVATE AND REFIT AS A LOCAL CONVENIENCE STORE. THE STORE WILL BE PART OF THE FAMILY SHOPPER RETAIL GROUP. IT IS A GREAT OPPRTUNITY FOR LOCAL RESIDENTS TO HAVE CHOICE OF PRODUCTS AND SERVICES. AND ALSO ADDED ADVANTAGE FOR OTHER BUSINESSES BY THIS STORE BECOMING ACTIVE. APPLICANT HAS EXPERIENCE IN OPERATING LICENSED PREMISES OVER 5 YEARS.

If 5,000 or more people are expected to attend the premises at any one time, state the number expected to attend

Section 6 of 21

PROVISION OF PLAYS

[See guidance on regulated entertainment](#)

Will you be providing plays?

☐ Yes ☒ No

Section 7 of 21

PROVISION OF FILMS

[See guidance on regulated entertainment](#)

Will you be providing films?

☐ Yes ☒ No

Section 8 of 21

PROVISION OF INDOOR SPORTING EVENTS

[See guidance on regulated entertainment](#)

Will you be providing indoor sporting events?

☐ Yes ☒ No

Section 9 of 21

PROVISION OF BOXING OR WRESTLING ENTERTAINMENTS

[See guidance on regulated entertainment](#)

Will you be providing boxing or wrestling entertainments?

☐ Yes ☒ No

Section 10 of 21

PROVISION OF LIVE MUSIC

[See guidance on regulated entertainment](#)

Will you be providing live music?

☐ Yes ☒ No

Section 11 of 21

PROVISION OF RECORDED MUSIC

Continued from previous page...

[See guidance on regulated entertainment](#)

Will you be providing recorded music?

☐ Yes ☒ No

Section 12 of 21

PROVISION OF PERFORMANCES OF DANCE

[See guidance on regulated entertainment](#)

Will you be providing performances of dance?

☐ Yes ☒ No

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

[See guidance on regulated entertainment](#)

Will you be providing anything similar to live music, recorded music or performances of dance?

☐ Yes ☒ No

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LATE NIGHT REFRESHMENT

Will you be providing late night refreshment?

☐ Yes ☒ No

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SUPPLY OF ALCOHOL

Will you be selling or supplying alcohol?

☒ Yes ☐ No

Standard Days And Timings

MONDAY

Start

End

Start

End

TUESDAY

Start

End

Start

End

WEDNESDAY

Start

End

Start

End

THURSDAY

Start

End

Start

End

Give 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...

FRIDAY

Start	<input type="text" value="06:00"/>	End	<input type="text" value="01:00"/>
Start	<input type="text"/>	End	<input type="text"/>

SATURDAY

Start	<input type="text" value="06:00"/>	End	<input type="text" value="01:00"/>
Start	<input type="text"/>	End	<input type="text"/>

SUNDAY

Start	<input type="text" value="06:00"/>	End	<input type="text" value="01:00"/>
Start	<input type="text"/>	End	<input type="text"/>

Will the sale of alcohol be for consumption:

- ☐ On the premises ☒ Off the premises ☐ Both

If the sale of alcohol is for consumption on the premises select on, if the sale of alcohol is for consumption away from the premises select off. If the sale of alcohol is for consumption on the premises and away from the premises select both.

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 supply of alcohol at different times from those listed in the column on the left, list below

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

State the name and details of the individual whom you wish to specify on the licence as premises supervisor

Name

First name

Family name

Date of birth

dd mm yyyy

Continued from previous page...

Enter the contact's address

Building number or name	<input type="text"/>
Street	<input type="text"/>
District	<input type="text"/>
City or town	<input type="text"/>
County or administrative area	<input type="text"/>
Postcode	<input type="text"/>
Country	<input type="text"/>
Personal Licence number (if known)	<input type="text"/>
Issuing licensing authority (if known)	<input type="text"/>

PROPOSED DESIGNATED PREMISES SUPERVISOR CONSENT

How will the consent form of the proposed designated premises supervisor be supplied to the authority?

- ☐ Electronically, by the proposed designated premises supervisor
- ☒ As an attachment to this application

Reference number for consent form (if known)

If the consent form is already submitted, ask the proposed designated premises supervisor for its 'system reference' or 'your reference'.

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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

Give 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.

NONE

Section 17 of 21

HOURS PREMISES ARE OPEN TO THE PUBLIC

Standard Days And Timings

MONDAY

Start

End

Start

End

Give 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...

TUESDAY

Start	<input type="text" value="06:00"/>	End	<input type="text" value="01:00"/>
Start	<input type="text"/>	End	<input type="text"/>

WEDNESDAY

Start	<input type="text" value="06:00"/>	End	<input type="text" value="01:00"/>
Start	<input type="text"/>	End	<input type="text"/>

THURSDAY

Start	<input type="text" value="06:00"/>	End	<input type="text" value="01:00"/>
Start	<input type="text"/>	End	<input type="text"/>

FRIDAY

Start	<input type="text" value="06:00"/>	End	<input type="text" value="01:00"/>
Start	<input type="text"/>	End	<input type="text"/>

SATURDAY

Start	<input type="text" value="06:00"/>	End	<input type="text" value="01:00"/>
Start	<input type="text"/>	End	<input type="text"/>

SUNDAY

Start	<input type="text" value="06:00"/>	End	<input type="text" value="01:00"/>
Start	<input type="text"/>	End	<input type="text"/>

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 in the column on the left, 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 18 of 21

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)

Continued from previous page...

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

1. The Licensee shall keep a written record of all staff authorised to sell alcohol. The staff record shall be kept on the licensed premises and made available for inspection by the Licensing Officer, Trading Standards or the Police, on request.
2. The Licensee shall ensure that each member of staff authorised to sell alcohol has received appropriate training on the law with regard to age-restricted products, proxy sales, and the licensable hours and conditions attached to the licence, including refresher training every six months, and that this is properly documented and training records kept. The training record (either written or electronic) shall be kept on the licensed premises and made available for inspection by the Licensing Officer, Trading Standards or the Police, on request.
3. The Licensee shall ensure that each member of staff authorised to sell alcohol is fully aware of his /her responsibilities in relation to verifying a customer's age and is able to effectively question purchasers and check evidence of proof of age.
4. The Licensee shall ensure that each member of staff authorised to sell alcohol is sufficiently capable and confident to confront and challenge under 25's attempting to purchase alcohol.

b) The prevention of crime and disorder

5. CCTV will be provided in the form of a recordable system, capable of providing pictures of evidential quality in all lighting conditions
6. Cameras shall encompass all ingress and egress to the premises, fire exits and all areas where the sale and supply of alcohol occurs.
7. Equipment must be maintained in good working order, be correctly time and date stamped, recordings MUST be kept on the hard drive and kept for a period of 31 days and handed to Police upon reasonable request.
8. The premises licence holder must ensure at all times a DPS or appointed member of staff is capable and competent at downloading CCTV footage in a recordable format to the Police and Local Authority upon reasonable request.
9. An Incident log shall be kept at the premises, and made available on request to a police officer, police licensing officer or council authorised licensing officer. It must be completed within 24 hours of the incident and will record the following:
 - All crimes reported at the venue.
 - All ejections of patrons
 - Any complaints received concerning crime and disorder.
 - Any incident of disorder
 - All seizure of drugs or offensive weapons
 - Any faults in the CCTV system, searching equipment or scanning equipment.
 - Any refusal of the sale of alcohol
 - Any visit by a relevant authority or emergency service
 - Each entry is to be checked and signed by the DPS/Licensee no later than 1 week after the entry has been made. The register must be made available to Police, Police Licensing Officers and authorised officers from the Local Authority either electronically or hard copy.

Public safety

10. The Licensee shall ensure that appropriate fire safety procedures are in place.
11. The Licensee shall ensure that all fire escapes/escape routes will be clearly marked and kept free from obstructions at all times.

c) Public safety

10. The Licensee shall ensure that appropriate fire safety procedures are in place.
11. The Licensee shall ensure that all fire escapes/escape routes will be clearly marked and kept free from obstructions at all times.

d) The prevention of public nuisance

Continued from previous page...

12. No deliveries to the premises other than newspapers shall take place between 20:00 hours and 08:00 hours on the following day

13. No waste or recyclable materials, including bottles, shall be moved, removed from or placed in outside areas between 20.00 hours and 08.00 hours on the following day.

14. No collections of waste or recycling materials from the premises shall take place between 20.00 hours and 08:00 hours on the following day. The premises will ensure the surrounding area is free of litter.

15. Notices shall be prominently displayed at all exits requesting customers to respect the needs of local residents and businesses and leave the area quietly.

e) The protection of children from harm

16. Prominently advertise the scheme in your premises so that customers are aware, display proof of age signs at the point of sale.

17. Keep a refusals book on the premises and ensure it is completed whenever a sale is refused to a person who cannot prove they are over the age of 18 years.

18. The date should contain the date, time of the incident, a description of the customer, the name of the staff member who refused the sale and the reason the sale was refused.

19. The book should be made available to police and authorised council officer on request.

20. A 'challenge 25' scheme serves as a reminder to staff of the need to be vigilant in preventing underage sales and to customers that it is against the law for anyone under 18 to purchase alcohol.

21. Only accept photographic driving licence, passports or PASS (proof of age standards scheme) cards approved as means of ID. If you accept other forms of ID such as EU national ID cards, these must bear a photograph, DOB, and holographic mark.

22. Use till prompts to remind staff to ask for proof of age.

Section 19 of 21

NOTES ON DEMONSTRATING ENTITLEMENT TO WORK IN THE UK

PROPOSED PLAN A 409 sq feet

FAMILY SHOPPER
Brigdend Stores
TBC

Address	
Drawing Type	Proposed
Store Type	Standard
Store Size	409sq/ft
Building Size	sq/ft
Drawn By	Colin Preece
Scale @ A2	1:50
Date	10.11.2025
Revision	A
Signed Off	No

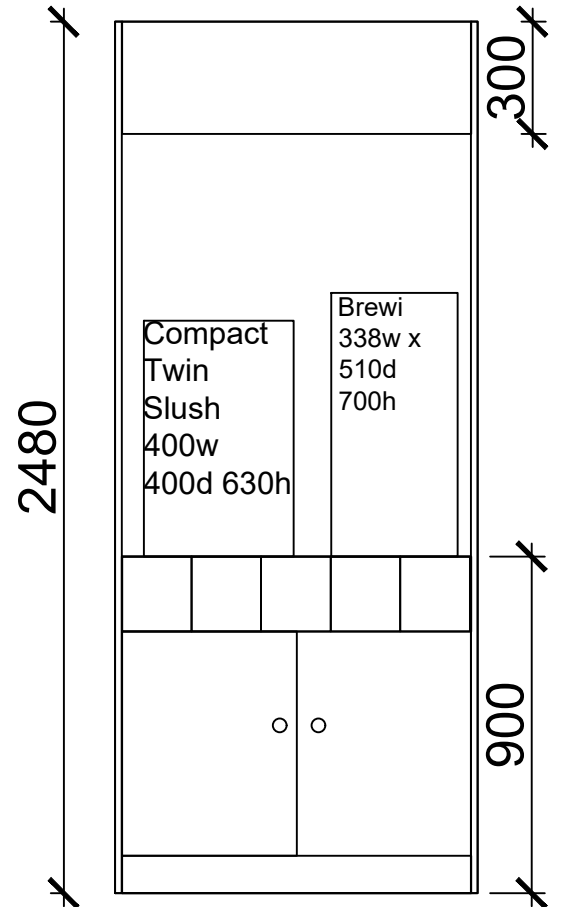
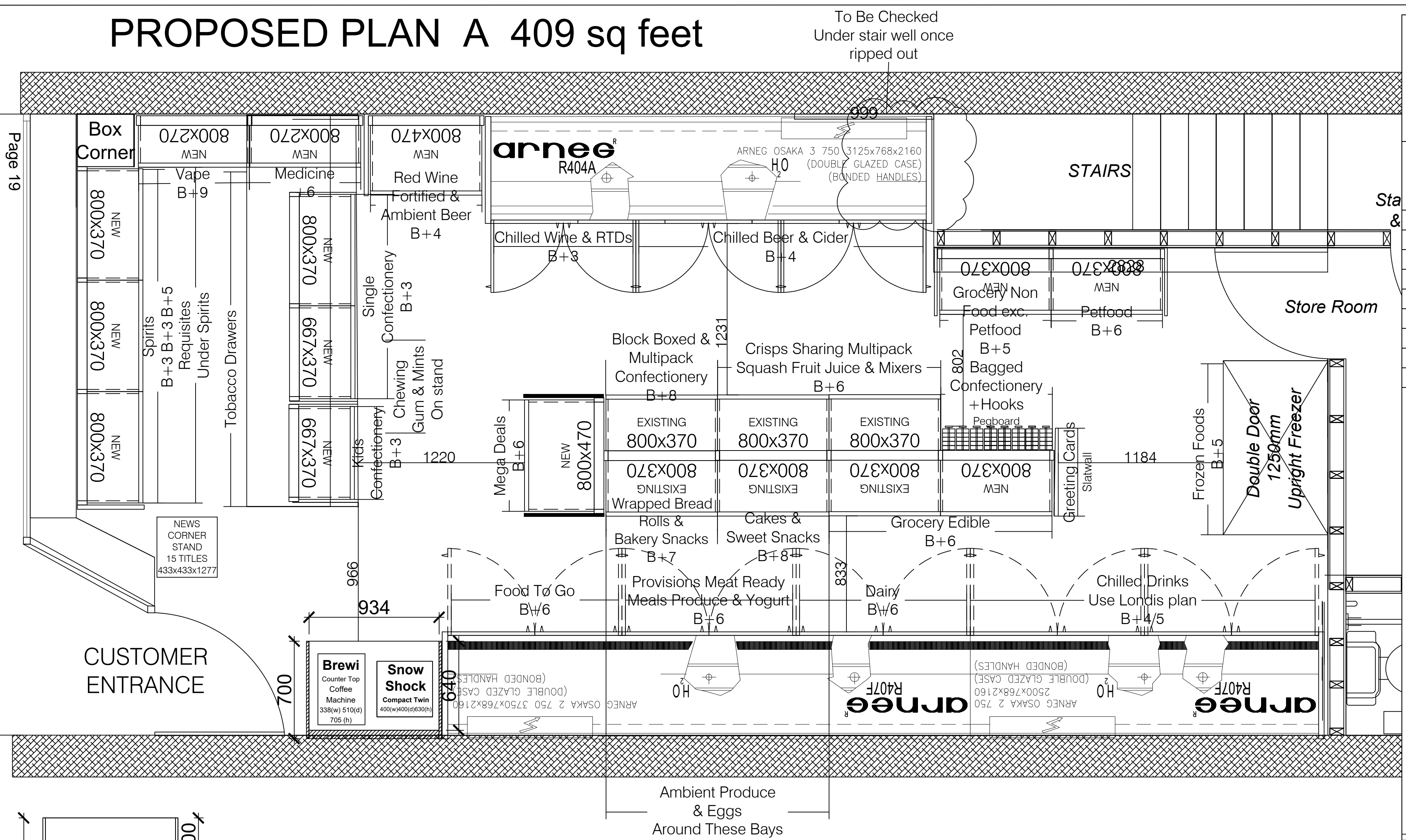
Premier Space Analysis			
Category	500 SQFT	ACTUAL SPACE	Less/Over SPACE
Chilled Fresh	3	3	
Ambient Fresh	3	2	-1
Refresh & Deli	5	2	-3
Soft Drinks	3	3	
Frozen	3	2	-1
Confectionery	4	4	
Crisps & Snacks	2	2	
Grocery	2	2	
Grocery Non Food	2	2	
BWS	3	4	+1
Value	1	1	
Kiosk	4	4	
Total	35	31	-5 +1

All dimensions are shown in millimeters unless stated otherwise, & must be checked by the shopfitter prior to commencement of work on site. This drawing is to be read in conjunction with all other relevant drawings, documents & specifications. All works is to be carried out by a qualified shopfitter in accordance with the manufacture / supplier instructions and to current codes of practice and legislation. The feasibility of this drawing must be checked by a qualified shopfitter who should ensure that the drawing meets all the required legislation. Booker Limited & the drawer take no responsibility for the feasibility of this drawing. The drawer of this drawing does not act as the principal designer. For any queries please contact the Merchandising & Development department or the relevant member of the project team.

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Part of the **TESCO** family



- Counter Unit - F243 ST76 Light Grey Candela Marble MDF carcass. 934 (w) x 900 (h) x 640 (d)
- Shadow Queen Solid Surface Counter top
- 2no. 700mmw x 18mm (d) full end walls. Black 9005
- Black 9005 laminated bulkhead
- The back of the display will be finished in plain board, Black 9005
- 1 adjustable shelf per cupboard door
- White LED lights to the side walls, and the canopy

LICENSABLE AREA

Fire Extinguishers

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Agreed Conditions

Representations for additional conditions to be imposed on the licence, if granted:

“In principle South Wales Police will not object to the application providing the following conditions preventing persons involved in ASB through alcohol within Bridgend Town Centre, from purchasing alcohol, is attached to the premises licence:

General

Premises Licence Holder and Designated Premises Supervisor will positively engage with South Wales Police and Multi Agency Partners.

Prevention of Crime and Disorder

Alcohol shall not be sold to persons known to cause anti-social behaviour, or persons known to purchase alcohol for those persons causing anti-social behaviour within Bridgend Town Centre”.

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Schedule of Representations

Representation 1

From: Cllr Ian Williams
Sent: 17 December 2025 15:54
To: licensing
Subject: family-shopper-16-cowbridge-road-bridgend

Please note my objection to this application for the sale of alcohol...

This is a residential area already blighted by anti social behaviour stemming from alcohol consumption and its location on a safe route to school would further subject young children to those who choose to drink on the street.

There is a SPAR around the corner, The Petrol Station further along Cowbridge Road and Asda on Cowbridge Road all selling alcohol so any further retail outlets selling alcohol will definitely be over intensification .

If you add to this premises already licensed for the sale of alcohol on the premises, Cabo Roche , The Coach , Five Bells and Bridgend Athletic RFC all closing before midnight then you have a recipe for disaster when those who will already have had enough to drink are able to purchase more alcohol from this premises.

Please acknowledge my objections and make them known to the committee as a Ward Councillor.

Best wishes

Ian

Representation 2

Other Party

The Other Party wishes to remain anonymous but has requested South Wales Police present their representations at the meeting. The representation below has been redacted to remove sensitive and some personal information.

Objection to Proposed Premises License at 16, Cowbridge Road, Bridgend, CF31 3DA.

I would like to object on the following grounds:

Public Safety

There are numerous establishments already catering for alcoholic purchase and consumption within 500 metres of the proposed licensee. These include:

Cabo Roche Bar

Five Bells Public House

The Coach Public House

The Athletic Club

Spar Retail

In addition, Tesco, ASDA and Aldi have stores in close proximity to 16, Cowbridge Road offering extended opening hours. A petrol station located on Cowbridge Road also sells alcohol.

There have previously been concerns raised by residents in the immediate area with people gathering outside public houses and around convenience stores at night causing a public nuisance. The location of this proposed business and the propensity of people to consume alcohol nearby, combined with its extended opening hours, would likely fuel an increase in such disorder.

The proposed venue opens out directly onto a busy main road, which narrows due to traffic calming measures immediately situated outside. There is no designated parking assigned to the premises. Spar customers on Ewenny Road already park illegally on double yellow lines opposite the store, despite Spar having parking available outside. Customers attending this proposed new business will invariably park up on the adjacent pavements causing an obstruction and posing a danger to pedestrians and other road users.

Public Nuisance

Further public nuisance issues include the location of this business being in a residential neighbourhood leading to potential noise and disturbance. The area has in the recent past been subject to these issues when a license was granted to allow a nearby premises to convert from a café to a bar. Your records will show a noise abatement notice was served following complaints.

There was a further issue in the recent past when a rugby bar was allowed to open on Ewenny Road, just around the corner. Numerous complaints were received from residents and the bar has since closed down and been replaced by yet another food establishment.

The proposed business will generate commercial waste. There are already rodent and littering problems due to the number of establishments present in the area selling food items. I have provided photographic evidence of the dumping of rubble (which included food waste) ...**Redacted** in front of 16, Cowbridge Road by men working within the building just last week, and I had to contact the local councillor for the Oldcastle Ward for assistance with this matter.

This represents a public health issue ...**(Redacted)**.

Granting this license would be in breach of your own Cumulative Impact Assessment Guidelines that are set by the Council to address the over-concentration of licensed premises in the area. How does the council plan to tackle additional issues of anti-social behaviour, noise and littering if they grant this license?

Should people wish to consume alcohol late at night, there are already numerous venues in Bridgend town centre itself, a short distance away, as well as the license holders currently in existence. Is there really a justification to grant permission for yet another establishment to sell food and alcohol?

Prevention of Crime and Disorder

The proposed premises wishes to sell alcohol between the hours of 6am until 1am. This is before and after the opening hours of the public houses adjacent to it, which is likely to encourage and facilitate extended and binge drinking. Any increase in public disorder within the Ewenny Road, Cowbridge Road and Nolton Street intersection area would place an additional strain on policing and the NHS.

Granting this license effectively sets a precedent to extend the night-time economy of Bridgend and create what could become an unmanageable situation.

Prevention of Harm to Children

The location of this premises is very close to a number of educational establishments. These include:

Bridgend College

Héronsbridge School

Oldcastle Primary School

Brynteg Comprehensive School

...**Redacted**

Footfall of children past the premises is considerable. This proposed convenience store will be selling vapes, tobacco, sweets and snacks and as such this represents an allurements, bringing children in close contact with alcohol, which will be available for sale, as previously outlined, from 6am until 1am.

On the last occasion a convenience store establishment was located at 16, Cowbridge Road, there were considerable issues in relation to safeguarding of children which resulted in a police investigation, the closure of the premises and an intention that no similar business would ever replace it. What has changed?

Young people are vulnerable to the effects of alcohol, whether by drinking themselves or being affected by the people drinking in their lives. Should the license be granted how will the licensee manage the sale of alcohol and other allurements

products in a manner that protects children and does not encourage loitering and anti-social behaviour?

On a personal note, I would just like to add that ...**(Redacted)**. I have lived at the property all my life and although a number of businesses operating in the area have existed in some shape or form during my lifetime, I am baffled by the inconsistent planning decisions undertaken by Bridgend County Borough Council.

(Redacted)..... a license was subsequently allowed for the Terry Reffell Kitchen and Bathroom Showroom to change use to operate as a bar. Now, the Council are considering allowing a convenience shop to open at the front of what was formerly Walters Pet Shop, selling allurement products and alcohol on virtually a 24 hour basis.

I fail to understand how this approach complies with Government policy on tackling violence against women and girls. I feel vulnerable, under siege and powerless and unable to relax and enjoy my own home.....**(Redacted)**.

I submit this objection for your consideration.