

**LICENSING ACT 2003 SUB-COMMITTEE (B) - WEDNESDAY, 4 MARCH 2026**

**CMINUTES OF A MEETING OF THE LICENSING ACT 2003 SUB-COMMITTEE (B) HELD HYBRID IN THE COUNCIL CHAMBER - CIVIC OFFICES, ANGEL STREET, BRIDGEND, CF31 4WB ON WEDNESDAY, 4 MARCH 2026 AT 10:00**

Present

Councillor R Williams – Chairperson

H T Bennett

RM James

Officers:

Kirsty Evans

Mark Galvin

Michael Pitman

Katie Wintle

Senior Licensing Officer

Senior Democratic Services Officer - Committees

Technical Support Officer – Democratic Services

Lawyer

Applicants:

Shijo Mundackal Jose

Shins Jose

P Pepper

GRABBI Director

GRABBI Business Development Manager

Objector

**93. Apologies for Absence**

Decision Made	None
Date Decision Made	04 March 2026

**94. Declarations of Interest**

Decision Made	None
Date Decision Made	04 March 2026

**95. Grant Of a Premises License For GRABBI, 74 New Road, Porthcawl**

Decision Made	<p>The Licensing Team Manager presented a report which asked the panel to consider an application for GRABBI, 74 New Road, Porthcawl. She advised that the details of the application were set out in section 2 and in full at Appendix A of the report, which highlighted the proposed opening hours and use of the alcohol licence, which was for offsite use only. A number of objections were received and these were at Appendix B to the report.</p> <p>A Member asked How do you plan to prevent public nuisance and discourage loitering consumption of alcohol outside the premises?</p> <p>The applicant explained that CCTV would be implemented inside and outside the premises with 31-day footage retention. He added that they will use Challenge 25 policies and train all staff in ID validation.</p> <p>He added that they would also display anti-loitering signage to deter people from staying outside the shop after purchasing goods. He also stated that he would not sell single cans or high-strength beers and cider.</p> <p>A Member asked how they would manage any potential littering .</p> <p>The applicant explained that while they could not prevent littering they would do everything they can to facilitate proper disposal, for example adding bins outside the shop and also have the staff perform regular checks for litter. He added that there was littering.</p> <p>The Chairperson asked Ms Pepper to present her objections to the committee. These were summarised below:</p> <ul style="list-style-type: none"><li>• She argued that another off-license is unnecessary given the proximity of existing stores such as</li></ul>
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Londis, Aldi and Co-op.

- Raised concerns over public health and safety, citing existing issues with broken glass, public urination in alleyways, and discarded vapes.
- Highlighted a lack of public bins and potential for increased noise in a residential area.

A Member asked if there had been any police involvement in respect of the increased noise and anti-social behavior.

Ms Pepper stated that there had not been active monitoring of the problems in this area due to them being busy. She stated they do a great job but there is simply not the manpower to cover all areas and this particular area was one that had been neglected.

There were no further questions from the members and therefore the Chairperson asked both parties to provide their closing statements.

RESOLVED: The decision notice was as follows:

**“APPLICATION FOR A GRANT OF A PREMISES LICENCE FOR GRABBI, 74 NEW ROAD, PORTHCAWL**

**ATTENDANCE**

The Licensing Sub-Committee held a hearing on the 4 March 2026 to consider the application made by Grabbi Limited. The hearing was attended in person by the following: members of the Licensing Sub Committee; on behalf of the applicant, Mr Shijo Mundackal Jose (Director) and Mr Shins Jose (Business Development Manager); Ms Pamela Pepper as an objector to the application; the legal officer, Katie Wintle and Senior Licensing Officer, Kirsty Evans.

**MATERIAL BEFORE THE SUB-COMMITTEE**

At the outset of the hearing, the Sub-Committee had before it a report from the Council’s Licensing Officer, which included Appendix A (a copy of the application and plan) and Appendix B, (written representations received during the statutory consultation period). The Sub-Committee also considered the Licensing Act 2003, the Council’s

Statement of Licensing Policy and the statutory guidance issued under Section 182 of the Licensing Act 2003.

**CASE OF THE APPLICANT**

Mr Shijo Jose confirmed that this application was in respect of a premises at 74 new road Porthcawl and they are a responsible business provider, hoping to open an off-licence shop. He confirmed that they would follow all aspects of the Licensing Objectives including the prevention of crime and disorder; public safety; the prevention of public nuisance and the protection of children from harm.

Mr Shins Jose stated that they will be very responsible and follow proper policy and procedure for the functioning of the shop. He further stated that they are in the process of setting up another shop in Aberkenfig and the shop in Porthcawl would be their second shop. In order to be responsible, he stated that they have taken all the measures to ensure safety and avoid public nuisance and follow all objectives of the Licensing Act 2003.

A Member asked if the other off licence in Aberkenfig was yet open.

Mr Shijo Jose stated that it was not open yet as they were awaiting a decision from planning which was received yesterday.

A Member noted that within the application they state that the premises will be maintained and that they will ensure the immediate areas remains safe. The Member asked how that would be achieved.

Mr Shins Jose stated that there would be CCTV protection inside and outside the premises, Challenge 25 will be implemented, and all staff will be trained in validating ID. He also stated that they were thinking about a few more things like no single can sales of alcohol and not selling any beer or cider which was more than 6.4%. In respect of no outside drinking, he stated that this would be monitored by staff all the time and they would be working with South Wales Police so if something was outside of their control, they would call the police and re-iterated that there would be constant monitoring through CCTV.

A Member asked how they would deal with the issue of littering.

Mr Shins Jose stated that they would have anti-loitering boards displayed and staff will be doing regular checks to make sure that there is no litter.

**CASE OF OBJECTORS**

Ms Pamela Pepper stated that she has no objections to new things but she lives right next to that building and there

is already an off licence 12 doors up and the concern is that it is not necessary to have another one so close. She stated that there is an alleyway behind all of the buildings which is unsavoury and there are lots of broken bottles and various things that people discard. There are wrappers, broken bottles, sometimes urination in the street and it can get a little crazy sometimes. It is a residential area and it is not safe for kids or disabled or elderly people. There are kids running up and down not paying attention with one convenience store, if there was another one, it will be even worse. She stated that she is constantly picking up vapes and packaging right outside of her door or even left on her windowsill. She advised that it is a lovely area but there is a lot going on and it is all connected with other issues such as parking and noise and in the evening it gets rather loud if there are people going into a shop and buying beers or liquor and is not safe for the kids as they are also getting vapes and liquor being given to them. She was concerned that there are no bins whatsoever in front of the existing store or anywhere along new road for people and it has become a culture now with the attitude that someone else will pick it up. Ms Peppa stated that she pays her Council Tax and she should have to do this and is tired of it being a dump. She also stated that she did not think that another store was necessary as they have in walking distance several other stores and supermarkets.

A Member asked whether the Police had been involved in respect of increased noise and anti-social behaviour.

Ms Pepper stated that unfortunately it is a bit of an issue in Porthcawl and that police are really strapped and pushed and they are not always around. They do a fine job but if they cannot monitor the existing problems in the area with another one stop it will manifest worse with another. The local station has closed down in Porthcawl, and the police are further away from where the issues are. She stated that she has lived there for 3 year and it is a safe neighbourhood and she wants to keep it that way. She wants the elderly, disabled and children to be able to enjoy it without worrying about the minority of people who misbehave. The elderly and disabled do not like to go outside of their homes because of kids and drunken people and she did not know how having another store selling alcohol was going to help that. She was concerned that kids could buy vapes and beer and wine as she has seen them in the alleyway. Ms Pepper state that it is an unpleasant feeling and did not want to go out sometimes. Kids are hanging around, playing on New Road, kicking balls and with an additional shop it is going to be even worse. There are only 13 doors on that whole block and it did not makes sense to have one store at one end and then another at the other.

#### **CLOSING STATEMENTS**

Ms Pepper stated that she will not repeat all of the issues as she has addressed these. She stated that there is already one store available for whatever your needs are and it is not always busy so not as if they need an extra store as one is over flowing. There are no bins whatsoever anywhere around and common sense should dictate this as if a shop is selling perishable items with wrapping and bottles there should be a bin that people can use to put their

rubbish in as very few people take their rubbish him. Ms Pepper accepted that parking was not a part of what the Licensing Committee will consider, but stated that parking is limited for residents and there will be nowhere for shop user's to park. There will be double parking and they will clog up alleyway to use as parking.

Mr Shijo Jose stated that he totally understands what the objector has stated today and there are difficulties to face. He stated that there is a convenience store down the road 'Londis'. His view is that the area is kept nicely clean and tidy and there are no bottles near this shop. He stated that he has owned the building for the past 3 years and they used to run a home care service office from there and there was nothing outside - it was kept clean and no bottles were thrown there. He stated that it has been closed for almost a year now and people may have started using it to throw bottles etc and would imagine that a closed building would fuel into the public to use it to throw litter rather than a nicely opened area and our responsibility to look after the area in front of our shop. Grabbi always functions with CCTV, ensuring the area will be constantly monitored if opened as a convenience store. He stated that parking is going to be parking either sides of the properties. His view was that the other convenience store has ran a campaign on social media to ask people to object against this application and was concerned that some of the complaints may not be genuine and wanted to bring this to the Chair's attention.

Mr Shins Jose stated that he completely understands the local residents' concerns. In relation to access to vapes and alcohol, they will be a responsible organisation from day 1. Challenge 25 will be implemented with all staff trained. They will also implement not sale of single cans and will not sell alcohol to already intoxicated people. He stated that there is no cumulative impact policy for this area and no responsible authority has objected, including the police. He requested the Committee to consider this on its own merits and that they will operate under strict safeguards, with CCTV inside and outside, with 31 days age retention. There will be strict age verification and a personal licence holder working on every shift. They understand the licencing conditions are legal and will be following all conditions as mentioned.

**DECISION OF THE SUB-COMMITTEE**

The Sub-Committee must in its decision-making promote all the statutory licensing objectives. The Sub-Committee have taken into consideration the Licensing Act 2003, the Council's Statement of Licensing Policy and the statutory guidance issued by the Home Office under s182 of the Act. The Sub-Committee have also taken into consideration the representations made by the applicant and objectors, both in writing and orally.

The Sub-Committee noted that issues such as the need for new premises, traffic or parking are not within the remit

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	<p>of the licensing authority and therefore did not consider such representations in its decision making.</p> <p>Considering the above, the Sub-Committee has determined to grant the application with conditions consistent with the operating schedule as submitted by the applicant, in addition to the following conditions:-</p> <ol style="list-style-type: none"><li>1. No sale of single use cans to customers; and</li><li>2. No sale of cider/beer over 6.5% ABV or above”</li></ol>
Date Decision Made	04 March 2026

To observe further debate that took place on the above items, please click this [link](#)