

**LICENSING ACT 2003 SUB-COMMITTEE (B) - WEDNESDAY, 12 NOVEMBER 2025**

MINUTES 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, 12 NOVEMBER 2025 AT 10:00

## Present

## Councillor R Williams – Chairperson

RM James

## Present Virtually

C Davies

## Apologies for Absence

S Easterbrook

## Officers:

Andrea Lee  
Oscar Roberts  
Yvonne Witchell  
Nimi Chandrasena

Senior Lawyer  
Business Administrative Apprentice - Democratic Services  
Senior Licensing Officer  
Democratic Services Officer - Support

## Invitees

**Representative For the Applicant Company**

Mr S Jose (Director – on behalf of Grabbi)

## Declarations of Interest

None

**87. Approval of Minutes**

Decision Made	<u>RESOLVED :</u>  That the Minutes of the Licensing Act 2003 Sub Committee (B) Meeting of the 30/04/2025 were approved as a true and accurate record
Date Decision Made	12/11/2025

**88. Grant Of A Premises License For GRABBI, Ebeneezer Chapel Building,  
Bridgend Rd, Aberkenfig**

Decision Made	<p>The report was presented by the Licensing Officer the purpose of which was to determine an application for the grant of a premises licence at Grabbi, Ebeneezer Chapel Building, Bridgend Road, Aberkenfig CF32 9BG.</p> <p>It was established that while neither of the objectors were present, neither party wanted their objections withdrawn. As such, a full hearing was required for the application.</p> <p>Members and the applicant discussed the purpose of the premises itself as they referred to page 4 of the application, querying a statement where it was mentioned that alcohol would be served on the premises. The representative of the applicant company confirmed that no alcohol was to be served on the premises, he stated that alcohol would be sold, to be consumed off-site, the applicant agreed that the application was to be amended to reflect this.</p> <p>The representative for the applicant company stated that he fully understood and respected the concerns raised by the local residents. He stated that the company share the residents' desire to maintain the safe and quiet environment in a well-managed neighborhood. He stated that the Company's objective was not to create nuisance or disruption, but to operate a responsible, well controlled premise that contributed positively to the local community.</p> <p>The representative addressed the objections raised as follows :</p> <ul style="list-style-type: none"><li>• Deliveries : Deliveries were expected typically around the business hours to avoid disturbance within the community. The Company do not expect deliveries or collections during the early hours or during late evenings. He expected unloading to be carried out quietly and efficiently by</li></ul>
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	<p>professional delivery persons.</p> <ul style="list-style-type: none"><li>• <b>Parking</b> : The building has a designated lay by located to the front of the building. Deliveries were expected to be scheduled in a manner that would cause problems with parking.</li><li>• <b>Crime and disorder</b> : The shop has benefited from having a comprehensive CCTV system installed to monitor both the interior and exterior of the building. All staff were to be fully trained to monitor CCTV constantly and be alert to any instances of anti-social behaviour.</li><li>• <b>Protection of children</b> : All staff were to be vigorously trained and would know not to sell alcohol to those underaged and would be in a position to challenge underage purchases.</li></ul> <p>The representative stated that he had taken over an abandoned building and this had generated employment and business for the area. He stated that the introduction of his business had generated mixed reviews among residents. He stated that he also had a home care business and over both businesses, he was responsible for 55 employees across the borough.</p> <p>A member asked if the representative had experience owning/managing other off license premises and the representative responded that he did not.</p> <p>A member asked the representative about his background in conducting a business. The Representative responded that his background was in healthcare, where he was employed as an adult and mental health care nurse over a period of about 20 years in Cardiff within the NHS and private facilities. He stated that around four years ago, he started a domiciliary care service that goes by the name of Star Care Solutions. He stated that the facility currently operated under a temporary contract with Bridgend County Borough Council. The care service, however, have a permanent contract with Neath Port Talbot Council. He stated that the care service had relocated their offices from Porthcawl to the same building as the concerned shop in this application.</p> <p>A member asked the representative if he or any of his employees had undertaken training relevant to operating an off license business. The representative stated that he was looking to recruit employees who have relevant experience, he shared that several prospective local candidates had already approached him. He intended for all his employees to have received required training in due course.</p> <p>In his closing statement the Representative stated that he had taken on an abandoned building, previously used in illegal activity, and invested finance and resources to bring it to the standard it is today. He felt that</p>
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	<p>by providing employment opportunities and working with the community, he was making a positive impact. On a personal level, he wanted to establish a profitable business for himself, to this end, he had purchased other premises in Ogmore Vale and Porthcawl and has an on-going goal of establishing the Grabbi brand.</p> <p>The panel thanked the representative for attending and for making his presentation in favour of his application. They advised him that they would reconvene to deliberate on the facts presented to them and would thereafter notify him via email, within 5 working days, of their decision in relation to his application.</p> <p><b><u>RESOLVED :</u></b></p> <p><b><u>Findings of the Sub-Committee</u></b></p> <p>The Sub-Committee have taken into consideration the 2 objections made by Cllr Haines and Mrs Melardi. The Sub-Committee has to ensure Validity of the objection and whether it is frivolous or vexatious. The objectors in this application only gave their names and not their addresses and they did not attend the hearing. It was not possible for the Sub-Committee to determine whether the representations were in any way vexatious.</p> <p>The Sub-Committee also determined that some of the objections were based on alcohol being consumed on the premises, but this was no longer the case as the Applicant has amended his application for off sale only.</p> <p>The Sub-Committee also noted that there were no objections from the Statutory Authorities namely the Police, Fire Service and Public Protection and the Applicant responded to all the concerns raised by the Objectors in his representations to the Sub-Committee</p> <p>The Sub-Committee find that the application together with the conditions offered by the Applicant does not undermine the 4 licensing objectives.</p> <p><b><u>Decision of the Sub-Committee</u></b></p> <p>After hearing from the Applicant and taking into consideration the objections and the response from the Applicant to those objections the Sub-Committee have determined to grant the Licence together with all conditions offered by the Applicant in his application.</p>
Date Decision Made	12/11/25

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**89. Urgent Items**

Decision Made	None
Date Decision Made	12/11/25

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

The meeting closed at 11:15.