

**LICENSING ACT 2003 SUB-COMMITTEE (A) - WEDNESDAY, 23 JULY 2025**

**MINUTES OF A MEETING OF THE LICENSING ACT 2003 SUB-COMMITTEE (A) HELD HYBRID IN THE COUNCIL CHAMBER - CIVIC OFFICES, ANGEL STREET, BRIDGEND, CF31 4WB ON WEDNESDAY, 23 JULY 2025 AT 10:00**

**Present**

Councillor M Lewis – Chairperson

J Llewellyn-Hopkins

J E Pratt

**Present Virtually**

**Officers:**

Kirsty Evans  
Mark Galvin  
Michael Pitman  
Yvonne Witchell

Senior Licensing Officer  
Senior Democratic Services Officer - Committees  
Technical Support Officer – Democratic Services  
Senior Licensing Officer

**23. Apologies for Absence**

Decision Made	None
Date Decision Made	23 July 2025

**24. Declarations of Interest**

Decision Made	None
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**This document is available in Welsh / Mae'r ddogfen hon ar gael yn Gymraeg**

Date Decision Made	23 July 2025

**25. Grant Of A Premises License For V S STORES, 2 Prince Road, Kenfig Hill, CF33 6ED**

Decision Made	<p>The Team Manager – Licensing submitted a report, the purpose of which, was to determine an application for the grant of a premises licence for V S Stores, submitted by Sukhwinder Singh.</p> <p>The Licensing Officer then gave an outline of the report for the benefit of Members and those present in the meeting.</p> <p>The application was then discussed as follows:-</p> <p><b>MATERIAL BEFORE THE SUB-COMMITTEE</b></p> <p>At the outset of the hearing, the Sub-Committee had before it a report from the Council's Licensing Officer which included the application for the licence and the written objections of the Objector.</p> <p><b>CASE OF THE APPLICANT</b></p> <p>The Applicant's representative advised that the proposed hours for sale of alcohol for off premises consumption being 6am-10pm is in line with similar premises across the borough. They would not be encouraging congregation outside the premises. Alcohol was just a small part of a broader offering throughout the store. Reference was made to section 10.15 of the Home Office Statutory Guidance (issued under section 182 of the Licensing Act 2003 ), which states 'Shops, stores and supermarkets should normally be free to provide sales of alcohol for consumption off the premises at any times when the retail outlet is open for shopping unless there are good reasons, based on the licensing objectives, for restricting those hours'.</p> <p>The Applicant's representative explained that there would need to be clear evidence and not assumptions of what could potentially happen, should the application be granted. It was accepted that there is a possibility of Anti-Social Behaviour issues but there is no evidence linking this to the premises at present. She stated that the Applicant has no history of complaints or nuisance and has a clean record. South Wales Police had raised no objections as a responsible authority. The Applicant has experience working in off licence retail since 2016 when he was first granted a personal licence. He has run his own shop in Cardiff without any complaints. He currently has positive support from local residents in Kenfig Hill with</p>
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	<p>many asking when he will be able to sell alcohol at the premises. He acknowledged that there is a long history of this particular shop in the community. The Applicant's representative further stated that the applicant has worked with South Wales Police to ensure that there is a robust security system in place and they have reached an agreement regarding conditions to be added to the licence. In relation to under-age access to alcohol, he will implement the 'Challenge 25' policy and any refusals will be recorded and training records maintained. There will also be numerous posters (as shown by the Applicant's representative on screen) to request customers to leave quietly to ensure prevention of public nuisance and to make customers aware that there is CCTV at the premises.</p> <p>In relation to the point raised by the objector in relation to there being no need for another convenience shop selling alcohol in the area, the applicant's representative referred to paragraph 14.19 of the Home Office Guidance, which states, "There can be confusion about the difference between the "need" for premises and the "cumulative impact" of premises on the licensing objectives, for example, on crime and disorder. "Need" concerns the commercial demand for another pub or restaurant or hotel and is a matter for the planning authority and for the market. This is not a matter for a licensing authority in discharging its licensing functions or for its statement of licensing policy". Therefore, the applicant's representative stated that 'need' is not a valid consideration.</p> <p>In relation to the store being located near to a rehabilitation centre, the applicant's representative stated that this is not unusual and there are other shops selling alcohol within the area also. It does not necessarily mean that now the public would go and buy alcohol at the Applicant's store. There is no evidence that what the objector asserts will actually happen. The Applicant's representative referred to paragraph 8.41 of the Home Office Guidance, in relation to demand and competition and stated that these are not relevant considerations and the Licensing Authority must focus on the licensing objectives.</p> <p>The Applicant's representative stated that the Applicant has evidenced how he can meet the licensing objectives and therefore requests the Sub-Committee to grant the licence with the agreed conditions and allow him to serve the community responsibly.</p> <p><b>CASE OF THE OBJECTOR</b></p> <p>The Objector referred to her written objections which the Sub-Committee have considered in detail. The Objector noted that the Applicant's Representatives stated that the shop has had no history of anti-social behaviour however she states that for 40 years the shop has never had a licence to sell alcohol and they used to shut at 4pm so there have been no previous issues. Her biggest concern is anti-social behaviour and she stated that there is a bench 4 doors up from the shop where alcohol and substance users convene because they live directly opposite. She believes that there is a difference to making a conscious decision to walk 10 minutes to buy alcohol or have it on your doorstep and stated that the Council has a duty of care</p>
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	<p>to residents in the area. She also noted that there is another rehabilitation centre two streets behind the shop and it is so much closer than having to walk to another shop and to make a decision to go and purchase alcohol.</p> <p>The Objector referred the report to the Sub-Committee and noted that at agenda item 5 “Well-being of Future Generations implications and connection to Corporate Well-being Objectives” which she says advocates for a healthier Wales. Her view is that if more alcohol is readily available then we are not providing a healthier Wales but more temptation.</p> <p>The Objector also raised her concerns that directly opposite the shop is the Talbot Institute which is used for children and toddler groups and young families to attend. She does not believe that they should be subjected to people coming out of the shop with alcohol and this also applies to the infant school which is just a minutes walk away. They should not be subject to alcohol being in the area. Once buyers are off the premises with any alcohol, there was no control and they could do what they want. She feels that 6am to purchase alcohol is too excessive and there will be families on the school run, mornings and afternoons. Lots of people park there and would be getting out of their cars and it is not the best place for alcohol to be sold. The Objector stated that BCBC has a duty of care to people that have issues concerning alcohol reliance. The Labour Club is located opposite and people can go and buy alcohol there, if necessary.</p> <p><b>CLOSING STATEMENTS</b></p> <p><b>Objector</b></p> <p>The Objector’s main concern was the increase in anti-social behaviour especially with people who have issues relating to alcohol and substance misuse and feels that we should be trying to assist them and support them. Its close proximity to the rehabilitation facility and the school are a concern and her view is that even with the best intentions of the Applicant, there will be issues as soon as patrons buy the alcohol and leave the premises.</p> <p><b>Applicant</b></p> <p>The Applicant reiterated that whilst there have been no complaints and noted the point raised that the premises hasn’t had a licence before, this does not mean that we can assume that there will be nuisance if such a licence was granted. They also wished to note that the premises lies outside of the Cumulative Impact Area and therefore it does not appear that there are any issues at present. The Applicant advised that if the Sub-Committee is of the view that the premises is too close to schools then he would be in agreement to amend his hours of sale of alcohol to 09:00 to 21:00.</p> <p><b>FINDINGS OF THE SUB-COMMITTEE</b></p> <p>The Sub-Committee note the concerns of the Objector, however, there is no evidence to suggest that the</p>
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	<p>grant of a licence will cause any increase in anti-social behaviour. It notes that South Wales Police have raised no concerns regarding this being an issue. Any reference to the 'Well-being of Future Generations' is not a matter that the Licencing Authority has the power to consider when considering an application of this nature.</p> <p><b>DECISION OF THE SUB-COMMITTEE</b> The Sub-Committee must in its decision-making promote the statutory licensing objectives. The Sub-Committee have taken into consideration 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:</p> <p>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 2019-2024 Statement of Licensing policy. Sections 2, 5, 8, 9, 10 and 14 of the Statutory Guidance to local authorities issued by the Home Office.</p> <p>The Sub-Committee have also taken into consideration the representations made by the applicant and objector, both in writing and orally at the hearing.</p> <p>The Sub-Committee considers the Applicant to be a responsible individual who acknowledges the importance of responsible operating and takes into account that there is currently no evidence of anti-social behaviour or other matters which would undermine the licensing objectives.</p> <p>Therefore, it is the decision of the Sub-Committee to grant the licence to the Applicant, in line with his proposals as outlined within his application, with the following conditions as agreed with South Wales Police:-</p> <p><b>"Prevention of Crime and Disorder</b> The premises shall maintain a digital CCTV recording system capable of recording 31 days of 24 hour recording with a monitor out of view and reach of the customers. Images shall be retained for a period of 31 days. The equipment will be suitably secured with limited access. The CCTV system shall have coverage of all areas to which the public have access within the premises and shall include entrances and exits. The CCTV system shall be maintained and operate at all times that the premises are open to the public. Images shall be made available upon request and within 7 days to the Police or other enforcement officers either to USB, disc or via any system utilised by South Wales Police, upon lawful demand by a Police officer or Local Authority officer at no cost.</p> <p>The CCTV system will be checked on a monthly basis to ensure that it is fully operational, and a log</p>
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	confirming this will be kept at the premises for inspection”.
Date Decision Made	23 July 2025

The meeting closed at 10:50.