



HILLINGDON  
LONDON



# NOTICE OF HEARING

## Licensing Sub-Committee

**Date:** MONDAY 8 DECEMBER 2025

**Time:** 10:00

**Venue:** COMMITTEE ROOM 6,  
CIVIC CENTRE, UXBRIDGE

**Meeting Details:** If this is a public hearing, then the public and press are welcome to attend and observe the meeting.

For safety and accessibility, security measures will be conducted, including searches of individuals and their belongings. Attendees must also provide satisfactory proof of identity upon arrival. Refusal to comply with these requirements will result in non-admittance.

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### Councillors on the Sub-Committee:

Councillor Darran Davies (Chair)  
Councillor Colleen Sullivan  
Councillor Kuldeep Lakhmana

### IMPORTANT INFORMATION

On receipt of this notice, you **MUST** notify the Committee Clerk (contact details below) by the following date:

**Thursday 4 December 2025**

If you don't notify you may lose your right to speak at the hearing. When notifying you must confirm:

- 1) Whether you intend to attend or to be represented by someone at the hearing;
- 2) If you consider a hearing to be unnecessary and;
- 3) Whether to request that another person attends (other than your representative) as a witness

**Published:** Friday, 21 November 2025

**Contact:** Liz Penny

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**Putting our residents first**

Lloyd White  
Head of Democratic Services  
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# Agenda

## CHAIRMAN'S ANNOUNCEMENTS

### Hearing Protocol

- 1 Apologies for Absence
- 2 Declarations of interest in matters coming before this meeting
- 3 To confirm that the items of business marked Part I will be considered in Public and items marked Part II will be considered in Private
- 4 Matters that have been notified in advance or urgent

### Part I - Members, Public and Press

	<b>Title of Report / Address of application</b>	<b>Ward</b>	<b>Time</b>	<b>Page</b>
<b>5</b>	Application for the grant of a Premises Licence: KFC Hayes Town, 60 Station Road, Hayes, UB3 4DF	Hayes Town	10:00	3 - 48

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## Order of proceedings – applications

The Chairman of the Sub-Committee will open the hearing by introducing the Councillors, explaining the purpose of the proceedings and the general procedure. The Chairman will then check that there are no additions or alterations to the list of those appearing at the hearing.

**Introduction by the Regulatory Services/Licensing Officer**



**The Applicant / Licence Holder**



**Responsible Authorities (if present)**



**Other Parties (residents etc...)**



### **DISCUSSION LED BY THE SUB-COMMITTEE**

The Chairman will lead the discussion. This will be a chance for all parties to provide comments on any submissions that have been made to the Sub-Committee.



**Closing remarks from each party**



**Sub-Committee deliberates**



**Chairman announces the decision**

The Council's Regulatory Services/Licensing Officer will introduce the report and will outline the matter before the Sub-Committee, giving any relevant background information. The Sub-Committee may ask questions of the officer.

The Applicant, licence holder or the person representing him/her will be invited to address the Sub-Committee. They will be allowed sufficient time to present his/her case. The Sub-Committee may ask questions.

Responsible Authorities will be invited to address the Sub-Committee and will be allowed sufficient time. The Sub-Committee may ask questions of the Responsible Authorities.

Other parties will be invited to address the Sub-Committee. Where there are a number of parties making similar representations the Chairman will expect the parties to nominate a spokesperson to make the representations and all will be allowed sufficient time. The Sub-Committee may ask questions of the Other Parties.

The Chairman will invite the Responsible Authorities and Other Parties to make brief closing remarks on the application. The Applicant / licence holder makes the final closing remarks.

The Sub-Committee will remain in the room to deliberate and make their decision, with only the Legal Advisor and the Clerk to the Sub-Committee remaining. All others present will be asked to leave the room. If the meeting is being broadcast, any filming will be stopped for this part.

Parties may return to the room when invited to do so and the Chairman will announce the decision. The Chairman will remind the Applicant / licence holder that the decision will be sent to them in writing. There can be no further questions or statements.

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# Agenda Item 5

**Application for the grant of a Premises Licence: KFC Hayes Town, 60 Station Road, Hayes, UB3 4DF**

<b>Committee</b>	Licensing Sub-Committee
<b>Officer Contact</b>	Licensing Team Manager – Daniel Ferrer 01895 277 753
<b>Papers with report</b>	<b>Appendix 1</b> - Application for the grant of a new premises licence <b>Appendix 2</b> - Plan of premises <b>Appendix 3</b> - Representation from the Licensing Authority <b>Appendix 4</b> - Representation from Cllr Gardner <b>Appendix 5</b> - Map of the area <b>Appendix 6</b> - 3 Photographs of the premises (Appendix 6a-c)
<b>Ward name</b>	<b>Hayes Town</b>

## 1.0 SUMMARY

To consider an application for the grant of a new premises licence as seen in **Appendix 1** in respect of **KFC Hayes Town, 60 Station Road, Hayes, UB3 4DA**. This application has attracted representations, from the Licensing Authority as a Responsible Authority and a Ward Councillor. The plan of the premises is attached here as **Appendix 2**.

## 2.0 RECOMMENDATION

That the Licensing Sub-Committee consider this application for the grant of a new premises licence in respect of **KFC Hayes Town, 60 Station Road, Hayes, UB3 4DA**.

## 3.0 APPLICATION

This new premises licence application has been submitted by John Gaunt & Partners Licensing Solicitors acting on behalf of the applicant TRC Realty Limited.

### 3.1 Type of application applied for

New premises licence application pursuant to Section 17 of Licensing Act 2003.

### 3.2 Description of the premises

The premises is a fast-food venue that provides consumption on the premises and operates as a takeaway. The premises currently provide hot food and drink every day of the week from 10:00 hours to 23:00 hours.

The premises is situated on a busy road that has a number of restaurants and fast-food outlets. In addition, there are a number of off-licences, pubs and gambling premises close by.

### 3.3 Licensable Activities

<u>Activity</u>		<u>Proposed for new premises licence</u>
Late Night Refreshment	Indoors	x



### 3.4 Opening Hours and proposed hours for licensable activity

	Late Night Refreshment
<b>Monday</b>	23:00 - 02:00
<b>Tuesday</b>	23:00 - 02:00
<b>Wednesday</b>	23:00 - 02:00
<b>Thursday</b>	23:00 - 02:00
<b>Friday</b>	23:00 - 02:00
<b>Saturday</b>	23:00 - 02:00
<b>Sunday</b>	23:00 - 02:00

	Opening Hours of The Premises
<b>Monday</b>	10:00 – 02:00
<b>Tuesday</b>	10:00 – 02:00
<b>Wednesday</b>	10:00 – 02:00
<b>Thursday</b>	10:00 – 02:00
<b>Friday</b>	10:00 – 02:00
<b>Saturday</b>	10:00 – 02:00
<b>Sunday</b>	10:00 – 02:00

### 3.5 Other licensed premises nearby

Premises	Activities Authorised	Times Authorised
Ginger & Spice 58 Station Road Hayes UB3 4DF	<b>Sale of Alcohol – On and Off supplies</b>	<b>Sale of alcohol</b> Sunday -Thursday from 11.00 hours until 23.00

	<b>Late Night Refreshment (Indoors)</b>	Friday and Saturday from 11.00 hours until 00.00  <b>Late Night Refreshment</b> Friday and Saturday 23.00 hours until 00.00 hours
Save More Super Store 75 Station Road Hayes UB3 4BG	<b>Sale of alcohol – Off supplies only</b>	Monday to Sunday 08.00 hours to 00:00 hours.
McDonalds 22-24 Station Road Hayes UB3 4DA	<b>Late Night Refreshment</b>	Monday to Sunday 23.00 hours to 00:00 hours.
Iceland 25-37 Station Road Hayes UB3 4DX	<b>Sale of alcohol – Off supplies only</b>	Monday to Sunday 07:00 hours to 23:00 hours.
Sofia's Superstore 38 Station Road Hayes UB3 4DD	<b>Sale of alcohol – Off supplies only</b>	Monday to Sunday 09.00 hours to 21:30 hours.
The Old Crown 81 Station Road Hayes UB34BG	<b>Sale of alcohol – on and off sales only</b>  <b>Regulated entertainment.</b>  <b>Late night refreshment</b>	<b>Regulated Entertainment:</b> From 10.00 hours until 00.00 hours every day  <b>Provision of late-night refreshment:</b> From 23.00 hours until 01.00 hours the following day, every day.  <b>Sale of alcohol</b> From 10.00 hours until 01.00 hours the following day, every day
Chixy's Grill 1 Clayton Road Hayes UB3 1AX	<b>Late night refreshment</b>	Sunday -Thursday from 23.00 hours until 00.00 Friday and Saturday from 23.00 hours until 01.00
Cherry Express Food & Wine 4 Clayton Road Hayes UB3 1AY	<b>Sale of alcohol – Off supplies only</b>	Monday to Sunday 07.00 hours to 23:00 hours.
Yangs 5 Clayton Road Hayes UB3 1AX	<b>Sale of alcohol – On supplies only</b>	<b>Sale of alcohol</b> Monday to Saturday 10.00 hours to 00:00 hours. Sunday 12:00 hours to 23:30 hours.  <b>Late-night refreshment</b>

		From 23.00 until 30 minutes after the terminal time for the sale of alcohol.
Falooda Wala 8-10 Clayton Road Hayes UB3 1AZ	<b>Late Night Refreshment</b>	<b>Late night refreshment</b> Monday to Thursday 23.00 hours to 01.00 hours. Friday to Sunday 23.00 to 02.00.
Captain Morgans 9 Clayton Road Hayes UB3	<b>Sale of alcohol – on and off sales only</b>  <b>Regulated entertainment.</b>  <b>Late night refreshment</b>	<b>Sale of alcohol:</b> Monday to Thursday 11:00 hours to 00:00 hours. Friday & Saturday 11:00 hours to 02:00 hours. Sunday 12:00 to 02:00 hours.  <b>Regulated Entertainment:</b> Monday to Thursday 18:00 hours to 23:00 hours. Friday & Saturday 18:00 hours to 01:00 hours. Sunday 12:00 to 01:00 hours.  <b>Provision of late-night refreshment:</b> Monday to Thursday 23:00 hours to 00:30 hours. Friday, Saturday & Sunday 23:00 hours to 02:00 hours.

### 3.6 Operating Schedule and Conditions

Section M of the operating schedule of the application in **Appendix 1** demonstrates the steps the applicant proposes to take to promote the licensing objectives.

## 4.0 **CONSULTATION**

### 4.1 Closing date for representations

11<sup>th</sup> November 2025.

## 5.0 **REPRESENTATIONS**

5.1 A Representation was received from the Licensing Authority acting as Responsible Authority.

5.2 In addition, a representation was received from a local Ward Councillor, Janet Gardner.

<b>Interested Parties/Responsible Authority</b>	<b>Ground for Representation</b>	<b>Appendix</b>
Licensing Authority – Lois King	Prevention of Crime and Disorder Prevention of Public Nuisance Protection of Children from Harm	<b>Appendix 3</b>
Cllr Janet Gardner	Public Safety Prevention of Public Nuisance	<b>Appendix 4</b>

## 6.0 **BACKGROUND INFORMATION**

6.1 A map of the area is attached as **Appendix 5**.

6.2 3 Photographs of the exterior of the premises are attached as **Appendices 6a, 6b and 6c**.

6.3 There have been no recorded Members' Enquires for this premises.

6.4 Hayes & Harlington Station is about a 3 minutes' walk south of the premises going along Station Road over the Grand Union Canal. St Anselm's Hayes is the closest church – 3 buildings north of the premises.

## **7.0 RELEVANT SECTIONS OF S.182 GUIDANCE**

### **7.1 Where representations are made**

**At paragraph 9.3** it states that "Where a representation concerning the licensing objectives is made by a responsible authority about a proposed operating schedule and it is relevant (see paragraphs 9.4 to 9.10), the licensing authority's discretion will be engaged. It will also be engaged if another person makes relevant representations to the licensing authority, which are also not frivolous or vexatious (see paragraphs 9.4 to 9.10). Relevant representations can be made in opposition to or in support of, an application and can be made by any individual, body or business that has grounds to do so.

### **7.2 Relevant, vexatious and frivolous representations**

**At paragraph 9.4** it states that "A representation is "relevant" if it relates to the likely effect of the grant of the licence on the promotion of at least one of the licensing objectives. For example, a representation from a local businessperson about the commercial damage caused by competition from new licensed premises would not be relevant. On the other hand, a representation by a businessperson that nuisance caused by new premises would deter customers from entering the local area, and the steps proposed by the applicant to prevent that nuisance were inadequate, would be relevant. In other words, representations should relate to the impact of licensable activities carried on from premises on the objectives. For representations in relation to variations to be relevant, they should be confined to the subject matter of the variation. There is no requirement for a responsible authority or other person to produce a recorded history of problems at premises to support their representations, and in fact this would not be possible for new premises."

**At paragraph 9.9** it states that "It is recommended that, in borderline cases, the benefit of the doubt about any aspect of a representation should be given to the person making the representation. The subsequent hearing would then provide an opportunity for the person or body making the representation to amplify and clarify it."

### **7.3 Determining actions that are appropriate for the promotion of the licensing objectives**

**At paragraph 9.42** it states that "Licensing authorities are best placed to determine what actions are appropriate for the promotion of the licensing objectives in their areas. All licensing determinations should be considered on a case-by-case basis. They should take into account any representations or objections that have been received from responsible authorities or other persons, and representations made by the applicant or premises user as the case may be".

**At paragraph 9.43** it states that "The authority's determination should be evidence-based, justified as being appropriate for the promotion of the licensing objectives and proportionate to what it is intended to achieve".

**At paragraph 9.44** it states that "Determination of whether an action or step is appropriate for the promotion of the licensing objectives requires an assessment of what action or step would be suitable to achieve that end. While this does not therefore require a licensing authority to decide that no lesser step will achieve the aim, the authority should aim to consider the potential burden that the condition would impose on the premises licence holder (such as the financial burden due to restrictions on licensable activities) as well as the potential benefit in terms of the promotion of the licensing objectives.

However, the Revised Guidance issued under section 182 of the Licensing Act 2003 informs that it is imperative that the authority ensures that the factors which form the basis of its determination are limited to

consideration of the promotion of the objectives and nothing outside those parameters. As with the consideration of licence variations, the licensing authority should consider wider issues such as other conditions already in place to mitigate potential negative impact on the promotion of the licensing objectives and the track record of the business.

Further advice on determining what is appropriate when imposing conditions on a licence or certificate is provided in Chapter 10. The licensing authority is expected to come to its determination based on an assessment of the evidence on both the risks and benefits either for or against making the determination".

## **7.4 Proportionality**

**At paragraph 10.2** it states, "Conditions include any limitations or restrictions attached to a licence or certificate and essentially are the steps or actions that the holder of the premises licence or the club premises certificate will be required to take or refrain from taking in relation to the carrying on of licensable activities at the premises in question.

Failure to comply with any condition attached to a licence or certificate is a criminal offence, which on conviction is punishable by an unlimited fine or up to six months' imprisonment. The courts have made clear that it is particularly important that conditions which are imprecise or difficult for a licence holder to observe should be avoided."

**At paragraph 10.8** it states, "The licensing authority may not impose any conditions unless its discretion has been exercised following receipt of relevant representations and it is satisfied as a result of a hearing (unless all parties agree a hearing is not necessary) that it is appropriate to impose conditions to promote one or more of the four licensing objectives.

In order to promote the crime prevention licensing objective conditions may be included that are aimed at preventing illegal working in licensed premises. This provision also applies to minor variations."

**At paragraph 10.9** It is possible that in some cases no additional conditions will be appropriate to promote the licensing objectives.

**At paragraph 10.10** it states that "The 2003 Act requires that licensing conditions should be tailored to the size, type, location and characteristics and activities taking place at the premises concerned. Conditions should be determined on a case-by-case basis and standardised conditions which ignore these individual aspects should be avoided.

For example, conditions should not be used to implement a general policy in a given area such as the use of CCTV, polycarbonate drinking vessels or identity scanners where they would not be appropriate to the specific premises. Conditions that are considered appropriate for the prevention of illegal working in premises licensed to sell alcohol or late-night refreshment might include requiring a premises licence holder to undertake right to work checks on all staff employed at the licensed premises or requiring that a copy of any document checked as part of a right to work check, either physical or digital (e.g. copy of any document checked or a clear copy of the online right to work check) is retained at the licensed premises. Licensing authorities and other responsible authorities should be alive to the indirect costs that can arise because of conditions.

These could be a deterrent to holding events that are valuable to the community or for the funding of good and important causes. Licensing authorities should therefore ensure that any conditions they impose are only those which are appropriate for the promotion of the licensing objectives".

## **7.5 Hours of Trading**

**At paragraph 10.13** it states "The Government acknowledges that different licensing strategies may be appropriate for the promotion of the licensing objectives in different areas. The 2003 Act gives the licensing authority power to make decisions about the hours during which premises can conduct licensable activities as part of the implementation of its licensing policy statement.



Licensing authorities are best placed to make decisions about appropriate opening hours in their areas based on their local knowledge and in consultation with responsible authorities. However, licensing authorities must always consider each application and must not impose predetermined licensed opening hours, without giving individual consideration to the merits of each application”.

**At paragraph 10.14** it states, “Where there are objections to an application to extend the hours during which licensable activities are to be carried on and the licensing authority determines that this would undermine the licensing objectives, it may reject the application or grant it with appropriate conditions and/or different hours from those requested.”

**At paragraph 10.15** it 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.”

## **7.6 Licensing Hours**

**At paragraph 14.51** With regard to licensing hours, the Government acknowledges that different licensing approaches may be appropriate for the promotion of the licensing objectives in different areas. The 2003 Act gives the licensing authority power to make decisions regarding licensed opening hours as part of the implementation of its licensing policy statement and licensing authorities are best placed to make such decisions based on their local knowledge and in consultation with other responsible authorities. However, licensing authorities must always consider each application and must not impose predetermined licensed opening hours, without giving individual consideration to the merits of each application.

**At paragraph 14.52** Statements of licensing policy should set out the licensing authority’s approach regarding licensed opening hours and the strategy it considers appropriate for the promotion of the licensing objectives in its area. The statement of licensing policy should emphasise the consideration which will be given to the individual merits of an application. The Government recognises that licensed premises make an important contribution to our local communities and has given councils a range of tools to effectively manage the different pressures that licensed premises can bring. In determining appropriate strategies around licensed opening hours, licensing authorities cannot seek to restrict the activities of licensed premises where it is not appropriate for the promotion of the licensing objectives to do so.

## **7.7 The Need for Licensed Premises**

**At paragraph 14.19** 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.

## **8.0 RELEVANT SECTIONS OF HILLINGDON’S LICENSING POLICY**

### **8.1 Licensing Objectives – The Prevention of Crime and Disorder**

**At paragraph 12.1** Licensed premises, especially those offering late night/early morning entertainment, alcohol and refreshment, can be a source of crime and disorder. The Licensing Authority will expect operating schedules to satisfactorily address these issues from the design of the premises through to the daily operation of the business. Applicants are recommended to seek advice from the Police Licensing Officer and Licensing Authority Officers prior to making any application as early advice can alleviate representations being made once an application is submitted. Full contact details for both are contained within the Responsible Authorities contact in appendix B.

**At paragraph 12.3** Where a number of premises may be in close proximity it may be difficult to attribute the disorder to patrons of particular premises, however there is a duty on Premises Licence Holders or Club Management Committees to act responsibly to ensure their own customers do not contribute to crime and disorder whilst in their premises and in the vicinity of their premises.

**At paragraph 12.6** Applications referred to the Licensing Sub-Committee where relevant representations have been received will be determined on the individual merit of each case. The Licensing Sub-Committee has the power to impose specific conditions when considered appropriate in respect of the Crime and Disorder objective.

## **8.2 Licensing Objectives – Public Safety**

**At paragraph 13.5** Applications referred to the Licensing Sub-Committee will be determined on the individual merit of each case. The Licensing Sub-Committee have the power to impose specific conditions when considered necessary in respect of the Public Safety objective.

## **8.3 Licensing Objectives – The Prevention of Public Nuisance**

**At paragraph 14.1** Licensing Sub Committees will be mindful that licensed premises, especially those operating late at night and in the early hours of the morning, can cause a range of nuisances impacting on people living, working or sleeping in the vicinity of the premises. When addressing public nuisance the applicant should identify any particular issues that are likely to affect adversely the promotion of the licensing objective to prevent public nuisance. They should then include in the operating schedule how they will deal with those matters. The concerns mainly relate to noise nuisance from within the premises or from the use of any outside areas, light pollution, smoke and noxious smells. This may also include patrons outside a premises and the dispersal of customers. Due regard will be given to the impact these may have and the Licensing Authority will expect operating schedules to satisfactorily address these issues.

**At paragraph 14.7** Applications referred to the Licensing Sub-Committee will be determined on the individual merit of each case. The Licensing Sub-Committee have the power to impose specific conditions when considered necessary in respect of the Prevention of Public Nuisance objective.

## **8.4 Licensing Objectives – The Protection of Children from Harm**

**At paragraph 15.10** Applications referred to the Licensing Sub-Committee will be determined on the individual merit of each case. The Licensing Sub-Committee have the power to impose specific conditions when considered necessary in respect of the Protection of Children from Harm objective.

## **8.5 Representations**

**At paragraph 19.2** Representations can be made to the Council, as Licensing Authority, by a 'Responsible Authority' or by 'Interested Parties' which include individuals such as residents or bodies such as a resident's association, trade associations and other businesses operating. Representations can be made concerning:

- Applications for new premises licences or club premises certificates
- Applications to vary premises licences or club premises certificates
- Personal licence applications on criminal grounds (only by the Police)

**At paragraph 19.9** The 2003 Act also permits Elected Members to make representations on their own behalf as well as on behalf of their constituents. Members of the public who are making representations may also request that their Ward Councillor speaks on their behalf at public hearings to determine applications .

**At paragraph 19.11** Written representations include letters and emails. Representations received after the end of the public consultation period cannot legally be accepted and will not be considered by the Licensing Authority.

**At paragraph 19.12** Representations must contain;

- a) The name, full address & post code, of the person making them;
- b) The reasons for their representation;
- c) Which of the four Licensing Objectives the representation relates to i.e. crime and disorder; public nuisance; public safety; and/or protection of children from harm. .

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Part I – Public

**At paragraph 19.14** Representations based on 'Need' for licensed premises, concerns the commercial demand for another pub, restaurant, off licence or hotel. This is not a matter for the Licensing Authority in discharging its licensing functions. 'Need' is a matter for planning committees and for the market. Representations made on the basis of need are likely to be rejected. .

**At paragraph 19.15** All valid representations will form part of a committee report that will become a public document. It will be given to the applicant, their agent, responsible authorities, other persons making representations and any other party requesting a copy as well as the Licensing Sub-committee 10 working days prior to the hearing. Anonymous representations will not be accepted.

## **8.6 Licensing Hours**

**At paragraph 27.1** Prior to the introduction of the 2003 Act, it was believed that fixed and artificially early closing times (established under the Licensing Act 1964) were one of the key causes of rapid binge drinking prior to closing times and one of the causes of disorder and disturbance when large number of customers were required to leave the premises simultaneously.

**At paragraph 27.2** The aim through promotion of the licensing objectives should be to reduce the potential for concentrations and achieve a slower dispersal of people from licensed premises through flexible opening times.

**At paragraph 27.3** Arbitrary restrictions that would undermine the principle of flexibility will therefore be avoided. The four licensing objectives will be paramount at all times and the Council will always consider the individual merits of each case.

**At paragraph 27.4** In accordance with guidance there is no fixed restriction on terminal hours for any particular areas of the borough. Such a restriction could cause the migration of patrons from one area to another and create the circumstances that the legislation is attempting to avoid. Each application will be dealt with on its merits. It is for the applicants to detail in their Operating Schedule exactly what times they intend to open and close the premises and what measures they will take to ensure that they do not cause nuisance or disturbance to their neighbours in the vicinity. The later the terminal hour applied for, the greater will be the need to address the issues of disturbance and nuisance.

**At paragraph 27.5** Shops, stores and supermarkets licensed to sell alcohol will normally be allowed to do so for the full duration of their trading hours. Restrictions may be applied, for example where representations are made indicating the particular premises or patrons of the premises are linked to disorder and or disturbance.

## **8.7 Licence Conditions**

**At paragraph 22.1** Conditions on premises licences and club certificates are determined by:

- The measures put forward on the Operating Schedule
- Mandatory conditions within the 2003 Act (current list included at Appendix G)
- Measures decided at a hearing by the Licensing Sub-Committee

**At paragraph 22.2** Conditions attached to licences by the Licensing Authority that have been proposed by the applicant in their operating schedule should be consistent with the steps set out in the operating schedule. This means that the effect of these conditions should be substantially the same as that intended by the terms of the operating schedule.

**At paragraph 22.3** Any conditions attached to licences following relevant representations will focus on matters within the control of the Premises Licence Holder or Club Management Committees. They will address matters which have a direct impact on those living, working or engaged in normal activities in the vicinity, as well as patrons of the licensed premises.

They will not be used as a means of attempting to attach responsibility to Premises Licence Holders or Club Management Committees for matters outside their reasonable control, such as anti-social behaviour once away from the premises or licensable activity. Conditions imposed by the Licensing Authority shall be appropriate, reasonable, and proportionate and should be determined on a case-by-case basis.

**At paragraph 22.4** The Licensing Authority will not impose standard conditions upon every licence issued; however, it may have regard to model conditions produced by the Government and/or the Institute of Licensing and it may choose to impose these in appropriate circumstances.

## **9.0 LEGAL CONSIDERATIONS**

9.1 When considering an application for a grant of a new Premises Licence, the Sub-Committee shall carry out its functions with a view to taking steps it considers appropriate for promoting the licensing objectives. The licensing objectives are:

- Prevention of crime and disorder
- Public Safety
- Prevention of public nuisance
- Protection of children from harm

9.2 Members should note that each objective is of equal importance. There are no other licensing objectives, and the four objectives are paramount considerations at all times.

9.3 An application for a new premises licence may be made pursuant to s.16 and s.17 of the Act, and with regard to the Licensing Act 2003 (Premises licences and club premises certificates) Regulations 2005/42 and the licensing Act 2003 (Fees) Regulations 2005/79.

9.4 The Sub-Committee must ensure that all licensing decisions:

- Have a direct relationship to the promotion of one or more of the four licensing objectives
- Have regard to the Council's statement of licensing policy
- Have regard to the Secretary of State guidance
- Must not be subject to a blanket policy to the extent that it is applied so rigidly that an exercise of discretion in each individual case is precluded

9.5 Where relevant representations are made, the Licensing Authority must hold a hearing to determine the application, unless all are agreed that such a hearing is unnecessary s.18(3)(a) Licensing Act 2003.

9.6 Relevant representations are those that relate to the effect of the granting of the application on the promotion of the licensing objectives made by an interested party or responsible authority that have not been withdrawn and are not, in the opinion of the relevant licensing authority, frivolous or vexatious s.18(7) Licensing Act 2003.

9.7 The Sub-Committee can only consider matters within the application that have been raised through representations from interested parties and responsible authorities. Interested parties must live within the vicinity of the premises. All applications will be decided on a case-by-case basis.

9.8 Following a hearing, the Sub-Committee must consider all relevant representations, and having taken into account the promotion of the licensing objectives, under s.18(3)(b) and (4) Licensing Act 2003, a decision can be taken: -

- i. To grant the licence, subject to the mandatory conditions and conditions consistent with the operating schedule;
- ii. To impose additional relevant conditions to such an extent as is considered necessary for the promotion of the licensing objectives;

- iii. To exclude any of the licensable activities to which the application relates;
  - iv. To amend the times for all or some of the licensable activities;
  - v. To refuse to specify a person in the licence as the premises supervisor;
  - vi. To reject the application.
- 9.9 Conditions will not be necessary if they duplicate a current statutory requirement. The licensing Authority may therefore only impose such conditions that are necessary to promote the licensing objectives arising out of the consideration of the representations.
- 9.10 If the Sub-Committee determines that it is necessary to modify the conditions, or to refuse the application for a Premises Licence application, it must give reasons for its decision.
- 9.11 The Council in its capacity as Licensing Authority has a duty to have regard to its public sector equality duty under s.149 of the Equality Act 2010. In summary s.149 provides that a Public Authority must, in the exercise of its functions, have due regard to the need to:
- i. Eliminate discrimination harassment, victimisation and any other conduct that is prohibited by or under this Act;
  - ii. Advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it; and
  - iii. Foster good relations between persons who share relevant protected characteristics and persons who do not.
- 9.12 Section 149(7) of the Equality Act 2010 defines nine relevant protected characteristics these are:
- i. age
  - ii. gender reassignment
  - iii. being married or in a civil partnership
  - iv. being pregnant or on maternity leave
  - v. disability
  - vi. race including colour, nationality, ethnic or national origin
  - vii. religion or belief
  - viii. sex
  - ix. sexual orientation
- 9.13 Officers have provided the Sub-Committee with recommendations related to this application. Subject to the above-mentioned factors having been properly considered, the Sub-Committee may depart from the recommendations if there are good reasons for doing so. The Sub-Committee is advised that such departures could give rise to an appeal or judicial review.
- 9.14 Interested parties, Responsible Authorities and the Applicant have the right to appeal the decision of the Licensing Sub-Committee to the Magistrates' Court within a period of 21 days beginning with the day on which the applicant was notified by the Licensing Authority of the decision to be appealed against.



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## Application for a premises licence to be granted under the Licensing Act 2003

### PLEASE READ THE FOLLOWING INSTRUCTIONS FIRST

Before completing this form please read the guidance notes at the end of the form. If you are completing this form by hand please write legibly in block capitals. In all cases ensure that your answers are inside the boxes and written in black ink. Use additional sheets if necessary.

You may wish to keep a copy of the completed form for your records.

**We TRC Realty Limited apply for a premises licence under section 17 of the Licensing Act 2003 for the premises described in Part 1 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**

#### Part 1 – Premises details

Postal address of premises or, if none, ordnance survey map reference or description  KFC Hayes Town, 60 Station Road,	
Post town Hayes	Post code UB3 4DF

Telephone number of premises (if any)

Non-domestic rateable value of premises

#### Part 2 – Applicant Details

Please state whether you are applying for a premises licence as

a) An individual or individuals\*

Please tick ✓

☐

please complete section (A)

b) a person other than an individual\*

- i. as a limited company
- ii. as a partnership
- iii. as an unincorporated association or
- iv. other (for example a statutory corporation)

☒

please complete section (B)

☐

please complete section (B)

☐

please complete section (B)

☐

please complete section (B)

c) a recognised club

☐

please complete section (B)

d) a charity

☐

please complete section (B)

e) the proprietor of an educational establishment

☐

please complete section (B)

f) a health service body

☐

please complete section (B)

g) a person who is registered under Part 2 of the Care Standards Act 2000 (c14) in respect of an independent hospital

☐

please complete section (B)

h) the chief officer of police of a police force in England and Wales

☐

please complete section (B)

\* If you are applying as a person described in (a) or (b) please confirm:

Please tick ☐ yes

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

**(A) INDIVIDUAL APPLICANTS (fill in as applicable)**

Mr ☐ Mrs ☐ Miss ☐ Ms ☐ Other title (For example, Rev) ☐

Surname

First names

Date of Birth:

I am 18 years old or over

Please tick

☐

Nationality:

Where applicable (if demonstrating a right to work via the Home Office online right to work checking service), the 9-digit 'share code' provided to the applicant by that service (please see note 15 for information)

Current postal address if different from premises address

Post Town

Postcode

Daytime contact telephone number

Email address (optional)

**Second Individual Applicant (if applicable)**

Mr ☐ Mrs ☐ Miss ☐ Ms ☐ Other title (For example, Rev) ☐

Surname

First names

Date of Birth:

I am 18 years old or over

Please tick

☐

Nationality:

Where applicable (if demonstrating a right to work via the Home Office online right to work checking service), the 9-digit 'share code' provided to the applicant by that service (please see note 15 for information)

Current postal address if different from premises address

Post Town

Postcode

Daytime contact telephone number

Email address (optional)

**(B) OTHER APPLICANTS**

Please provide name and registered address of applicant in full. Where appropriate please give any registered number. In case of a partnership or other joint nature (other than a body corporate), please give the name and address of each party concerned.

Name TRC Realty Limited T/A KFC
Address 168 Church Road, Hove, East Sussex, BN3 2DL
Registered number (where applicable) 05284328
Description of applicant (for example, partnership, company, unincorporated association etc.) Limited Company
Telephone number (if any) C/O 0114 2668664
E-mail address (optional) [REDACTED]

**Part 3 – Operating Schedule**

When do you want the premises licence to start?

Day      Month      Year

A	S	A	P				
---	---	---	---	--	--	--	--

If you wish the licence to be valid only for a limited period, when do you want it to end?

Day      Month      Year

--	--	--	--	--	--	--	--

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

N/A

**Please give a general description of the premises (please read guidance note 1)**

The Applicant is an knowledgeable and diligent operator with over 20 years' experience in operating takeaway and fast food venues, who is apply for the grant of a new Premises Licence in respect of this site.

The Applicant is applying to permit the premises to sell late night food and beverages between the hours of 23:00 and 02:00 the following morning, with the premise to close at that time.

In this regard we have enclosed a copy of the layout plans for the application.

It is the Applicant's position that this application will have minimal effect on the promotion of the licensing objectives and the operating schedule has been completed on this basis.

The Applicant believes that the impact on these premises on the promotion of the licensing objectives is minimal and therefore the operating schedule has been drafted on that basis.



**What licensable activities do you intend to carry on from the premises?**

(Please see sections 1 and 14 of the Licensing Act 2003 and Schedule 1 and 2 to the Licensing Act 2003)

Please tick ☐ yes**Provision of regulated entertainment (please read guidance note 2)**

- a) Plays (if ticking yes, fill in box A) ☐
- b) Films (if ticking yes, fill in box B) ☐
- c) indoor sporting events (if ticking yes, fill in box C) ☐
- d) boxing or wrestling entertainment (if ticking yes, fill in box D) ☐
- e) live music (if ticking yes, fill in box E) ☐
- f) recorded music (if ticking yes, fill in box F) ☐
- g) performances of dance (if ticking yes, fill in box G) ☐
- h) anything of a similar description to that falling within (e), (f) or (g) (if ticking yes, fill in box H) ☐

**Provision of late night refreshment** (if ticking yes, fill in box I) ☒**Supply of alcohol** (if ticking yes, fill in box J) ☐**In all cases complete boxes K, L and M****A**

Plays Standard days and timings (please read guidance note 7)			Will the performance of a play take place indoors or outdoors or both – please tick {Y} (please read guidance note 3).	Indoors	
				Outdoors	
				Both	
Day	Start	Finish	Please give further details here (please read guidance note 4)		
Mon					
Tue					
Wed			State any seasonal variations for performing plays (please read guidance note 5)		
Thur					
Fri					
Sat			Non standard timings. Where you intend to use the premises for the performance of plays at different times to those listed in the column on the left, please list (please read guidance note 6)		
Sun					

**B**

Films Standard days and timings (please read guidance note 7)			Will the exhibition of films take place indoors or outdoors or both – please tick {Y}(please read guidance note 3).	Indoors	
				Outdoors	
				Both	
Day	Start	Finish	Please give further details here (please read guidance note 4)		
Mon					
Tue					
Wed			State any seasonal variations for the exhibition of films (please read guidance note 5)		
Thur					
Fri					
Sat			Non standard timings. Where you intend to use the premises for the exhibition of films at different times to those listed in the column on the left, please list (please read guidance note 6)		
Sun					

**C**

Indoor sporting events Standard days and timings (please read guidance note 7)			Please give further details (please read guidance note 4)		
Day	Start	Finish			
Mon					
Tue			State any seasonal variations for indoor sporting events (please read guidance note 5)		
Wed					
Thur					
Fri			Non standard timings. Where you intend to use the premises for indoor sporting events at different times to those listed in the column on the left, please list (please read guidance note 6)		
Sat					
Sun					

**D**

Boxing or wrestling entertainment Standard days and timings (please read guidance note 7)			Will the boxing or wrestling entertainment take place indoors or outdoors or both – please tick {Y}(please read guidance note 3).	Indoors	
				Outdoors	
				Both	
Day	Start	Finish	Please give further details here (please read guidance note 4)		
Mon					
Tue					
Wed			State any seasonal variations for boxing or wrestling entertainment (please read guidance note 5)		
Thur					
Fri					
Sat			Non standard timings. Where you intend to use the premises for boxing or wrestling entertainment at different times to those listed in the column on the left, please list (please read guidance note 6)		
Sun					

**E**

Live music Standard days and timings (please read guidance note 7)			Will the performance of live music take place indoors or outdoors or both – please tick {Y}(please read guidance note 3).	Indoors	
				Outdoors	
				Both	
Day	Start	Finish	Please give further details here (please read guidance note 4)		
Mon					
Tue					
Wed			State any seasonal variations for the performance of live music (please read guidance note 5)		
Thur					
Fri					
Sat			Non standard timings. Where you intend to use the premises for the performance of live music at different times to those listed in the column on the left, please list (please read guidance note 6)		
Sun					

## F

Recorded music Standard days and timings (please read guidance note 7)			Will the playing of recorded music take place indoors or outdoors or both – please tick {Y} (please read guidance note 3).	Indoors	
				Outdoors	
				Both	
Day	Start	Finish	Please give further details here (please read guidance note 4)		
Mon					
Tue					
Wed			State any seasonal variations for playing recorded music (please read guidance note 5)		
Thur					
Fri					
Sat			Non standard timings. Where you intend to use the premises for the playing of recorded music entertainment at different times to those listed in the column on the left, please list (please read guidance note 6)		
Sun					

## G

Performances of dance Standard days and timings (please read guidance note 7)			Will the performance of dance take place indoors or outdoors or both – please tick {Y} (please read guidance note 3).	Indoors	
				Outdoors	
				Both	
Day	Start	Finish	Please give further details here (please read guidance note 4)		
Mon					
Tue					
Wed			State any seasonal variations for the performance of dance (please read guidance note 5)		
Thur					
Fri					
Sat			Non standard timings. Where you intend to use the premises for the performance of dance entertainment at different times to those listed in the column on the left, please list (please read guidance note 6)		
Sun					

## H

Anything of a similar description to that falling within (e), (f) or (g) Standard days and timings (please read guidance note 7)			Please give a description of the type of entertainment you will be providing	
Day	Start	Finish	Will this entertainment take place indoors or outdoors or both – please tick {Y} (please read guidance note 3).	Indoors
				Outdoors
				Both
Mon			Please give further details here (please read guidance note 4)	
Tue				
Wed				
Thur			State any seasonal variations for entertainment of a similar description to that falling within (e), (f) or (g) (please read guidance note 5)	
Fri				
Sat			Non standard timings. Where you intend to use the premises for the entertainment of similar description to that falling within (e), (f) or (g) at different times to those listed in the column on the left, please list (please read guidance note 6)	
Sun				

## I

Late night refreshment Standard days and timings (please read guidance note 7)			Will the provision of late night refreshment take place indoors or outdoors or both – please tick {Y} (please read guidance note 3).	Indoors	✓
				Outdoors	
				Both	
Day	Start	Finish	Please give further details here (please read guidance note 4)		
Mon	23:00	02:00			
Tue	23:00	02:00			
Wed	23:00	02:00	State any seasonal variations for the provision of late night refreshment (please read guidance note 5)		
Thur	23:00	02:00			
Fri	23:00	02:00	Non standard timings. Where you intend to use the premises for the provision of late night refreshment at different times, to those listed in the column on the left, please list (please read guidance note 6)		
Sat	23:00	02:00			
Sun	23:00	02:00			

## J

Supply of alcohol Standard days and timings (please read guidance note 7)			Will the supply of alcohol be for consumption (Please tick box Y) (please read guidance note 8)	On the premises	
				Off the premises	
				Both	
Day	Start	Finish	State any seasonal variations for the supply of alcohol (please read guidance note 5)		
Mon					
Tue					
Wed					
Thur			Non-standard timings. Where you intend to use the premises for the supply of alcohol at different times to those listed in the column on the left, please list (please read guidance note 6)		
Fri					
Sat					
Sun					
			To permit sale of alcohol and such regulated entertainment as authorised hereunder until <b>xxxx</b> on Friday, Saturday, Sunday and Monday at bank holiday weekends, Christmas Eve, Boxing Day New Years Day and All Saints Days.		
			New Years Eve: 10:00 to New Years Day – terminal hour as proposed		

<p><b>State the name and details of the individual whom you wish to specify on the licence as premises supervisor</b></p> <p><b>Name:</b> NOT REQUIRED .....</p> <p><b>Date of Birth:</b> .....</p> <p><b>Address:</b> .....</p> <p>.....</p> <p><b>Postcode:</b> .....</p> <p><b>Personal Licence number (if known):</b> .....</p> <p><b>Issuing licensing authority (if known):</b> .....</p>
---

## K

<p>Please highlight any adult entertainment or services, activities, other entertainment or matters ancillary to the use of the premises that may give rise to concern in respect of children (please read guidance note 9)</p> <p>NONE</p>
---

## L

Hours premises are open to the public Standard days and timings (please read guidance note 7)			State any seasonal variation (please read guidance note 5)
Day	Start	Finish	
Mon	10:00	02:00	Non standard timings. Where you intend to use the premises to be open to the public at different times from those listed in the column on the left, please list (please read guidance note 6)
Tue	10:00	02:00	
Wed	10:00	02:00	
Thur	10:00	02:00	
Fri	10:00	02:00	
Sat	10:00	02:00	
Sun	10:00	02:00	

## M

Describe the steps you intend to take to promote the four licensing objectives:

### a) General – all four licensing objectives (b,c,d,e) (please read guidance note 10)

--

### b) The prevention of crime and disorder

1. If a CCTV system is installed at the premises, it shall be maintained in an effective working order and made available within a reasonable time upon request.

### c) Public safety

1. All doorways, passageways, staircases and any parts of the premises forming the means of escape in case of fires, shall be adequately illuminated and kept free from obstruction and be immediately available for use.
2. Fire fighting appliances shall be provided in accordance with the requirements of the Fire Authority, and shall be available for immediate use, maintained in working order and serviced annually.

### d) The prevention of public nuisance

1. All appropriate measures must be taken by the premises in order to prevent nuisance being caused in the neighbourhood by persons entering or leaving the premises.
2. A sufficient number of suitable receptacles for refuse storage will be provided shall be emptied daily.
3. Prominent notices shall be displayed within the premises asking customers to dispose of litter responsibly.
4. The premises shall have clear signs displayed requesting customers to keep noise levels down, respect the neighbours and not to throw litter in the streets.

### e) The protection of children from harm

All staff are given regular training, supervised by the shop manager in relation to the Licensing Act 2003 and conflict management.

**Checklist:****Please tick to indicate agreement**

- I have made or enclosed payment of the fee ☒
- I have enclosed the plan of the premises ☒
- I have sent copies of this application and the plan to responsible authorities and others where applicable ☒
- I have enclosed the consent form completed by the individual I wish to be premises supervisor, if applicable ☒
- I understand that I must now advertise my application ☒
- I understand that if I do not comply with the above requirements my application will be rejected ☒
- {Applicable to all individual applicants, including those in a partnership which is not a limited liability partnership, but not companies or limited liability partnerships} I have included documents demonstrating my entitlement to work in the United Kingdom or my share code issued by the Home Office online right to work checking service (please read note 15). ☒

**IT IS AN OFFENCE, UNDER SECTION 158 OF THE LICENSING ACT 2003, TO MAKE A FALSE STATEMENT IN OR IN CONNECTION WITH THIS APPLICATION. THOSE WHO MAKE A FALSE STATEMENT MAY BE LIABLE ON SUMMARY CONVICTION TO A FINE OF ANY AMOUNT.**

**IT IS AN OFFENCE UNDER SECTION 24B OF THE IMMIGRATION ACT 1971 FOR A PERSON TO WORK WHEN THEY KNOW, OR HAVE REASONABLE CAUSE TO BELIEVE, THAT THEY ARE DISQUALIFIED FROM DOING SO BY REASON OF THEIR IMMIGRATION STATUS. THOSE WHO EMPLOY AN ADULT WITHOUT LEAVE OR WHO IS SUBJECT TO CONDITIONS AS TO EMPLOYMENT WILL BE LIABLE TO A CIVIL PENALTY UNDER SECTION 15 OF THE IMMIGRATION, ASYLUM AND NATIONALITY ACT 2006 AND PURSUANT TO SECTION 21 OF THE SAME ACT, WILL BE COMMITTING AN OFFENCE WHERE THEY DO SO IN THE KNOWLEDGE, OR WITH REASONABLE CAUSE TO BELIEVE, THAT THE EMPLOYEE IS DISQUALIFIED.**

**Part 4 – Signatures** (please read guidance note 11)

**Signature of applicant or applicant's solicitor or other duly authorised agent.** (Please read guidance note 11). **If signing on behalf of the applicant please state in what capacity.**

<b>Declaration</b>	<ul style="list-style-type: none"> <li>{Applicable to individual applicants only, including those in a partnership which is not a limited liability partnership} I understand I am not entitled to be issued with a licence if I do not have the entitlement to live and work in the UK (or if I am subject to a condition preventing me from doing work relating to the carrying on of a licensable activity) and that my licence will become invalid if I cease to be entitled to live and work in the UK (please read guidance note 15).</li> <li>The DPS named in this application form is entitled to work in the UK (and is not subject to conditions preventing him or her from doing work relating to a licensable activity) and I have seen a copy of his or her proof of entitlement to work, or have conducted an online right to work check using the Home Office online right to work checking service which confirmed their right to work (please see note 15)</li> </ul>
--------------------	---

Signature: John Gaunt &amp; Partners .....

Date: 22 September 2025 .....

Capacity: Solicitors.....

**For joint applications signature of 2<sup>nd</sup> applicant or 2<sup>nd</sup> applicant's solicitor or other authorised agent.** (Please read guidance note 13). **If signing on behalf of the applicant please state in what capacity.**

Signature: John Gaunt &amp; Partners .....

Date: .....

Capacity: Solicitors.....



Contact name (where not previously given) and address for correspondence associated with this application (please read guidance note 14)	
<b>John Gaunt &amp; Partners</b> <b>Omega Court</b> <b>372 Cemetery Road</b>	
Post town <b>Sheffield</b>	Post code <b>S11 8FT</b>
Telephone number (if any)	<b>0114 2668664</b>
If you would prefer us to correspond with you by e-mail, your e-mail address (optional) <div style="background-color: black; height: 1.2em; width: 100%;"></div>	

### Notes for Guidance

1. Describe the premises, 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.
2. In terms of specific regulated entertainments please note that:
  - Plays: no licence is required for performances between 08:00 and 23.00 on any day, provided that the audience does not exceed 500.
  - Films: no licence is required for 'not-for-profit' film exhibition held in community premises between 08.00 and 23.00 on any day provided that the audience does not exceed 500 and the organiser (a) gets consent to the screening from a person who is responsible for the premises; and (b) ensures that each such screening abides by age classification ratings.
  - Indoor sporting events: no licence is required for performances between 08.00 and 23.00 on any day, provided that the audience does not exceed 1000.
  - Boxing or Wrestling Entertainment: no licence is required for a contest, exhibition or display of Greco-Roman wrestling, or freestyle wrestling between 08.00 and 23.00 on any day, provided that the audience does not exceed 1000. Combined fighting sports – defined as a contest, exhibition or display which combines boxing or wrestling with one or more martial arts – are licensable as a boxing or wrestling entertainment rather than an indoor sporting event.
  - Live music: no licence permission is required for:
    - a performance of unamplified live music between 08.00 and 23.00 on any day, on any premises.
    - a performance of amplified live music between 08.00 and 23.00 on any day on premises authorised to sell alcohol for consumption on those premises, provided that the audience does not exceed 500.
    - a performance of amplified live music between 08.00 and 23.00 on any day, in a workplace that is not licensed to sell alcohol on those premises, provided that the audience does not exceed 500.
    - a performance of amplified live music between 08.00 and 23.00 on any day, in a church hall, village hall, community hall, or other similar community premises, that is not licensed by a premises licence to sell alcohol, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance from a person who is responsible for the premises.
    - a performance of amplified live music between 08.00 and 23.00 on any day, at the non-residential premises of (i) a local authority, or (ii) a school, or (iii) a hospital, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance on the relevant premises from: (i) the local authority concerned, or (ii) the school or (iii) the health care provider for the hospital.
  - Recorded Music: no licence permission is required for:
    - any playing of recorded music between 08.00 and 23.00 on any day on premises authorised to sell alcohol for consumption on those premises, provided that the audience does not exceed 500.
    - any playing of recorded music between 08.00 and 23.00 on any day, in a church hall, village hall, community hall, or other similar community premises, that is not licensed by a premises licence to sell alcohol, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance from a person who is responsible for the premises.
    - any playing of recorded music between 08.00 and 23.00 on any day, at the non-residential premises of (i) a local authority, or (ii) a school, or (iii) a hospital, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance on the

relevant premises from: (i) the local authority concerned, or (ii) the school proprietor or (iii) the health care provider for the hospital.

- Dance: no licence is required for performances between 08.00 and 23.00 on any day, provided that the audience does not exceed 500. However, a performance which amounts to adult entertainment remains licensable.
  - Cross activity exemptions: no licence is required between 08.00 and 23.00 on any day, with no limit on audience size for:
    - any entertainment taking place on the premises of the local authority where the entertainment is provided by or on behalf of the local authority;
    - any entertainment taking place on the hospital premises of the health care provider where the entertainment is provided by or on behalf of the health care provider;
    - any entertainment taking place on the premises of the school where the entertainment is provided by or on behalf of the school proprietor; and
    - any entertainment (excluding films and a boxing or wrestling entertainment) taking place at a travelling circus, provided that (a) it takes place within a moveable structure that accommodates the audience, and (b) that the travelling circus has not been located on the same site for more than 28 consecutive days.
3. Where taking place in a building or other structure please tick as appropriate (indoors may include a tent).
  4. For example the type of activity to be authorised, if not already stated, and give relevant further details, for example (but not exclusively) whether or not music will be amplified or unamplified.
  5. For example (but not exclusively), where the activity will occur on additional days during the summer months.
  6. For example (but not exclusively), where you wish the activity to go on longer on a particular day e.g. Christmas Eve.
  7. Please 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.
  8. If you wish people to be able to consume alcohol on the premises, please tick 'on the premises'. If you wish people to be able to purchase alcohol to consume away from the premises, please tick 'off the premises'. If you wish people to be able to do both, please tick 'both'.
  9. Please 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 or the presence of gaming machines.
  10. Please list here steps you will take to promote all four licensing objectives together.
  11. The application form must be signed.
  12. An applicant's agent (for example solicitor) may sign the form on their behalf provided that they have actual authority to do so.
  13. Where there is more than one applicant, each of the applicants or their respective agent must sign the application form.
  14. This is the address which we shall use to correspond with you about this application.

**15. Entitlement to work/immigration status for individual applicants and applications from partnerships which are not limited liability partnerships:**

A licence may not be held by an individual or an individual in a partnership who is resident in the UK who:

- does not have the right to live and work in the UK; or
- is subject to a condition preventing him or her from doing work relating to the carrying on of a licensable activity.

Any premises licence issued in respect of an application made on or after 6 April 2017 will become invalid if the holder ceases to be entitled to work in the UK.

Applicants must demonstrate that they have the right to work in the UK and are not subject to a condition preventing them from doing work relating to the carrying on of a licensable activity.

They do this in one of two ways:

- 1) by providing with this application, copies or scanned copies of the documents which an applicant has provided, to demonstrate their entitlement to work in the UK (which do not need to be certified) as per information published on gov.uk and in guidance.
- 2) by providing their 'share code' to enable the licensing authority to carry out a check using the Home Office online right to work checking service (see below).

**Home Office online right to work checking service.**

As an alternative to providing a copy of original documents, applicants may demonstrate their right to work by allowing the licensing authority to carry out a check with the Home Office online right to work checking service.

To demonstrate their right to work via the Home Office online right to work checking service, applicants should include in this application their share code (provided to them upon accessing the service at <https://www.gov.uk/prove-right-to-work>) which, along with the applicant's date of birth, will allow the licensing authority to carry out the check.

In order to establish the applicant's right to work, the check will need to indicate that the applicant is allowed to work in the United Kingdom and is not subject to a condition preventing them from doing work relating to the carrying on of a licensable activity.

An online check will not be possible in all circumstances because not all applicants will have an immigration status that can be shared digitally. The Home Office online right to work checking service sets out what information and/or documentation applicants will need in order to access the service. Applicants who are unable to obtain a share code from the service should submit copies of documents as set out above.

Your right to work will be checked as part of your licensing application and this could involve us checking your immigration status with the Home Office. We may otherwise share information with the Home Office. Your licence application will not be determined until you have complied with this guidance.

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EQUIPMENT SCHEDULE

1. VEG CHILLER.	42. STORAGE SHELVING.
2. KREAM BALL MACHINE.	42a. PLASTIC COATED STORAGE SHELVING
3. TILL.	43. INSECT KILLER.
3a. SELF SERVICE KIOSK.	44. WALL MOUNTED PATCH CABINET.
3b. HANDHELD TERMINAL.	44a. FLOOR STANDING PATCH CABINET.
4. POST MIX 6 HEAD DISPENSE.	45. ICE CREAM MACHINE.
4a. POST MIX 7 HEAD DISPENSE.	46. FRIDGE UNIT UNDER.
5. COFFEE MACHINE.	47. OPEN PASS THRU
5a. COFFEE MACHINE SLIMLINE.	48. SAFE.
5b. NEXT GEN COFFEE MACHINE	49. LANDING TABLE.
6. HCSS.	50. DRAWER FILING CABINET.
6a. HCSS BASE.	51. MOBILE BUN DEFROST UNIT.
7. BUN CHUTE.	52. PHONE.
7a. 2 TIER TRANSFER BIN	53. WORKTOP ON CHROME LEGS.
7b. 3 TIER TRANSFER BIN	54. WALL MOUNTED VIDEO CUPBOARD.
7c. BUCKET CHUTE	55. KITCHEN BIN.
8. CHIP DUMP / PASS THRU.	55a. FOH SPARE BIN.
9. DIVERSEY UNIT.	56. FIRE ALARM INDICATOR PANEL.
10. MICROWAVE.	57. DISHWASHER.
10a. MICROWAVE TABLE.	58. S/S WALL.
11. CHIP FREEZER.	59. DUKE HSHU HOT HOLD TO B.S. - 3x2 HIGH.
11a. LARGE CHIP FREEZER.	59a. DUKE HSHU HOT HOLD TO HCW- 2x2 HIGH.
12. 4 HEAD HENNY PENNY.	60. STAR GRILL.
12a. 6 HEAD COLECTROMATIC.	61. WATER MAIN.
13. 8 HEAD HENNY PENNY.	62. WATER CYLINDER / BOILER LOCATION.
14. 14" FRYER (EVOLUTION ELITE).	63. INTRUDER ALARM PANEL.
14a. 14" DOUBLE FRYER (EVOLUTION ELITE).	64. BRITVIC DRINKS COOLER.
14b. 14" TRIPLE FRYER (EVOLUTION ELITE).	65. KEY BOX.
14c. 14" FRYER (PITCO).	66. THAW CABINET.
14d. 14" DOUBLE FRYER (PITCO).	67. MOP STORAGE.
14e. 14" TRIPLE FRYER (PITCO).	67a. MOP BUCKET.
14f. 18" FRYER.	68. MUSIC PLAYER
ADD A 'G' TO FRYERS TO INDICATE THAT THEY ARE GAS.	69. PALLETS
15. COUNTER.	70. COLD FOOD TABLE.
16. HC900.	71. TWISTER DRAWER.
16a. HC900 - FLAPS IN PLACE OF DOOR.	72. STAR GRILL TABLE.
17. BUN TOASTER.	73. PLASRACK
18. WHB.	74. HCWS.
19. BURGER STATION.	75. GOODS HOIST.
20. SINGLE BREADING TABLE.	76. FREESTANDING COLD DRAWER 1100x700mm.
20a. LINEAR DOUBLE BREADING TABLE.	76a. HCSS COLD DRAWER 1100x700mm.
20b. BACK TO BACK DOUBLE BREADING TABLE.	77. RATIONALE OVEN.
20c. SLIMLINE BREADING TABLE.	78. RAZZLE MACHINE.
20d. NEXT GEN BREADING TABLE.	78a. PUMP AND TOPPING MACHINE.
21. UPRIGHT FREEZER.	78b. TABLE TOP CARPIAGANI.
22. S/S TABLING/BENCH.	78c. BLENDERS & TOPPINGS TABLE.
22a. MOBILE CHICKEN PACKING TABLE.	79a. FOOD QUALITY MANAGEMENT PANEL.
23. HC903.	79b. FOOD QUALITY MANAGEMENT MONITOR.
24. HCW3.	80. POSITION OF 2nd HOT WATER SUPPLY.
24a. HCW3 BASE.	81. OIL MANAGEMENT SYSTEM TANK.
25. LABEL PRINTER	82. CO2 STORAGE.
26.2 HOT DRAWERS - 2 SHELF	83a. SINGLE UNDER COUNTER PEPSI FRIDGE.
26.3 HOT DRAWERS - 3 SHELF.	83b. DOUBLE UNDER COUNTER PEPSI FRIDGE.
27. HEADSET BASE LOCATION.	83c. UPRIGHT PEPSI FRIDGE.
28. BOTTLE STORAGE.	84. INTERNAL GREASE TRAP.
29. FREEZER ROOM.	84a. COMBINED GREASE TRAP MOP SINK.
30. COLD ROOM.	85. BRUSH RACK.
31. ICE MACHINE.	86. ELECTRICAL SERVICE COLUMN.
32. 3 BOWL SINK - 2550x750.	87. PDMO HOSE.
32a. SINGLE BOWL SINK.	88. BIFFA BIN.
32b. 3 BOWL SINK - 1650x950.	89. LEARNING ZONE.
33. S/S SHELVING.	90. FUSION TIMER.
34. CHEMICAL CUPBOARD.	91. AMBIENT DISPLAY.
35. COLD DRAWERS.	92. FTUS.
36. POST MIX SYRUPS.	93. FTUS FILTER.
37. EXTRACT HOODS.	94. PACKAGING TOWER.
38. MOP SINK.	95. DUAL SOFT SCOOP DISPENSER.
39. ELECTRIC SWITCHGEAR.	96. MANITOWOC ES2 OVEN.
40. BAIN MARIE	97. DOLLY.
41. UPRIGHT FRIDGE.	

MIDDLE HOUSE MONITOR KEY

L	burger station pack screen	B	order ready	C	cctv monitor
G	pack screen	F	beverage	D	d/t monitor
H	chicken pack screen	J	burger chute (provisional)		zippy screen (provisional)
K	drive thru expedite	A	under counter expedite screen - perspex panel to counter top with screen under		

WALL TYPE SCHEDULE

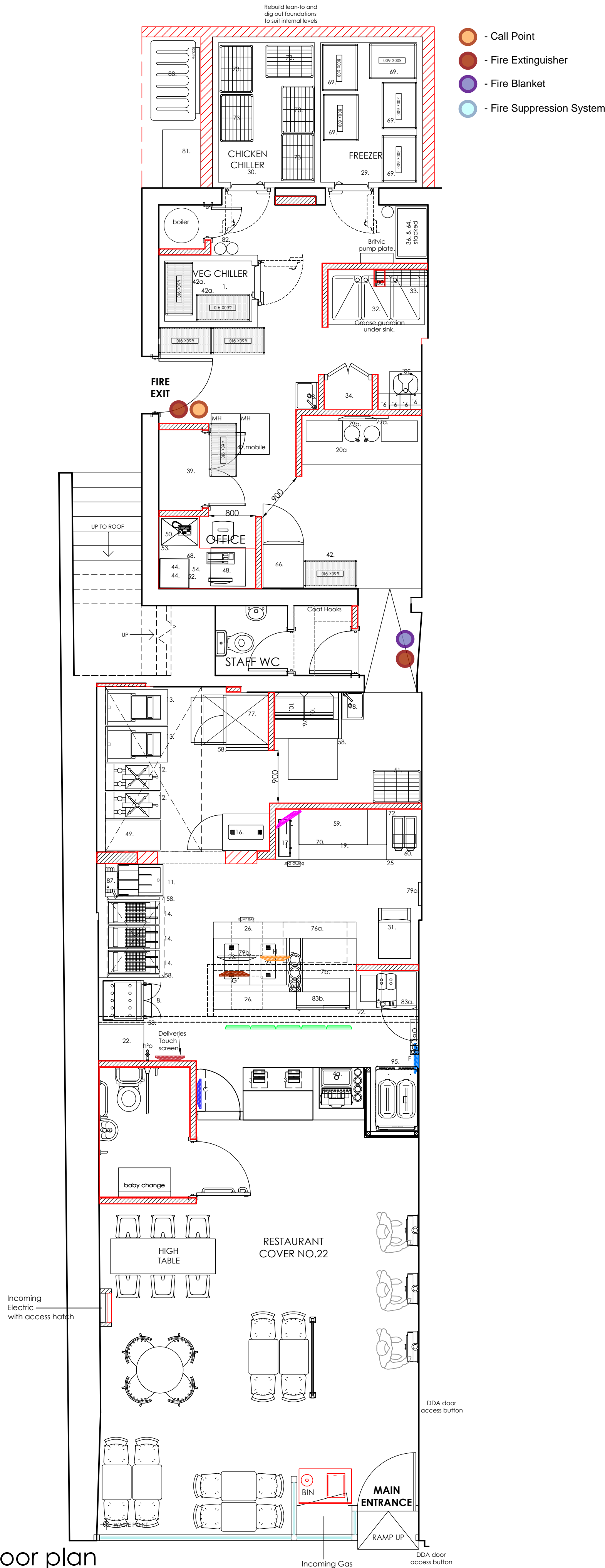
	existing structural wall / column		new structural wall / column
	existing partitioning		new full height partitioning
	existing floor mounted low height partitioning		new floor mounted low height partitioning
	existing worktop mounted full height partitioning		new worktop mounted full height partitioning

DRAWING SIGN OFF

Description:

Name / Title	Signature	Date

Proposed ground floor plan  
scale - 1:50 @ A1 / 1:100 @ A3



INTERNAL & EXTERNAL FURNITURE SCHEDULE

location	internal	external	location	internal	external
existing seats	n/a	n/a	proposed seats	22	n/a
existing tables	n/a	n/a	proposed tables	8	n/a
existing sets	n/a	n/a	proposed sets	5	n/a

BOH EQUIPMENT COLOURS SCHEDULE

unchanged equipment numbers (black)	00.	additional equipment numbers (red)	00.
repositioned equipment numbers (green)	00.	provisional equipment numbers (blue)	00.

GROUND FLOOR AREA SCHEDULE

front of house area	39.9 m²	429.3 ft²
back of house area (inc counter)	81.4 m²	875.8 ft²
staff amenity area	2.9 m²	31.2 ft²

RACKING SCHEDULE

location	existing linear	proposed linear
chicken chiller	n/a	4.05
veg chiller	n/a	1.82
freezers	n/a	4
dry storage	n/a	3.64

NOTE:

Survey required. Layout dependant on structural engineer report,M&E report, EHO and building control. All dimensions shown as approximate. Confirmation of delivery, Confirmation of bin storage required.

ALL DIMENSIONS TO BE CHECKED ON SITE.

DO NOT SCALE FROM THIS DRAWING EXCEPT FOR THE PURPOSES OF LOCAL AUTHORITY PLANNING

rev date description

HONE EDWARDS ASSOCIATES

Design Studio  
Millars Three  
Southmill Road  
Bishop's Stortford  
Herts. CM23 3DH  
email: firstname.lastname@honeedwards.co.uk  
Tel: 01279 758545  
Fax: 01279 757730

OZLAND



NEW STORE

store address

HAYES  
60 STATION ROAD  
HAYES  
UB3 4DF

drawing title

PROPOSED PLAN

drawn by checked date

IE JULY 2020

store no. scale

0000 1:50 @ A1/ 1:100 @ A3

drawing no. revision

0000/2020/G100

HEA drawing no. revision

3095/G100

SCALE 1:50 only 0 1 2 3 4 5 10

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Mr. D. Ferrer  
 Licensing Team Manager  
 The Licensing Service  
 London Borough of Hillingdon  
 Civic Centre  
 High Street  
 Uxbridge  
 UB8 1UW

## **EMAIL ONLY**

Date: 10<sup>th</sup> November 2025

Dear Mr Ferrer

### **LICENSING ACT 2003 KFC, 60 STATION ROAD, HAYES, UB3 4DF**

I am writing to you as the officer duly authorised to make representations on behalf of the Licensing Authority in relation to the application for a new premises licence submitted by John Gaunt & Partners, the solicitor acting on behalf of TRC Realty Limited.

The application seeks a new premises licence for late-night refreshment (indoors only) for a takeaway and fast-food venue with the licensable activity taking place Monday to Sunday from 23:00 hours to 02:00 hours. The opening hours will be Monday to Sunday from 10:00 hours to 02:00 hours.

The Licensing Authority wishes to make a representation regarding this application based on the following licensing objectives:

Prevention of crime and disorder  
 Prevention of public nuisance  
 Protection of children from harm

### **Prevention of Crime and Disorder**

In Section M(b) of their operating schedule, the applicant states that if a CCTV system is installed at the premises it will be maintained in an effective working order and made available within a reasonable time upon request. However, we would like to see more specific measures in regard to this and would advise relevant conditions such as:

1. The premises shall install and maintain a comprehensive CCTV system. The CCTV shall continually record whilst the premises is open for licensable activities. All recordings shall be stored for a minimum period of 31 days with date and time stamping. Viewing of recordings shall be made available immediately upon request of Police or authorised council officer throughout the entire 31-day period.

2. Signage shall be displayed at the premises advising customers that CCTV is in operation at the site.

3. A staff member from the premises who is conversant with the operation of the CCTV system shall be available during licensable hours. This staff member must be able to provide the Police or authorised council officer copies of recent CCTV images or data with the absolute minimum of delay when requested.

In addition, we would also expect a good operator trading at the proposed times to keep an incident logbook and record certain situations so that the relevant authorities can have confidence that management are taking the appropriate action. We would suggest the following condition:

4. An incident log shall be kept at the premises and made available on request to an authorised officer of the Council or the Police. It will record the following:

- (a) all crimes reported to the venue
- (b) any complaints received concerning crime and disorder
- (c) any incidents of disorder
- (d) any faults in the CCTV system
- (e) any visit by a relevant authority or emergency service

We also feel that the following conditions would be appropriate:

5. The premises shall operate a “No open alcohol container” policy to prevent persons carrying open alcohol into the in-store area.

6. There shall be a minimum of 2 adult members of staff on the premises after 23:00 hours each day of trading until closing.

7. Staff shall receive training in relation to the Licensing Act 2003, conflict resolution and anti-social behaviour reduction. Training records shall be made available for inspection upon request the Police or authorised council officer.

## **Prevention of Public Nuisance**



In relation to litter, the applicant has stated at M(d) of their operating schedule that “A sufficient number of suitable receptacles for refuse storage will be provided shall be emptied daily” and that “Prominent notices shall be displayed within the premises asking customers to dispose of litter responsibly.” However, we would like to see more specific measures in regard to this and would advise relevant conditions which include the provision of external as well as internal litter bins and litter patrols such as:

8. Litter bins shall be provided at the premises, including externally, which are emptied daily and regular litter patrols shall be conducted within the close proximity of the premises.

The application is silent on waste collections and stock deliveries at the premises and we would suggest conditions so that these take place at appropriate times:

9. No disposal of waste or deliveries of stock shall take place between 22:00 hours and 07:00 hours.

In terms of the proposed operating times for late night refreshment we feel that there is the risk of potential disturbance to residents living nearby - disturbance may take the form of vehicle noise from customers arriving, waiting and leaving the premises, noise from groups of customers late at night or in the early hours of the morning. It is not known whether the applicant will use delivery services such as Deliveroo or Uber Eats. If this is the case, then we would expect the applicant to detail measures that look at preventing any disturbance/nuisance arising from this activity:

10. Restaurant doors shall be self-closing. Self-closing doors at the premises shall be maintained in effective working order to limit noise both when ordering food and leaving the area.

11. Prominent, clear notices shall be displayed at the premises, including the entrance and exit, requesting customers to respect the needs of local residents and leave the premises and local area quietly.

12. Delivery drivers and staff shall be instructed to respect the needs of local residents including:

- (a) entering and leaving their vehicles quietly and considerately
- (b) not leaving their vehicle engines running
- (c) ensuring that no recorded music is being played from the vehicle whilst waiting at the premises
- (d) park their vehicles considerately
- (e) using any smoking areas quietly when on a smoking break
- (f) leaving the premises quietly at the end of their shift

13. No noise generated on the premises, or by its associated plant or equipment, shall emanate from the premises nor vibration be transmitted through the structure of the premises which gives rise to nuisance.

### **Protection of Children from Harm**

In Section M(e) of their operating schedule, the applicant has stated that staff will be given regular training in relation to the Licensing Act 2003 and conflict resolution. We would suggest the following conditions:

14. There shall be no unaccompanied children on the premises after 23:00 hours.

15. Staff shall receive safeguarding training and training records shall be made available for inspection upon request by the Police or authorised Council Officer.

The applicant may wish to discuss the above suggestions and so there may be some movement forward where issues may be resolved. I will keep you fully updated as matters progress.

I am happy to attend a hearing, if required, to verbally deliver my representation and to answer any queries from the Licensing Sub-Committee.

If you have any queries regarding this matter, then please feel free to contact me.

Yours sincerely



Lois King (Mrs)  
Principal Licensing Officer  
Licensing Authority Representative  
[lking@hillingdon.gov.uk](mailto:lking@hillingdon.gov.uk)  
T. 01895 277067

**From:** [Cllr Janet Gardner](#)  
**To:** [licensing; Cllr Peter Curling](#)  
**Cc:** [REDACTED]  
**Subject:** Re: New premises licence application - KFC, 60 Station road, Hayes, UB3 4DF  
**Date:** 15 October 2025 08:37:35  
**Attachments:** [image001.png](#)  
[App form.pdf](#)  
[Hayes - G100 Proposed Plan - 3095 with fire safety .pdf](#)

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I would like to object to the extension of hours to 2am under the following licensing objectives.

- Public safety
- Prevention of public nuisance.

there are already a great many problems caused by the delivery drivers blocking the pavement at this location with their bikes and standing about talking and shouting to each other. Also being verbally abusive to anyone who dares to ask them to move off the pavement.

I have concerns that opening this late will attract people in the small hours who will disrupt the sleep of the residents who live above and around this premises, we have already had complaints about several drunken late night altercations in the street outside this premises.

while I appreciate that alcohol is not sold in this premises, people who may use it that late at night may be under the influence of alcohol and may still use the premises.

Thank you.

Cllr Janet Gardner  
 Hayes Independent Group  
 Borough Domestic Violence Victims Advocate.

[jgardner@hillington.gov.uk](mailto:jgardner@hillington.gov.uk) (only for council related work)  
 or

[REDACTED]

twitter @janet\_gardner1  
 Instagram gardnerjanet

PLEASE NOTE THAT APART FROM THE CASES THAT WE ARE IN THE PROCESS OF DEALING WITH, WE WILL ONLY BE DEALING WITH CASES FOR RESIDENTS WHO LIVE IN HAYES TOWN WARD AT OUR SURGERIES,SO PLEASE CHECK WHICH WARD YOU LIVE IN VIA THIS LINK

<https://modgov.hillingdon.gov.uk/mgFindMember.aspx>

AS YOU KNOW, LOCAL HOUSING IS VERY SCARCE AT THE MOMENT,SO WE SUGGEST RATHER THAN YOU COMING TO SEE US, YOU CONTACT THE HOUSING DEPARTMENT AT THE CIVIC CENTRE & ASK THE STAFF IN HOUSING FOR AN APPOINTMENT & ADVICE. Please watch this...

<https://www.youtube.com/watch?v=go9uVtzorTc>

#### SURGERY TIMES & LOCATIONS

**Botwell Green Library.**

**1<sup>st</sup> Saturday every month 10-12noon**

**3<sup>rd</sup> Friday every month 2 - 4pm**

Please check with the Library prior to attending, on 01895 558633  
for safety reasons WE ARE NOT permitted to do surgeries on our own..  
So on occasions we may not be available during the dates/times stated..

#### **Also**

**Janet will be doing a surgery with a community volunteer /translator**

**At the Hayes & Harlington Community Centre, Albert Rd, Hayes**

**UB34HR**

**1st Friday every month between 12noon & 2.30pm**

**Sent:** 14 October 2025 13:28

**To:** Cllr Janet Gardner <JGardner@Hillingdon.Gov.UK>; Cllr Peter Curling  
<PCurling@hillington.gov.uk>; Cllr Raju Sansarpuri <RSansarpuri@Hillingdon.Gov.UK>  
**Subject:** FW: New premises licence application - KFC, 60 Station road, Hayes, UB3 4DF

Dear Councillors,

As consultees to the licensing process, please be advised that this department has received an application for a new premises licence for the following premises:

**KFC**  
**60 Station Road**  
**Hayes**  
**UB3 4DF**

The application and supporting documents are attached for your review.

The consultation period will end on **11<sup>th</sup> November 2025** and any relevant representations to this application must be received by this date. We are unable to accept any representations received after this date or any representations that are not relevant.

Relevant representations need to relate to the one or more of the four licensing objectives, which are:

- Crime and disorder
- Prevention of children from harm
- Public safety
- Prevention of public nuisance.

Please contact the Licensing Service for further information on 01895 277433 or [licensing@hillington.gov.uk](mailto:licensing@hillington.gov.uk)

Kind regards,

Daniel



**Daniel Ferrer**  
Licensing Service  
London Borough of Hillington

Civic Centre, 3S/09  
High Street  
Uxbridge UB8 1UW  
[dferrer@hillingdon.gov.uk](mailto:dferrer@hillingdon.gov.uk)  
01895 277 753



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