

LICENSING HEARING PACK

Premier Stores

Ground Floor Unit 1 And 2

1 Tyndale Rise, Newport

Berkeley, GL13 9FR

**(Copper Beech View Development Off
A48)**

Thursday 14th August 2025 – 10:00

Council Chamber,

Stroud District Council Offices

25/00685/LAPRNW

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Section 1 – Agenda

LICENSING PANEL

A meeting of the Licensing Panel is being held on

THURSDAY 14TH AUGUST 2025

in the Council Chamber, Ebley Mill, Ebley Wharf, Stroud at **10:00**

Members of the Panel: Councillor Martin Brown (Chair) and Councillors Ian Hamilton and Paul Turner

A G E N D A

1.	APOLOGIES To receive apologies for absence
2.	DECLARATIONS OF INTEREST To receive declarations of interest
3.	CONSIDERATION OF NEW APPLICATION FOR A PREMISES LICENCE: Premier Stores, Ground Floor Unit 1 And 2, 1 Tyndale Rise, Newport Berkeley, GL13 9FR (Copper Beech View Development Off A48)

Section 2 - Order of Proceedings

LICENSING HEARINGS – ORDER OF PROCEEDINGS

1. Introductions	
2. Hearing Report a. The Licensing Officer presents the Hearing Report	
3. Responsible Authorities a. Responsible Authorities address the Panel about their representations b. Questions to the Responsible Authorities	
4. Other Persons (this may be local residents, businesses or Parish/Town Councils) a. Other Persons address the Panel about their representations b. Questions to the Other Persons	
5. Applicant a. The Applicant addresses the Panel about the application b. Questions to the Applicant	
6. Summing Up a. Responsible Authorities sum up b. Other Persons sum up c. Applicants sum up.	
7. Panel Retire The Panel will retire to a private meeting to consider the application and make their decision.	
8. Decision A summary of the decision will be notified to all attendees by email as soon as possible but no later than 5 working days.	
9. Decision Notice A Decision Notice containing the full decision, any conditions imposed and the reasons, will be forwarded to applicant and all those persons that have made representation within 5 working days.	

Section 3 – Licensing Officer's Report

PREMISES NAME: Premier Store

PREMISES ADDRESS: Ground Floor Unit 1 And 2, 1 Tyndale Rise, Newport Berkeley, GL13 9FR, (Copper Beech View Development Off A48)

APPLICANT: Sarahshana Limited

APPLICATION TYPE: Application for a premises licence

APPLICATION REF: 25/00685/LAPRNW

1 BACKGROUND:

- 1.1 Copper Beech View Development is a new residential development of approximately 40 houses being build on the site of the old Newport Towers Hotel which was closed for a long time and has now been demolished. The new development is located just off the A48 in the village of Newport which is close to the town of Berkeley. It falls within the Parish of Alkington.
- 1.2 Included in the development is a new retail unit which is on the corner as you turn of the main road (A38) and enter one of the new roads called Tyndale Rise. Appendix C is a location plan. The retail unit is currently not yet occupied but the intention is that it will open as a Premier Store. Premier Stores are general convenience stores that are locally owned by independent retailers
- 1.3 An application has been made for a premises licence to permit off sales of alcohol from the store.

2 APPLICATION

- 2.1 The applicant is Sarahshana Limited, and the application was submitted on their behalf by Arka Licensing Consultants Ltd
- 2.2 The application is for 24hr sale of alcohol, for consumption off the premises, 7 days a week.
- 2.3 The times requested are:

Sale of Alcohol	Monday to Sunday	24hrs
Opening Hours	Monday to Sunday	24hrs

- 2.4 The agent on behalf of the applicant has agreed the following conditions with the Police. The Police have not submitted a representation against the

application on the understanding that the following conditions will be added to the licence should the panel decide to grant the licence:

a) Service Hatch

Between the hours of midnight to 06:00 daily, no customer shall be permitted entry to the premises. The premises will be locked to prevent customers from being able to enter and all service must be carried out via a serving hatch.

b) CCTV

A CCTV system shall be installed to Home Office Guidance standards, maintained in a good working condition and continuously recording when open for trading. All recordings shall be kept for a minimum of 31 days and shall be made available to police and authorised officers of the Licensing Authority upon request.

CCTV cameras shall be installed to cover all trade areas, entrances and exits, till area and alcohol displays.

A member of staff trained in the use of the CCTV system shall be available at the premises at all times the premises are open for trading. This staff member shall be capable of making copies of and downloading any footage immediately requested by the police or authorised officers of the Licensing Authority.

The CCTV system shall display the correct date and time stamping on any recordings and shall be capable of capturing clear facial recognition images and a clear head and shoulder image of every person entering or exiting the premises in any light.

c) Challenge 25

The 'Challenge 25' scheme shall be adopted and adhered to at all time so that any customer attempting to purchase alcohol who appears to be under the age of 25 shall be asked for proof of age. Acceptable proof of age shall include identification bearing the customer's photograph, date of birth and integral holographic mark or security measure (PASS approved proof of age card, photo-card Driving Licence and Passport). The sale must, not be made unless proof of age produced.

A sign stating "No proof of age – No sale" shall be displayed at the point of sale.

d) Incident Log

An Incident Log (written or electronic) shall be in operation and kept at the premises, which will record the following:

- I. Any complaints received
- II. Any incidents of crime and disorder
- III. Any faults in the CCTV system
- IV. Any visit by a relevant authority or emergency service

Entries recorded in this log shall be made within 24 hours of the incident occurring and this Log shall made available for inspection on request of police or authorised officers of the Licensing Authority

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e) Refusal Log

A Refusal Log (written or electronic) shall be in operation and kept at the premises, which will detail the date and time of any refused sale (of alcohol), the name of the person refusing the sale and a description of the person attempting to purchase alcohol. Entries recorded in this log shall be made within 24 hours of a refusal occurring. This Log shall be made available for inspection by police or authorised officers of the Licensing Authority.

f) Staff Training

All Staff and Managers involved in the sale of alcohol shall receive training commensurate to their role in respect of the Licensing Act 2003 upon induction and at least once every 12 months thereafter. This training will have particular regard to underage sales, proxy sales and drunk sales. All such training will be recorded in a Training Log (written or electronic) and signed by both the person receiving the training and countersigned by the DPS. This Training Log shall be kept and made available for inspection by police and authorised officers of the Licensing Authority upon request.

g) Alcohol deliveries

No alcohol deliveries will take place during the hours of midnight and 06:00 daily.

All alcohol deliveries will be carried out by an experienced company and shall not be made to public places. Deliveries of alcohol shall only be made to residential or to business addresses, where the relevant details of the purchaser have been recorded as part of the original sale.

The Challenge 25 policy will apply to deliveries and the person undertaking the delivery must be satisfied that the person receiving the alcohol is not under the age of 18 years. If in any doubt, the alcohol must be withheld. Information regarding refusals to sell alcohol and refusals to deliver alcohol shall be recorded and retained in useable form and made available to authorised officers upon request.

h) Spirits

Spirits must be kept behind the staff only till area.

2.5 Section 4 of the Hearing Pack is the Application Form

2.6 Section 5 of the Hearing Pack are the Application Plans which shows the area proposed to be licensed.

2.7 Section 6 is a location plan.

3 REPRESENTATIONS:

Responsible Authorities

3.1 There have been no representations from the responsible authorities.

Other Parties

The Authority has received one representation against the application. This is from:

- Alkington Parish Council

The Parish Council supports a local convenience store but has concerns about proposed 24-hour sale of alcohol and 24-hour opening. The Parish Council comments that the premises are located in a predominantly residential area and has concern that 24 hr sales could lead to an increase in noise and disturbance during the night at times where people reasonably expect a quiet environment. The Parish Council suggests that more appropriate times are 06:00 to 23:00 for sale of alcohol and opening hours.

4 THE HEARING:

4.1 The Hearing Panel should seek to focus on concerns and comments raised in the representations that are relevant to the licensing objectives and within the scope of the Licensing Act 2003.

4.2 The licensing objectives are:

- a) Prevention of crime and disorder
- b) Prevention of public nuisance
- c) Public safety
- d) Protection of children

4.5 The Hearing Panel may, with the consent of all parties to the hearing, allow the introduction of additional evidence at the hearing that supports or amplifies the existing representation or the application. However, the introduction of further representations to those disclosed to the applicant prior to the hearing will not be allowed.

4.6 Having considered the application and the representation the Hearing Panel may take the following actions:

- Refuse the application for a premises licence
- Grant the application in the terms applied for
- Grant the application with conditions or amendments

4.7 If the Hearing Panel decides to attach conditions to the Premises Licence, those conditions must be appropriate to promote the Act's objectives and proportionate to the type of premises.