

## Notice of Meeting

### Licensing Panel

Councillor Leake (Chair),  
Councillors Brossard and Allen

**Monday 30 January 2023, 10.00 am**

**Council Chamber - Time Square, Market Street, Bracknell, RG12 1JD**



### Agenda

*All councillors at this meeting have adopted the Mayor's Charter which fosters constructive and respectful debate.*

Item	Description	Page
1.	<b>Declarations of Interest</b>  Members are asked to declare any disclosable pecuniary or affected interests in respect of any matter to be considered at this meeting.  Any Member with a Disclosable Pecuniary Interest in a matter should withdraw from the meeting when the matter is under consideration and should notify the Democratic Services Officer in attendance that they are withdrawing as they have such an interest. If the Disclosable Pecuniary Interest is not entered on the register of Members interests the Monitoring Officer must be notified of the interest within 28 days.  Any Member with an affected Interest in a matter must disclose the interest to the meeting. There is no requirement to withdraw from the meeting when the interest is only an affected interest, but the Monitoring Officer should be notified of the interest, if not previously notified of it, within 28 days of the meeting.	
2.	<b>The Procedure for Hearings at Licensing Panels</b>	3 - 8
3.	<b>Application to Renew Street Trading Consent - B &amp; B PLUS Kebabs, Crowthorne Road North</b> <b>Reporting: Amanda Ward</b>	9 - 70

Sound recording, photographing, filming and use of social media is permitted. Please contact Hannah Harding, 01344 352253, lakhjit.lally@bracknell-forest.gov.uk, so that any special arrangements can be made.

Published: 20 January 2023

### **EMERGENCY EVACUATION INSTRUCTIONS**

**If you hear the alarm, leave the building immediately. Follow the green signs. Use the stairs not the lifts. Do not re-enter the building until told to do so.**

This page is intentionally left blank

## **INFORMATION AND THE PROCEDURE FOR HEARINGS OF THE LICENSING PANEL**

The following document provides information and outlines the procedure taken for hearings by the Licensing Panel, when considering applications.

### **1. REQUIREMENTS FOR THE HEARING**

- 1.1 The applicant will normally be required to attend the meeting in person. They will be entitled to be represented by a solicitor or counsel or by any other individual provided that the name of any such person is given to the relevant Licensing Officer 48 hours in advance of the hearing.
- 1.2 Written notification of the intended proceedings will be given to the applicant not less than ten clear working days before the meeting. This notification will give details of the procedure to be followed at the hearing and shall advise applicants of their right to be represented.
- 1.3 Any documents to be produced at the hearing by the Public Protection Partnership representative shall be sent so as to reach the applicant by no later than 48 hours before the hearing. A copy of these documents shall at the same time be given to Democratic Services to distribute to members of the Panel.
- 1.4 Any documents to be produced at the hearing by the applicant shall be sent to the Licensing Officer by no later than 48 hours before the hearing. A copy of these documents shall at the same time be sent to Democratic Services to distribute to members of the Panel.
- 1.5 At the discretion of the Panel any or all of the requirements set out in paragraphs 1.3 to 1.4 above may be waived, provided that the Panel is satisfied that the interests of the applicant or any objector have not been prejudiced.
- 1.6 Financial costs incurred by either party in the hearing must be met in full by those parties and no awards for costs will be made to either party regardless of the outcome of the hearing.
- 1.7 The public will be allowed access, except if "Confidential Information" as defined by Section 100A of the Local Government Act 1972 is likely to be disclosed (in which case the public must be excluded) or, if "Exempt Information" falling within Schedule 12A of the Local Government Act 1972 is likely to be disclosed in which case the Panel may decide to exclude the public.

### **2. ORDER OF THE HEARING**

- 2.1 Hearings shall be conducted as follows:
  - (a) The Chairman will open the proceedings by stating the nature of the matter which is to be considered and will welcome the parties, introduce them and confirm the roles of those present.
  - (b) The Chairman will ask the officers to confirm whether or not the formal requirements in respect of the matter to be considered have been complied with.
  - (c) The applicant will be asked if there is any reason for the case to be adjourned. An adjournment will only normally be granted if unforeseeable circumstances can be demonstrated which would be prejudicial to a fair hearing if it was heard at that time.

- (d) The Chairman shall first call upon the Public Protection Partnership representative to put forward their case.
  - (e) If satisfied as to the formal requirements, the Panel will consider the merits of the application or proposed suspension/revocation and the report of the officer. The Panel may ask the Public Protection Partnership representative for clarification of any points.
  - (f) The applicant shall have an opportunity to put questions to the Public Protection Partnership representative.
  - (g) The Chairman will then invite (if any) interested parties who have made representations to speak. The Panel may ask interested parties questions and points of clarification.
  - (h) The Chairman will then invite the applicant or licence holder to make any representations.
  - (i) The Chairman, members of the Panel and the Public Protection Partnership representative may ask the applicant questions and points of clarification. Having heard the applicant's statement, any Responsible Authorities in attendance will be given the opportunity to respond.
  - (j) An opportunity shall be given to the Public Protection Partnership representative and the applicant, in that order, to sum up their case (but not to add any new facts).
  - (k) The Panel members, the representative from Legal Services and Clerk to the Panel shall withdraw. Officers present do not take part in the decision making but will provide legal and procedural advice and record the decision.
  - (l) The members of the Panel consider their decision. The applicant or his/her representative (if any) and any officer present is asked to remain in attendance and if any further clarification or information is required from the applicant or licence holder or any officer, this will be sought by the clerk.
- 2.2 The decision of the Panel shall be notified to the applicant and her/his representative (if any) within two working days following the meeting. In most cases, a verbal decision will be given on the day of the hearing.

### **3. ROLES OF THOSE AT THE HEARING**

- 3.1 The Public Protection Partnership representative is present at the hearing to present the professional officer's case for refusal, suspension or revocation of licences. They are also present to challenge points put forward by the applicant.
- 3.2 Members of the Panel are present to consider and determine an application or to consider if a licence should be suspended or revoked. In doing so, they will follow the above procedure.
- 3.3 The representative from Legal Services is present to provide legal and procedural advice to the members of the Panel and to assist in the clarification of any issues which might arise.
- 3.4 The representative from Democratic Services is present to provide procedural advice to members of the Panel and to record the decision.

*Address for Correspondence:*

Licensing Team – Public Protection Partnership  
Bracknell Forest Council  
Time Square  
Market Street  
Bracknell  
Berkshire RG12 1JD  
Tel: 01344 352000  
e-mail: [Licensing@Bracknell-Forest.gov.uk](mailto:Licensing@Bracknell-Forest.gov.uk)

Democratic Services, Corporate Services  
Bracknell Forest Council  
Time Square  
Market Street  
Bracknell  
Berkshire  
RG12 1JD  
Tel: 01344 352253  
e-mail: [lizzie.rich@bracknell-forest.gov.uk](mailto:lizzie.rich@bracknell-forest.gov.uk)

#### **4. BACKGROUND**

4.1 The Council's Licensing Panel has been given delegated authority to deal with the following applications:

<b>Matter to be dealt with:</b>	<b>Licensing Panel</b>
Application for personal licence	If a Police objection
Application for personal licence with unspent convictions	All cases
Application for premises licence/club premises certificate	If a relevant representation is made
Application for provisional statement	If a relevant representation is made
Application to vary designated premises supervisor	If a Police objection
Application for transfer of premises licence	If a Police objection
Applications for interim authorities	If a Police objection
Applications to review premises licence/club premises certificate	All cases
Decision to object when local authority is a consultee and not the relevant authority considering the application.	All cases
Determination of a police objection to a temporary event notice.	All cases

4.2 In carrying out its licensing function, the Licensing Authority will promote the four Licensing Objectives. These are the only matters to be taken into account when determining an application. The four Licensing Objectives are:

- Prevention of Crime and Disorder;
- Public Safety;
- Prevention of Public Nuisance; and
- Protection of Children from Harm.

- 4.3 The Licensing Policy is about the regulation of licensable activities and as such is focussed on the direct impact of activities taking place on or in the vicinity of those premises. It is not a mechanism for controlling general nuisance unconnected to the Licensing Objectives.
- 4.4 The Council has, apart from the above, delegated power to determine applications, renew, suspend or revoke existing licences and consents to the Public Protection Partnership. The Director has in turn delegated such authority to officers within the Department.
- 4.5 Whilst officers have delegated authority there will be occasions where it is considered appropriate to refer the matter to the Licensing Panel. Specifically the Licensing & Safety Committee at its meeting on 12 March 2003, resolved to receive representations from applicants for either a licence or a consent where under delegated powers the applicant has been advised that a refusal or revocation is likely.
- 4.6 Where the application is being considered for refusal, having exhausted all options for negotiating an acceptable solution, the applicant is invited should they wish to present their case to the Panel. This request must have been made in writing within 21 days following receipt of a letter from the Council offering the opportunity of a hearing. If the applicant or licence holder fails to comply with this requirement or declines the offer, the matter will be dealt with under delegated authority.
- 4.7 Where an application is refused or a licence/consent is suspended or revoked by the Panel the applicant may have a right of appeal to the courts under the relevant provisions of the legislation and the Panel will inform the applicant within their decision letter.

**LICENSING ACT 2003**  
**HEARINGS – Right of Attendance, Assistance and Representation**

**Regulation 15 of the Licensing Act 2003 (Hearings) Regulations 2005.**

15. Subject to regulations 14(2) and 25 in relation to hearings taking place in public and the right for the Chairman to ask a person attending the hearing to leave the room, a party may attend the hearing and may be assisted or represented by any person whether or not that person is legally qualified to do so.

**LICENSING ACT 2003**  
**HEARINGS – REPRESENTATIONS AND SUPPORTING INFORMATION**

**Regulation 16,17,18 and 19 of the Licensing Act 2003 (Hearings) Regulations 2005.**

16. At the hearing, a party shall be entitled to:
- In response to a point upon which the Panel has given notice to a party that it will want clarification under regulation 7(1)(d), give further information in support of their application, representations or notice (as applicable).
  - If given permission by the Panel, question any other party.
  - Address the Panel.
17. Members of the Panel may ask any question of any party or other person appearing at the hearing.
18. In considering any representations or notice made by a party, the Panel may take into account documentary or other information produced by a party in support of their application, representations or Notice, (as applicable), either before the hearing or, with the consent of all the other parties at the hearing.
19. The Panel shall disregard any information given by a party or any other person to whom permission to appear at the hearing is given by the Panel which is not relevant to:
- their application, representations or notice, (as applicable); or in the case of another person, the application representations or notice of the party requesting their appearance, and
  - The promotion of the licensing objectives or, in relation to a hearing to consider a notice given by a chief officer of police, the crime prevention objective.

**LICENSING ACT 2003**  
**HEARINGS – CONSEQUENCES WHERE A PARTY DOES NOT ATTEND, OR IS NOT**  
**REPRESENTED AT A HEARING**

**Regulation 20 of the Licensing Act 2003 (Hearings) Regulations 2005.**

20. (1) If a party has informed the Authority that he does not intend to attend, or be represented at, a hearing, the hearing may proceed in his absence.
- (2) If a party who has not so indicated fails to attend, or be represented, at a hearing, the Authority may:
  - (a) where it considers it to be **necessary in the public interest**, adjourn the hearing to a specified date, or
  - (b) hold the hearing in the party's absence.
- (3) Where the Authority holds the hearing in the absence of a party, the Authority shall consider at the hearing, the application, representations or Notice made by that party.
- (4) Where the Authority adjourns the hearing to a specified date, it must, forthwith, notify the parties of the date, time and place to which the hearing has been adjourned

## LICENSING PANEL 30<sup>TH</sup> JANUARY 2022

---

### LOCAL GOVERNMENT (MISCELLANEOUS PROVISIONS) ACT 1982 MRS HATICE ANIL OZ, B & B PLUS KEBABS, CROWTHORNE ROAD NORTH APPLICATION TO RENEW STREET TRADING CONSENT LI/22/00339/STTRAD

#### 1 LEGAL

- 1.1. Schedule 4 of the Local Government (Miscellaneous Provisions) Act 1982 contains provisions enabling local authorities to control street trading by designating streets as licence streets, consent streets or prohibited streets.
- 1.2 Street trading is only permitted on licence or consent streets if the Council has given permission by way of a licence or consent. Permission cannot be given to trade in prohibited streets. Street trading is not controlled in streets that have not been designated by the Council.
- 1.3 The Council has designated all streets and any land within 150 metres of the highway within the Borough as consent streets.
- 1.4 The Council's policy for determination of street trading consent applications is attached at **Annex A**.

#### 2 APPLICATION DETAILS

- 2.1 On the 3<sup>rd</sup> November 2022 licensing received a renewal application from Mrs Hatice Anil Oz for a Street Trading Consent for a van known as 'B and B Plus Kebabs' trading from Crowthorne Road North. A copy of the renewal application can be found at **Annex B**
- 2.2 The current pitch is situated adjacent to the main entrance of a new development on the former Coopers Hill Community Facility where works have commenced to turn the property into a Residential Estate. Officers implemented Section 5 of the Street Trading Policy in view of the commencement of works to ascertain if the current trading location would still be a suitable location for the purpose of Street Trading.
- 2.3 A copy of the current granted consent and site plan can be found at **Annex C**

#### 3 CONSULTATION

- 3.1 The renewal application was processed in accordance with the Bracknell Forest Council's Street Trading Policy and consultation was carried out in line with section 2.2 of the policy, consultation ran from 3<sup>rd</sup> November to the 1<sup>st</sup> December 2022.
- 3.2 During the consultation period, 1 objection was received against the renewal application. The objection was received from The Traffic Manager, Highways and Transport Wayne Scott, A Copy of the representations can be found at **Annex D**
- 3.3 The objection received gives rise to concerns relating to Safety, Noise, Odour and accumulation of rubbish.

- 3.4** Responses to the consultation were also received from Thames Valley Police and Environmental Health. Both responded to confirm that they had no objection to the application. Copies of the email responses can be found at **Annex E**
- 3.5** Clarification was sought from Mr Scott, Traffic Manager as to whether the objection submitted could be taken as an objection to this application as it was for a 6 months consent. Mr Scott advised that as the site was an active development that there may be other works required by utility service providers which could mean any pitch occupation could not be guaranteed once the current formal closure at this location ceased. A copy of the email exchange can be found at **Annex F**
- 3.6** Following closure of the formal consultation period licensing received 23 email's supporting the renewal application from members of the public and 1 objection from Countryside Partnerships PLC. In line with section 2.5 of the policy officers made a reasoned decision that the comments submitted by both members of the public and the developer should be made available to members of the licensing committee. Copies of emails can be found at **Annex G**

## **4 HISTORY**

- 4.1** Mrs Hatice Anil Oz has held a Street Trading Consent with Bracknell Forest Council since 2017 trading from the current location in Crowthorne Road North. A data record check shows no complaints were received during the time the consent has been granted, regarding either the operator or site.

## **5 COMMITTEE OPTIONS**

- 5.1** Under paragraph 7(2) of Schedule 4 of the Local Government (Miscellaneous Provisions) Act 1982 the Council may grant a consent if they think fit. The Council is not under any duty to grant a consent and therefore the decision to grant or refuse an application for a consent is at the total discretion of the Council.
- 5.2** The options available to the Committee have to be considered in light of the Council's Policy at **Annex A**.
- 5.3** If granted, conditions could be attached to the consent. The standard conditions are attached at **Annex H**. If deciding to grant a consent, the panel can attach further conditions if they believe them to be reasonably necessary.
- 5.4** There is no statutory right of appeal against the Council's decision to refuse to grant a consent. However, any decision could be the subject of a judicial review which would result in legal fees to defend the review and further costs which we would seek to recover if the review was unsuccessful. In the event of a successful review the Council may also have to pay the other party's costs

### Background Papers

Local Government (Miscellaneous Provisions) Act 1982

Bracknell Forest Borough Council Street Trading Consent Standard Conditions

### Contact for further information

Amanda Ward

01635 519976

[Amanda.ward@westberks.gov.uk](mailto:Amanda.ward@westberks.gov.uk)



**BRACKNELL FOREST COUNCIL  
POLICY FOR DETERMINATION OF STREET TRADING CONSENTS**

**1. Guiding Principle**

- 1.1 Street Trading Consents are a means of enabling street trading to take place on or near a highway where it is appropriate to do so.
- 1.2 In determining appropriateness, officers are to have due regard to, in particular (but not at the exclusion of others), the following either individually or collectively:
- (i) the likely impact on the existing highway users either as a result of the use of the road by the trader or by the trader's customers
  - (ii) the location relative to any residents or businesses likely to be affected by the use of the site
  - (iii) the nature of the trade
  - (iv) the trading times
  - (v) appearance
  - (vi) impact upon street scene
- 1.3 Clearly there can be a location "suitable" for use at night but not during the day for example. Some traders are by their nature more likely to give rise to odours than others. Sites close to residential or office blocks are more likely to be sensitive sites because of the visual and potential nuisance impact.
- 1.4 In order to avoid any one trader developing a monopoly, the maximum number of Consents that a trader or business shall be able to use at any one time in the Borough of Bracknell Forest shall be three.

**2. Officer Role**

- 2.1 When considering new or variation applications, the role of the licensing officer is to make an initial assessment of the potential suitability of the site, hours of operation, and nature of the trade proposed.
- 2.2 Only if officers are of the opinion as regards the potential suitability of the application, they should consult as follows (**NB see also the requirements for the Town Centre in section 4**).

(i) Highways Network Management	The likely impact upon the highway both in respect of the use and the customers.
(ii) Development Control	The considered view as regards the visual impact upon the street scene.
(iii) Environmental Health (Commercial and Environmental Quality)	The suitability of the vehicle/stall/trader and any likely environmental impacts on other nearby land users
(iv) Ward and applicable Town/Parish Council Members	An informal view as regards the likely impact of the proposed use upon the local community
(v) Thames Valley Police	The likely impact upon the road network, and the local community.

- 2.3 For all new applications a neighbour notification will be carried out, whereby those persons within the borough who live immediately next to, opposite or behind a site are notified when there is a licence application made relating to that site. A neighbour notification will also be carried out for variation applications where there is a material change to the nature of the trade taking place that may cause an impact on those living nearby. Where in the view of officers, the proposed variations will have no material impact upon nearby residents, the application may be processed without a neighbour notification. Neighbour notification will allow immediate neighbours an opportunity to consider the application and respond if appropriate.

Properties to be notified are as follows:

- Properties sharing a common boundary with the premises, including outside areas
- Properties immediately in front of premises (opposite side of road)

The Licensing Officer will use judgement in circumstances where:

- Other parties, not identified as above, may reasonably be considered to be affected.
- Distances between buildings, or other circumstances, are such that notification in precise accordance with the above guidance is considered unnecessary.

- 2.4 The applicant must ensure a public notice is displayed at the proposed or existing trading site throughout the consultation period, to advise members of the public that an application has been submitted. A template showing the required wording shall be provided to the applicant upon receipt of a valid application. This requirement is mandatory for new applications but may be waived for variation applications at the discretion of officers if it is felt that the variation proposed will not cause an adverse impact. Failure to display the public notice will result in the consultation period being re-started.
- 2.5 Upon receipt of any representations/expiry of the deadline for responses, officers must make a reasoned decision as to the way forward.
- 2.6 In the event that following consultation the application is withdrawn by the applicant, a sum of 50% of the application fee is payable as a refund.

### **3. Trial Period and Hearings**

- 3.1 The maximum period for a new site is one month. This enables the opportunity for review. Should the need arise during the trial, the Consent should be revoked and a pro-rata refund made to the Consent holder.
- 3.2 Where representations have been received during the consultation period, where no mutually agreeable outcome can be reached between the interested parties, and where the application is not otherwise withdrawn, the usual procedure is for the matter to be determined by a Licensing Panel unless all parties agree a hearing is not required,
- 3.3 If the application is refused by a Panel, no refund of the application fee is payable.
- 3.4 Where the need arises then the Council will consider seeking injunctions to stop unlawful trading.

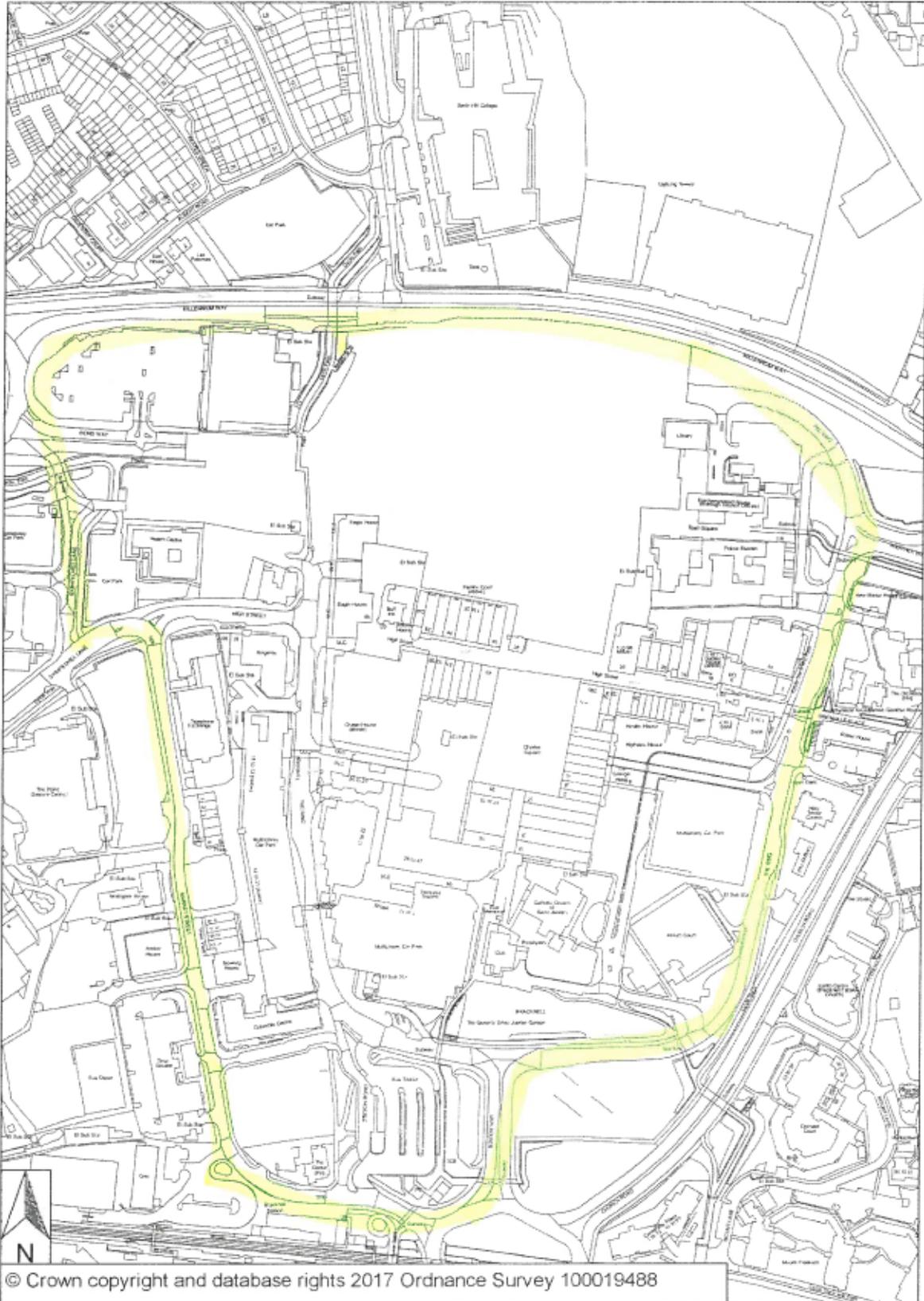
**4. Town Centre**

- 4.1 Should an application be made for trading in the Lexicon or any other part of the town centre as show on the attached plan, it will need to be considered as above but in addition, the Town Centre Management Group must be consulted, regardless of land ownership.
- 4.2 The expectation in dealing with enquiries for street trading in the town centre is that the stall and the nature of trade gives added value to the total trading environment.
- 4.3 A street trading consent covering a large amount of the public areas within the Lexicon is held by the Lexicon management. Anyone wishing to trade under this consent should contact the Lexicon directly.

**5. Reviewing Existing Consents**

- 5.1 Where incidents arise or the complaint history in relation to a Street Trading Consent leads officers to question the suitability of a particular pitch or Consent holder, a Licensing Panel may be called to determine whether the Consent should be modified (e.g. reduced hours) or revoked.
- 5.2 Prior to the hearing, the groups included at section 2.2 shall be consulted for their views as to the continued suitability of the pitch or Consent holder.
- 5.3 The consent holder has a right to continue to trade until the Licensing Panel have made their decision as long as the appropriate fee has been paid for the trading period.
- 5.4 If a Consent is revoked or amended by the Panel, no refund of the application fee is payable.

As revised and agreed by the Bracknell Forest Borough Council Licensing and Safety Committee  
– Thursday 18<sup>th</sup> October 2018



# APPLICATION TO RENEW STREET TRADING CONSENT

Local Government (Miscellaneous Provisions) Act 1982



<b>Trading Site</b>	Crowthorne Road North
<b>Business Name</b>	B AND B PLUS KEBAB
<b>Current Licence Number</b>	LN/

<b>Surname</b>	OZ	<b>Mr/Mrs/Miss</b> (delete as applicable)MRS
<b>First names (in full)</b>	HATICE ANIL	
<b>Date of birth</b>		<b>National Insurance Number</b>
<b>Full home address</b>		
	<b>Postcode</b>	
<b>Telephone number</b>		<b>Mobile number</b>
<b>Email address</b>		

<b>Where will the vehicle/ stall/goods be kept overnight?</b>	London Rd, Woodley, Reading RG6 1BD	
<b>Have you or do you intend to change the vehicle or stall from which you are trading?</b>		Yes/ No NO
If YES to the above please provide full details of the new vehicle (including registration number)		
<b>Have you or do you intend to change the days and times during which you trade?</b>		Yes/ No NO
If YES to the above please provide proposed new trading times below, otherwise leave blank		

<b>Proposed New Trading Times</b>		
<b>Day of week</b>	<b>Start time</b>	<b>End time</b>
Monday		
Tuesday		
Wednesday		
Thursday		
Friday		
Saturday		
Sunday		



**GUIDANCE NOTES**

Failure to submit a complete application for renewal before the expiry of your street trading consent will mean that you will be unable to trade once your consent has expired. **It is an offence to trade without a consent and if you are caught doing so you may face prosecution, which on summary conviction may lead to a fine of up to £1000 (level 3).** You will **NOT** be able to trade until a new consent has been issued. Also, if you allow your street trading consent to lapse, the trading site may be offered to a new applicant.

**Fees for 2020 - 2021**

Period of Consent	£
One Week	138.00
One Month	370.00
Three Months	871.00
Six Months	1,424.00
Six Months maximum 2 days trading in a week including Friday, Saturday or Sunday	854.00
Six Months maximum 2 days trading in a week Monday to Thursday only	569.00
<b>Ice Cream Vans</b>	
One Month (covers one van only)	185.00
Six Months (covers one van only)	713.00

**In the event that following consultation the application is refused or deemed withdrawn by officers, a sum of 50% of the application fee is payable as a refund. If the application is refused by a Panel, no refund of the application fee is payable.**

The completed form, fees and any enclosures should be handed into the Customer Service Centre at Time Square, Market Street, Bracknell, RG12 1JD.

Payment can be made in the following ways:

- By credit or debit card at Time
- Square or over the phone on 01344 352000
- On line at <https://www.bracknell-forest.gov.uk/council-and-democracy/get-in-touch/online-payments>

**Please tick to confirm you have enclosed the following with your application:**

X	Payment of the fee, or receipt confirmation that the fee has been paid
X	Current Public Liability Insurance (if we do not have an up to date copy already)

An applicant commits an offence if they knowingly or recklessly make a false statement or omit any relevant information and any licence issued may be revoked. Information provided on application forms will be disclosed to other agencies such as the Police where there is a legal requirement to do so, for example in relation to the investigation of a suspected offence. This authority is under a duty to protect the public funds it administers, and to this end may use the information you have provided on this form for the prevention and detection of fraud. It may also share this information with other bodies responsible for auditing and administering public funds for these purposes. For further information, see [www.bracknell-forest.gov.uk/nationalfraudinitiative](http://www.bracknell-forest.gov.uk/nationalfraudinitiative) or contact Internal Audit on 01344 352322.

**Declaration:**

**I hereby certify that all statements in this application are correct and true to the best of my knowledge. I have read the guidance supplied, enclosed any required documentation and fees, and agree to abide by the conditions placed on the consent should it be granted.**

Signature.....



Print name...HATICE ANIL OZ.....

Date signed.....03/11/2022.....

Mrs Hatice Anil Oz

24th May 2022  
Our Ref: LI/22/00339/STTRAD

Dear Mrs Oz

**Street Trading Consent  
Local Government (Miscellaneous Provisions) Act 1982  
B+B Plus**

I enclose your Street Trading Consent issued under the above legislation.

**Whilst we will endeavour to send you a reminder, it remains your responsibility to apply to renew your consent at least 14 days before the expiry date.**

I would also like to remind you that the granting of this consent does not imply approval under any other legislation or activity controlled by other Council Departments.

If you would like any further information or advice in respect of this matter, I can be contacted on 01344 352000 through our Customer Service Centre, which is open from 8.30am to 5.00pm, Monday to Friday.

Yours sincerely

**Sandra Hills**  
Licensing Team

Consent No:LI/22/00339/STTRAD

# STREET TRADING CONSENT

This Consent has been granted by Bracknell Forest Borough Council in pursuance of the provisions of the **Local Government (Miscellaneous Provisions) Act 1982, Part III, Schedule 4, Paragraph 7 to:**

**Mrs Hatice Anil Oz, trading as B+B Plus**

to trade within the consent street at the location shown on the attached plan only:

**Crowthorne Road North**

Trading is only permitted during the following times:

**Sunday to Thursday from 16:30 – 00:00**

**Friday and Saturday from 16:30 – 02:00**

The registered vehicle shall arrive no more than 15 minutes prior to the start of the permitted trading time, and vacate the site no later than 15 minutes after the end of the permitted trading time.

This Consent is in respect of the following vehicle:

**Citroen PN59 AHD**

This Consent authorises the sale of the following goods only:

**Hot and Cold Food including Turkish Kebabs, Burgers, Chips and Drinks**

This Consent is subject to the attached conditions and shall, unless cancelled or revoked in the meantime, continue in force from **08.05.2022 to 07.11.2022**.

This Consent must be displayed on the vehicle during trading.



.....  
For Chief Officer: Environment and Public Protection  
Date: **24th May 2022**

**BRACKNELL FOREST BOROUGH COUNCIL  
STREET TRADING CONSENT - STANDARD CONDITIONS**

**Local Government (Miscellaneous Provisions) Act 1982**

"The Council" means the Bracknell Forest Borough Council.

"Assistant" means any person working at the street trading vehicle, stall or trailer.

The following conditions apply in respect of all Street Trading Consents granted by the Council. The Council reserves the right to vary or modify these conditions or apply new conditions from time to time as it may in its absolute discretion think fit. The granting of a Consent does not imply approval under any other legislation or activity controlled by the Council.

- 1) These "Standard Conditions" may be supplemented or varied by any "Special Conditions" relating to a particular location as issued with the Consent.
- 2) At all times the Consent Holder and/or any Assistant shall comply with all statutes, statutory instruments and byelaws currently in force.
- 3) On land other than the highway, the permission of the landowner and any necessary Planning Permission shall have been obtained. Confirmation of such shall be provided to the Council prior to the commencement of trading.
- 4) The type, colour and dimensions of any vehicle, stall, trailer, cart or similar to be used under any Consent will be subject to approval by the Council. No change of any approved stall/vehicle or similar is permitted without prior agreement, in writing, from the Council.
- 5) The Consent Holder shall ensure that the stall/vehicle is positioned only on the Consent pitch of the Consent Street for which the Consent is held. The Consent pitch may only be changed mid-term of any Consent period with the agreement of the Council.
- 6) Whilst the granting of a Consent is specific to a particular location, the Council reserves the right to vary the same at any time.
- 7) If a Consent Holder or Assistant is requested to remove or reposition the stall/vehicle by a Council Officer or Police Officer he/she shall immediately comply with that request.
- 8) The hours of trading shall be only within the times specified on the Consent.
- 9) The Consent only specifies those hours during which trading may take place provided that all other legal requirements are satisfied. The Consent does not confer the right to station the stall/vehicle on the Consent pitch at any particular time(s).
- 10) A readily identifiable name shall be conspicuously displayed on the stall/vehicle.
- 11) A copy of the Consent shall be displayed conspicuously on the stall/vehicle and a copy of the "Standard Conditions" and any "Special Conditions" which apply to that Consent shall be carried by whoever is operating the stall/vehicle when trading and shall be produced when requested by any officer of the Council or a Police Officer.
- 12) The Consent Holder shall have and maintain a valid insurance policy against public liability and third party risks. The minimum insurance cover shall be £1,000,000 and shall include cover for any risks arising from the use of the Consent Holder's vehicle, or stall and any additional equipment under his/her control such as generators, etc.

- 13) The Consent Holder may terminate the Consent by written notice to the Council. A refund of the fee will be payable on pro-rata basis calculated to the nearest full week but the Council shall be entitled to retain the first £50 of any fee to be returned to cover administration costs. No refunds are payable if a Consent is suspended or revoked.
- 14) The Consent is personal to the Consent Holder and is not transferable except in the case of the death of the Consent Holder when the Consent may be transferred, by agreement with the Council, to a member of the Consent Holder's immediate family.
- 15) The fee for a Consent shall be paid in advance. Failure to renew the consent prior to the expiry date may lead to a Consent for the pitch being issued to another applicant.
- 16) The Consent Holder and/or any Assistant shall not sell or offer or expose for sale any goods or articles other than those described within the terms of the Consent.
- 17) The Consent Holder shall not place any advertising signs, boards or notices within the area for which the Consent Holder holds a Consent.
- 18) The Consent Holder, any Assistant or their business shall not be the cause of any nuisance or undue disturbance to any other user of the highway, or the occupier of any land or building.
- 19) The Consent Holder and/or any Assistant shall, on all occasions when carrying on business, conduct themselves in a civil and orderly manner.
- 20) The Consent Holder's stall/vehicle shall be kept in a clean, safe and well maintained condition.
- 21) No waste water or other waste material shall be discharged on to the highway or any adjacent property.
- 22) At least one refuse container shall be provided by the Consent Holder and placed on the pavement near to the stall/vehicle and be available for use by customers. A notice shall also be displayed requesting customers to deposit litter in a waste container.
- 23) The Consent Holder shall ensure that all waste produced, including waste oil, is disposed of in accordance with the Duty of Care under the Environmental Protection Act 1990. All waste must be disposed of via a Licensed Waste Carrier or direct to a Licensed Waste Disposal facility, and records must be retained for at least 2 years.
- 24) The Consent Holder shall ensure that the immediate area in the vicinity of the stall/vehicle is kept clear at all times of all litter originating from their trade and from customers and in particular, shall leave the site clear of such refuse at the completion of trading.
- 25) Adequate precautions shall be taken by the Consent Holder to prevent the risk of an outbreak of fire at the stall/vehicle. Where a power source or heating appliance is present, e.g. a generator or bottled gas container, then a suitable fire extinguisher shall be provided.
- 26) The Consent Holder shall ensure that all heat generating equipment is not operational during any vehicle movements, and the fuel supply to such equipment is switched off at the source. During movement, operation and storage all gas cylinders will be restrained in an upright position within a locked compartment which is ventilated at both high and low levels. The compartment will be clearly labelled "Extremely Flammable LPG" and will provide a minimum of 30 minute fire resistance.'

- 27) All persons handling food shall have a basic food hygiene certificate. It is recommended that refresher training is attended every 3 years. Where an officer authorised under the Food Safety Act 1990 is of the view that a staff member is demonstrating a level of knowledge or competence below the required level that person may be required to attend a basic food hygiene course. Failure to comply with this requirement within a reasonable period will result in a breach of this condition.
- 28) If the Consent Holder is selling food or drink the stall/vehicle shall be registered with the local authority where it is normally kept under the provisions of the Food Premises (Registration) Regulations 1991.
- 29) If a Consent Holder fails to comply with any of the "Standard Conditions" or "Special Conditions" attached to the Consent he/she will risk having the Consent revoked and being prosecuted.



**From:** Highway Network Management [<mailto:HighwayNetwork.Management@bracknell-forest.gov.uk>]  
**Sent:** 01 December 2022 10:56  
**To:** Licence All <[Licence.All@Bracknell-Forest.gov.uk](mailto:Licence.All@Bracknell-Forest.gov.uk)>; Environmental Health <[Environmental.Health@Bracknell-Forest.gov.uk](mailto:Environmental.Health@Bracknell-Forest.gov.uk)>; Planning Enforcement <[Planning.Enforcement@Bracknell-Forest.gov.uk](mailto:Planning.Enforcement@Bracknell-Forest.gov.uk)>; [clerk@crowthornepc.org.uk](mailto:clerk@crowthornepc.org.uk); Dee Hamilton <[Dee.Hamilton@bracknell-forest.gov.uk](mailto:Dee.Hamilton@bracknell-forest.gov.uk)>; Highway Network Management <[HighwayNetwork.Management@bracknell-forest.gov.uk](mailto:HighwayNetwork.Management@bracknell-forest.gov.uk)>; [licensing@thamesvalley.pnn.police.uk](mailto:licensing@thamesvalley.pnn.police.uk); EHAdvice <[EHadvice@westberks.gov.uk](mailto:EHadvice@westberks.gov.uk)>; Thomas Parker <[Thomas.Parker@bracknell-forest.gov.uk](mailto:Thomas.Parker@bracknell-forest.gov.uk)>  
**Cc:** Amanda Ward <[Amanda.Ward@westberks.gov.uk](mailto:Amanda.Ward@westberks.gov.uk)>; Keely Whittle <[Keely.Whittle1@westberks.gov.uk](mailto:Keely.Whittle1@westberks.gov.uk)>  
**Subject:** RE: B and B Plus Kebab

This is an EXTERNAL EMAIL. STOP. THINK before you CLICK links or OPEN attachments.

---

## Licensing

B and B Plus Kebab operates from a pitch on Crowthorne Road North in bays restricted to "Waiting Limited to 2 Hours No Return within 2 Hours Mon - Sat 8.00am - 6.00pm" The area is currently closed whilst development goes ahead on the former Coopers Hill Community Facility to turn the property into a residential estate by Bracknell Forest Council and Countryside Partnerships . The closure is likely to continue into February 2023 whilst development of infrastructure is completed. When the closure is removed it is likely that parking restrictions may be prolonged due to operational factors of the construction phase such as deliveries and access. The first property is programmed to be completed in April 2023 when marketing commences.

From a development perspective the frontage along Crowthorne Rd will change following completion of the works, these will be front gardens to residential houses which will be directly impacted as a result of the kebab van being in situ.

The parking bays are also being adjusted along Crowthorne Rd North to facilitate safe access into the site as the quantum of cars (albeit still relatively low for a development) will increase when compared to current use. This could have an impact on the safety as cars are entering and leaving the development with the presence of a kebab van along Crowthorne Rd North.

The site will be marketed to prospective buyers from April 2023 with the Sales & Marketing suite will be located on Crowthorne Rd North, will be operational from April 2023 with many prospective customers visiting late afternoon / after work hours, the kebab van may deter future buyers as a result of smells, noise, queues, rubbish etc.

Currently there is a pedestrian route along Crowthorne Rd North, the presence of the kebab van could create crowds / groups of people gathering in front of residential homes who would like to enjoy privacy and enjoyment. The crowds could potentially impact cyclists and other road users as the development brings more people to the local area

Wayne Scott BA(Hons) MCM1 MTPS  
 Traffic Manager  
 Highways and Transport

Place, Planning & Regeneration  
Bracknell Forest Council

[01344 351668](tel:01344351668)  
[Wayne.Scott@bracknell-forest.gov.uk](mailto:Wayne.Scott@bracknell-forest.gov.uk)  
[www.bracknell-forest.gov.uk](http://www.bracknell-forest.gov.uk)

I may send emails out of normal working hours but there is no obligation to reply out of hours.

**From:** Licence All <[Licence.All@Bracknell-Forest.gov.uk](mailto:Licence.All@Bracknell-Forest.gov.uk)>  
**Sent:** 03 November 2022 17:44  
**To:** Environmental Health <[Environmental.Health@Bracknell-Forest.gov.uk](mailto:Environmental.Health@Bracknell-Forest.gov.uk)>; Planning Enforcement <[Planning.Enforcement@Bracknell-Forest.gov.uk](mailto:Planning.Enforcement@Bracknell-Forest.gov.uk)>; [clerk@crowthornepc.org.uk](mailto:clerk@crowthornepc.org.uk); Tina McKenzie-Boyle <[Tina.McKenzie-Boyle@bracknell-forest.gov.uk](mailto:Tina.McKenzie-Boyle@bracknell-forest.gov.uk)>; Bob Wade <[Bob.Wade@bracknell-forest.gov.uk](mailto:Bob.Wade@bracknell-forest.gov.uk)>; Highway Network Management <[HighwayNetwork.Management@bracknell-forest.gov.uk](mailto:HighwayNetwork.Management@bracknell-forest.gov.uk)>; [licensing@thamesvalley.pnn.police.uk](mailto:licensing@thamesvalley.pnn.police.uk); 'ehadvice@westberks.gov.uk' <[EHadvice@westberks.gov.uk](mailto:EHadvice@westberks.gov.uk)>  
**Cc:** Amanda Ward <[Amanda.Ward@westberks.gov.uk](mailto:Amanda.Ward@westberks.gov.uk)>; Keely Whittle <[Keely.Whittle1@westberks.gov.uk](mailto:Keely.Whittle1@westberks.gov.uk)>  
**Subject:** B and B Plus Kebab

Good afternoon

Please be advised that we have received an application for a renewal street trading consent. You have been sent this email for consultation, as the pitch is currently positioned within an area that is being developed which may alter the suitability of the location for the purposes of Street Trading

**Location – Crowthorne Road North**

**Days and hours – Sunday to Thursday 16:30 – 00:00, Friday to Saturday 16:30 - 02:00**

**Products – Hot and cold food – including Turkish kebabs, burgers, chips and drinks**

**Vehicle – PN59 AHD**

For your reference, the Council's standard conditions and policy for determination of street trading applications are attached.

If you have any comments in respect of this application, please provide them by 1<sup>st</sup> December 2022

If objections are received, the application may proceed to a panel of the Council's Licensing Committee for determination; those who have made representations can attend such a meeting to raise their concerns. Thank you.

Kind regards

Keely Whittle  
**Keely Whittle**

**Applications Technical Officer**  
**Public Protection Partnership**  
01635 519 051 [keely.whittle1@westberks.gov.uk](mailto:keely.whittle1@westberks.gov.uk)

**Website:** [www.publicprotectionpartnership.org.uk](http://www.publicprotectionpartnership.org.uk)  
**Facebook:** [@PublicProtectionPartnershipUK](https://www.facebook.com/PublicProtectionPartnershipUK)  
**Twitter:** [@PublicPP\\_UK](https://twitter.com/PublicPP_UK)

**Public Protection Partnership** | **Bracknell Forest West Berkshire**



A shared service provided by  
Bracknell Forest Council and  
West Berkshire Council



\*\*\*\*\*

This e-mail will be read by employees of the Council and all personal information will be dealt with in accordance with the General Data Protection Regulation May 2018 and subsequent data protection laws. The views expressed in this e-mail are those of the individual and not necessarily the views or opinions of Bracknell Forest Council.

This e-mail and any files transmitted with it are confidential and intended solely for the use of the individual or entity to which they are addressed. If you have received this e-mail in error please notify the system manager. Email: [mail.administrator@bracknell-forest.gov.uk](mailto:mail.administrator@bracknell-forest.gov.uk)

This footnote also confirms that this e-mail has been scanned for the presence of computer viruses. Although the Council has taken steps to ensure that this e-mail and any attachments are virus free we advise that in keeping with good ICT practice the recipients should confirm this for themselves.

\*\*\*\*\*

This email and any attachments to it may be confidential and are intended solely for the use of the individual to whom it is addressed. Any views or opinions expressed may not necessarily represent those of West Berkshire Council. If you are not the intended recipient of this email, you must neither take any action based upon its contents, nor copy or show it to anyone. Please contact the sender if you believe you have received this e-mail in error. All communication sent to or from West Berkshire Council may be subject to recording and or monitoring in accordance with UK legislation, are subject to the requirements of the Freedom of Information Act 2000 and may therefore be disclosed to a third party on request.

\*\*\*\*\*

This e-mail will be read by employees of the Council and all personal information will be dealt with in accordance with the General Data Protection Regulation May 2018 and subsequent data protection laws. The views expressed in this e-mail are those of the individual and not necessarily the views or opinions of Bracknell Forest Council.

This e-mail and any files transmitted with it are confidential and intended solely for the use of the individual or entity to which they are addressed. If you have received this e-mail in error please notify the system manager. Email: [mail.administrator@bracknell-forest.gov.uk](mailto:mail.administrator@bracknell-forest.gov.uk)

This footnote also confirms that this e-mail has been scanned for the presence of computer viruses. Although the Council has taken steps to ensure that this e-mail and any attachments are virus free we advise that in keeping with good ICT practice the recipients should confirm this for themselves.

\*\*\*\*\*

**Amanda Ward**

---

**From:** Licence All <Licence.All@Bracknell-Forest.gov.uk>  
**Sent:** 15 November 2022 17:44  
**To:** Keely Whittle  
**Subject:** FW: TVP Application Response - Other Application for B + B Plus, Crowthorne Road North, Bracknell: NO OBJECTION

**This is an EXTERNAL EMAIL. STOP. THINK before you CLICK links or OPEN attachments.**

---

**From:** Clarke, Gary (C9203) <gary.clarke@thamesvalley.police.uk>  
**Sent:** 14 November 2022 09:54  
**To:** Licence All <Licence.All@Bracknell-Forest.gov.uk>  
**Cc:** Licensing <Licensing@thamesvalley.police.uk>  
**Subject:** TVP Application Response - Other Application for B + B Plus, Crowthorne Road North, Bracknell: NO OBJECTION

**CAUTION: This is an EXTERNAL EMAIL. STOP. THINK before you CLICK links or OPEN attachments.**

On 03/11/2022, we received an Other Application relating to B + B Plus, Crowthorne Road North, Bracknell

=====  
Renewal of street trader consent.  
=====

Based on the supplied information, the Thames Valley Police response is: **\*\*\* NO OBJECTION \*\*\***

Thanks and stay safe.

Gary Clarke C9203  
Licensing Officer  
Bracknell, Wokingham and West Berksire  
01865 309114 Int: 3323488  
Address: The Broadway, Bracknell, Berkshire, RG12 1AD  
M 07815178420



What to know more about Licensing? Read our [Alcohol Licensing Operational Guidance](#) and [Night Time Economy Operational Guidance](#)

This page is intentionally left blank

**From:** [Licence All](#)  
**To:** [Amanda Ward](#)  
**Subject:** FW: Renew Licensing application for B & B Plus Kebab - noise and odour queries  
**Date:** 28 November 2022 09:40:04

---

**This is an EXTERNAL EMAIL. STOP. THINK before you CLICK links or OPEN attachments.**

---

Good morning Amanda

Please see reply from Jodie below, I have saved in folder. Thank you.

Kind regards

Keely

**Keely Whittle**

**Applications Technical Officer**

**Public Protection Partnership**

01635 519 051 [keely.whittle1@westberks.gov.uk](mailto:keely.whittle1@westberks.gov.uk)

**Website:** [www.publicprotectionpartnership.org.uk](http://www.publicprotectionpartnership.org.uk)

**Facebook:** [@PublicProtectionPartnershipUK](#)

**Twitter:** [@PublicPP\\_UK](#)



**From:** Jodie Wilson <[Jodie.Wilson1@westberks.gov.uk](mailto:Jodie.Wilson1@westberks.gov.uk)>

**Sent:** 28 November 2022 09:07

**To:** Licence All <[Licence.All@Bracknell-Forest.gov.uk](mailto:Licence.All@Bracknell-Forest.gov.uk)>

**Subject:** FW: Renew Licensing application for B & B Plus Kebab - noise and odour queries

**CAUTION:** This is an EXTERNAL EMAIL. STOP. THINK before you CLICK links or OPEN attachments.

Good morning,

I have considered the application for B&B Plus Kebab at Crowthorne Road North and given the short duration of the licence being applied for (6 months), I would not have any current concerns about the impact on future occupants of the adjacent residential development given it is quite unlikely that the dwellings are constructed and occupied within 6 months. I therefore do not object to this application. However should a further application be sought to extend the licence in future when the development has progressed, I would then have concerns about the location and hours proposed and would be asking the applicant to provide reassurance with regards to noise and odour controls.

Kind regards

**Jodie Wilson**

**Environmental Health Officer – Licensing and Environmental Quality**

**Public Protection Partnership**

Telephone: 01635 503542

Email: [Jodie.wilson1@westberks.gov.uk](mailto:Jodie.wilson1@westberks.gov.uk)

**Website:** [www.publicprotectionpartnership.org.uk](http://www.publicprotectionpartnership.org.uk)

**Facebook:** [@PublicProtectionPartnershipUK](#)

**Twitter:** [@PublicPP\\_UK](#)



[Redacted]

**From:** Haticeanil Oz [

**Sent:** 25 November 2022 17:15

**To:** Jodie Wilson <[Jodie.Wilson1@westberks.gov.uk](mailto:Jodie.Wilson1@westberks.gov.uk)>

**Subject:** Re: Renew Licensing application for B & B Plus Kebab - noise and odour queries

**This is an EXTERNAL EMAIL. STOP. THINK before you CLICK links or OPEN attachments.**

---

My license applied for 6 months.

Thanks

Hatice Anil Oz

On Fri, 25 Nov 2022, 13:27 Jodie Wilson, <[Jodie.Wilson1@westberks.gov.uk](mailto:Jodie.Wilson1@westberks.gov.uk)> wrote:

Dear Mrs Oz,

You may be aware that the proposed site for the van is adjacent a new residential development which is currently under construction. For this reason, Environmental Health have been consulted to consider the potential nuisance impacts.

I tried to visit but you were not at the location last Friday to have a chat and take a look, hence this email. It would be helpful if you could confirm how long you have applied for your licence to run for? I have concerns about potential impacts at this location due to the proximity to new dwellings once constructed and occupied and the late hours you intend to operate. What odour controls will you have to prevent odour nuisance complaints? How will your van be powered - will you use a generator?

I look forward to hearing from you.

Kind regards,

**Jodie Wilson**

**Environmental Health Officer – Licensing and Environmental Quality  
Public Protection Partnership**

Telephone: 01635 503542

Email: [Jodie.wilson1@westberks.gov.uk](mailto:Jodie.wilson1@westberks.gov.uk)

**Website:** [www.publicprotectionpartnership.org.uk](http://www.publicprotectionpartnership.org.uk)

**Facebook:** [@PublicProtectionPartnershipUK](https://www.facebook.com/PublicProtectionPartnershipUK)

**Twitter:** [@PublicPP\\_UK](https://twitter.com/PublicPP_UK)



---

**From:** Licence All [mailto:[Licence.All@Bracknell-Forest.gov.uk](mailto:Licence.All@Bracknell-Forest.gov.uk)]

**Sent:** 03 November 2022 13:13

**To:** Amanda Ward <[Amanda.Ward@westberks.gov.uk](mailto:Amanda.Ward@westberks.gov.uk)>

**Subject:** FW: FAO Amanda Ward Renew Licensing application for B & B Plus Kebab

**This is an EXTERNAL EMAIL. STOP. THINK before you CLICK links or OPEN attachments.**

---

**From:** Haticeanil Oz <

**Sent:** 03 November 2022 13:02

**To:** Licence All <[Licence.All@Bracknell-Forest.gov.uk](mailto:Licence.All@Bracknell-Forest.gov.uk)>; Licence All

<[Licence.All@Bracknell-Forest.gov.uk](mailto:Licence.All@Bracknell-Forest.gov.uk)>

**Subject:** FAO Amanda Ward Renew Licensing application for B & B Plus Kebab

**CAUTION:** This is an EXTERNAL EMAIL. STOP. THINK before you CLICK links or OPEN attachments.

Hi

I have attached the renewal of the license for B and B plus kebab on Crowthorne Road North.

Kind Regards

Mrs.Oz

\*\*\*\*\*

This e-mail will be read by employees of the Council and all personal information will be dealt with in accordance with the General Data Protection Regulation May 2018 and subsequent data protection laws. The views expressed in this e-mail are those of the individual and not necessarily the views or opinions of Bracknell Forest Council.

This e-mail and any files transmitted with it are confidential and intended solely for the use of the individual or entity to which they are addressed. If you have received this e-mail in error please notify the system manager. Email: [mail.administrator@bracknell-forest.gov.uk](mailto:mail.administrator@bracknell-forest.gov.uk)

This footnote also confirms that this e-mail has been scanned for the presence of computer viruses. Although the Council has taken steps to ensure that this e-mail and any attachments are virus free we advise that in keeping with good ICT practice the recipients should confirm this for themselves.

\*\*\*\*\*

This email and any attachments to it may be confidential and are intended solely for the use of the individual to whom it is addressed. Any views or opinions expressed may not necessarily represent those of West Berkshire Council. If you are not the intended recipient of this email, you must neither take any action based upon its contents, nor copy or show it to anyone. Please contact the sender if you believe you have received this e-mail in error. All communication sent to or from West Berkshire Council may be subject to recording and or monitoring in accordance with UK legislation, are subject to the requirements of the Freedom of Information Act 2000 and may therefore be disclosed to a third party on request.

\*\*\*\*\*

This e-mail will be read by employees of the Council and all personal information will be dealt with in accordance with the General Data Protection Regulation May 2018 and subsequent data protection laws. The views expressed in this e-mail are those of the individual and not necessarily the views or opinions of Bracknell Forest Council.

This e-mail and any files transmitted with it are confidential and intended solely for the use of the individual or entity to which they are addressed. If you have received this e-mail in error please notify the system manager. Email: [mail.administrator@bracknell-forest.gov.uk](mailto:mail.administrator@bracknell-forest.gov.uk)

This footnote also confirms that this e-mail has been scanned for the presence of computer viruses. Although the Council has taken steps to ensure that this e-mail and any attachments are virus free we advise that in keeping with good ICT practice the recipients should confirm this for themselves.

\*\*\*\*\*

This page is intentionally left blank

**From:** [Amanda Ward](#)  
**To:** [Wayne Scott](#)  
**Cc:** [Julia OBrien](#); [Keely Whittle](#)  
**Subject:** RE: B and B Plus Kebab  
**Attachments:**

---

Thanks Wayne,

I will process as a formal objection you will be notified in due course when a hearing date and time has been confirmed.

Kind regards

Amanda

**Amanda Ward**  
**Lead Officer Licensing**  
**Public Protection Partnership**

 01635 519976 [amanda.ward@westberks.gov.uk](mailto:amanda.ward@westberks.gov.uk)

Please note I do not work on a Wednesday



**Website:** [www.publicprotectionpartnership.org.uk](http://www.publicprotectionpartnership.org.uk)

**Facebook:** [@PublicProtectionPartnershipUK](#)

**Twitter:** [@PublicPP\\_UK](#)



---

**From:** Wayne Scott [mailto:Wayne.Scott@bracknell-forest.gov.uk]

**Sent:** 01 December 2022 14:57

**To:** Amanda Ward <Amanda.Ward@westberks.gov.uk>

**Cc:** Julia OBrien <julia.obrien@westberks.gov.uk>; Keely Whittle <Keely.Whittle1@westberks.gov.uk>

**Subject:** RE: B and B Plus Kebab

**This is an EXTERNAL EMAIL. STOP. THINK before you CLICK links or OPEN attachments.**

---

Amanda

Please consider this a formal objection. As this is an active development site I have only stated what is foreseeable but there may be other works by utility service providers which mean any pitch occupation cannot be guaranteed once the formal closure ceases.

Wayne Scott BA(Hons) MCMi MTPS

Traffic Manager

Highways and Transport

Place, Planning & Regeneration

Bracknell Forest Council

[01344 351668](tel:01344351668)

[Wayne.Scott@bracknell-forest.gov.uk](mailto:Wayne.Scott@bracknell-forest.gov.uk)  
[www.bracknell-forest.gov.uk](http://www.bracknell-forest.gov.uk)

I may send emails out of normal working hours but there is no obligation to reply out of hours.

---

**From:** Amanda Ward <[Amanda.Ward@westberks.gov.uk](mailto:Amanda.Ward@westberks.gov.uk)>  
**Sent:** 01 December 2022 14:23  
**To:** Wayne Scott <[Wayne.Scott@bracknell-forest.gov.uk](mailto:Wayne.Scott@bracknell-forest.gov.uk)>  
**Cc:** Julia OBrien <[julia.obrien@westberks.gov.uk](mailto:julia.obrien@westberks.gov.uk)>; Keely Whittle <[Keely.Whittle1@westberks.gov.uk](mailto:Keely.Whittle1@westberks.gov.uk)>  
**Subject:** B and B Plus Kebab  
**Importance:** High

CAUTION: This is an EXTERNAL EMAIL. STOP. THINK before you CLICK links or OPEN attachments.

Hi Wayne,

Thank you for your email.

Please can you confirm if your comments are to be considered as a formal objection to the current renewal application.

The application applied for is for a 6 months consent which if granted would expire on the 7<sup>th</sup> April 2023 when most of the material changes that you have raised will take effect. As this trader is currently unable to use the pitch and if this is to be the case until February 2023 any consent granted now would need to be renewed again before expiry on the 7<sup>th</sup> April 2023.

Please confirm your position so that we can convene a licensing panel hearing as soon as possible in order for members to determine this application.

Kind regards

Amanda

**Amanda Ward**  
**Lead Officer Licensing**  
**Public Protection Partnership**

 01635 519976 [amanda.ward@westberks.gov.uk](mailto:amanda.ward@westberks.gov.uk)

**Please note I do not work on a Wednesday**



**Website:** [www.publicprotectionpartnership.org.uk](http://www.publicprotectionpartnership.org.uk)

**Facebook:** [@PublicProtectionPartnershipUK](https://www.facebook.com/PublicProtectionPartnershipUK)

**Twitter:** [@PublicPP\\_UK](https://twitter.com/PublicPP_UK)



---

**From:** Highway Network Management [<mailto:HighwayNetwork.Management@bracknell-forest.gov.uk>]

**Sent:** 01 December 2022 10:56

**To:** Licence All <[Licence.All@Bracknell-Forest.gov.uk](mailto:Licence.All@Bracknell-Forest.gov.uk)>; Environmental Health <[Environmental.Health@Bracknell-Forest.gov.uk](mailto:Environmental.Health@Bracknell-Forest.gov.uk)>; Planning Enforcement <[Planning.Enforcement@Bracknell-Forest.gov.uk](mailto:Planning.Enforcement@Bracknell-Forest.gov.uk)>; [clerk@crowthornepc.org.uk](mailto:clerk@crowthornepc.org.uk); Dee Hamilton <[Dee.Hamilton@bracknell-forest.gov.uk](mailto:Dee.Hamilton@bracknell-forest.gov.uk)>; Highway Network Management <[HighwayNetwork.Management@bracknell-forest.gov.uk](mailto:HighwayNetwork.Management@bracknell-forest.gov.uk)>;

[licensing@thamesvalley.pnn.police.uk](mailto:licensing@thamesvalley.pnn.police.uk); EHAdvice <[EHAdvice@westberks.gov.uk](mailto:EHAdvice@westberks.gov.uk)>; Thomas Parker <[Thomas.Parker@bracknell-forest.gov.uk](mailto:Thomas.Parker@bracknell-forest.gov.uk)>

**Cc:** Amanda Ward <[Amanda.Ward@westberks.gov.uk](mailto:Amanda.Ward@westberks.gov.uk)>; Keely Whittle <[Keely.Whittle1@westberks.gov.uk](mailto:Keely.Whittle1@westberks.gov.uk)>

**Subject:** RE: B and B Plus Kebab

**This is an EXTERNAL EMAIL. STOP. THINK before you CLICK links or OPEN attachments.**

---

## Licensing

B and B Plus Kebab operates from a pitch on Crowthorne Road North in bays restricted to "Waiting Limited to 2 Hours No Return within 2 Hours Mon - Sat 8.00am - 6.00pm" The area is currently closed whilst development goes ahead on the former Coopers Hill Community Facility to turn the property into a residential estate by Bracknell Forest Council and Countryside Partnerships . The closure is likely to continue into February 2023 whilst development of infrastructure is completed. When the closure is removed it is likely that parking restrictions may be prolonged due to operational factors of the construction phase such as deliveries and access. The first property is programmed to be completed in April 2023 when marketing commences.

From a development perspective the frontage along Crowthorne Rd will change following completion of the works, these will be front gardens to residential houses which will be directly impacted as a result of the kebab van being in situ.

The parking bays are also being adjusted along Crowthorne Rd North to facilitate safe access into the site as the quantum of cars (albeit still relatively low for a development) will increase when compared to current use. This could have an impact on the safety as cars are entering and leaving the development with the presence of a kebab van along Crowthorne Rd North.

The site will be marketed to prospective buyers from April 2023 with the Sales & Marketing suite will be located on Crowthorne Rd North, will be operational from April 2023 with many prospective customers visiting late afternoon / after work hours, the kebab van may deter future buyers as a result of smells, noise, queues, rubbish etc.

Currently there is a pedestrian route along Crowthorne Rd North, the presence of the kebab van could create crowds / groups of people gathering in front of residential homes who would like to enjoy privacy and enjoyment. The crowds could potentially impact cyclists and other road users as the development brings more people to the local area

Wayne Scott BA(Hons) MCM1 MTPS

Traffic Manager

Highways and Transport

Place, Planning & Regeneration

Bracknell Forest Council

[01344 351668](tel:01344351668)

[Wayne.Scott@bracknell-forest.gov.uk](mailto:Wayne.Scott@bracknell-forest.gov.uk)

[www.bracknell-forest.gov.uk](http://www.bracknell-forest.gov.uk)

I may send emails out of normal working hours but there is no obligation to reply out of hours.

---

**From:** Licence All <[Licence.All@Bracknell-Forest.gov.uk](mailto:Licence.All@Bracknell-Forest.gov.uk)>

**Sent:** 03 November 2022 17:44

**To:** Environmental Health <[Environmental.Health@Bracknell-Forest.gov.uk](mailto:Environmental.Health@Bracknell-Forest.gov.uk)>; Planning Enforcement <[Planning.Enforcement@Bracknell-Forest.gov.uk](mailto:Planning.Enforcement@Bracknell-Forest.gov.uk)>; [clerk@crowthornepc.org.uk](mailto:clerk@crowthornepc.org.uk); Tina McKenzie-Boyle <[Tina.McKenzie-Boyle@bracknell-forest.gov.uk](mailto:Tina.McKenzie-Boyle@bracknell-forest.gov.uk)>; Bob Wade <[Bob.Wade@bracknell-forest.gov.uk](mailto:Bob.Wade@bracknell-forest.gov.uk)>; Highway Network Management

<[HighwayNetwork.Management@bracknell-forest.gov.uk](mailto:HighwayNetwork.Management@bracknell-forest.gov.uk)>;  
[licensing@thamesvalley.pnn.police.uk](mailto:licensing@thamesvalley.pnn.police.uk); 'ehadvice@westberks.gov.uk'  
<[EHadvice@westberks.gov.uk](mailto:EHadvice@westberks.gov.uk)>

**Cc:** Amanda Ward <[Amanda.Ward@westberks.gov.uk](mailto:Amanda.Ward@westberks.gov.uk)>; Keely Whittle  
<[Keely.Whittle1@westberks.gov.uk](mailto:Keely.Whittle1@westberks.gov.uk)>

**Subject:** B and B Plus Kebab

Good afternoon

Please be advised that we have received an application for a renewal street trading consent. You have been sent this email for consultation, as the pitch is currently positioned within an area that is being developed which may alter the suitability of the location for the purposes of Street Trading

**Location – Crowthorne Road North**

**Days and hours – Sunday to Thursday 16:30 – 00:00, Friday to Saturday 16:30 - 02:00**

**Products – Hot and cold food – including Turkish kebabs, burgers, chips and drinks**

**Vehicle – PN59 AHD**

For your reference, the Council's standard conditions and policy for determination of street trading applications are attached.

If you have any comments in respect of this application, please provide them by 1<sup>st</sup> December 2022

If objections are received, the application may proceed to a panel of the Council's Licensing Committee for determination; those who have made representations can attend such a meeting to raise their concerns. Thank you.

Kind regards

Keely Whittle

**Keely Whittle**

**Applications Technical Officer**

**Public Protection Partnership**

01635 519 051 [keely.whittle1@westberks.gov.uk](mailto:keely.whittle1@westberks.gov.uk)

**Website:** [www.publicprotectionpartnership.org.uk](http://www.publicprotectionpartnership.org.uk)

**Facebook:** [@PublicProtectionPartnershipUK](https://www.facebook.com/PublicProtectionPartnershipUK)

**Twitter:** [@PublicPP\\_UK](https://twitter.com/PublicPP_UK)



\*\*\*\*\*

This e-mail will be read by employees of the Council and all personal information will be dealt with in accordance with the General Data Protection Regulation May 2018 and subsequent data protection laws. The views expressed in this e-mail are those of the individual and not necessarily the views or opinions of Bracknell Forest Council.

This e-mail and any files transmitted with it are confidential and intended solely for the use of the individual or entity to which they are addressed. If you have received this e-mail in error please notify the system manager. Email: [mail.administrator@bracknell-forest.gov.uk](mailto:mail.administrator@bracknell-forest.gov.uk)

This footnote also confirms that this e-mail has been scanned for the presence of computer viruses. Although the Council

has taken steps to ensure that this e-mail and any attachments are virus free we advise that in keeping with good ICT practice the recipients should confirm this for themselves.

\*\*\*\*\*

This email and any attachments to it may be confidential and are intended solely for the use of the individual to whom it is addressed. Any views or opinions expressed may not necessarily represent those of West Berkshire Council. If you are not the intended recipient of this email, you must neither take any action based upon its contents, nor copy or show it to anyone. Please contact the sender if you believe you have received this e-mail in error. All communication sent to or from West Berkshire Council may be subject to recording and or monitoring in accordance with UK legislation, are subject to the requirements of the Freedom of Information Act 2000 and may therefore be disclosed to a third party on request.

\*\*\*\*\*

This e-mail will be read by employees of the Council and all personal information will be dealt with in accordance with the General Data Protection Regulation May 2018 and subsequent data protection laws. The views expressed in this e-mail are those of the individual and not necessarily the views or opinions of Bracknell Forest Council.

This e-mail and any files transmitted with it are confidential and intended solely for the use of the individual or entity to which they are addressed. If you have received this e-mail in error please notify the system manager. Email: [mail.administrator@bracknell-forest.gov.uk](mailto:mail.administrator@bracknell-forest.gov.uk)

This footnote also confirms that this e-mail has been scanned for the presence of computer viruses. Although the Council has taken steps to ensure that this e-mail and any attachments are virus free we advise that in keeping with good ICT practice the recipients should confirm this for themselves.

\*\*\*\*\*

This page is intentionally left blank

Annex 9.

**Amanda Ward**

---

**From:** Keely Whittle  
**Sent:** 05 December 2022 08:54  
**To:** Amanda Ward  
**Subject:** FW: B&B & Kebabs, Arif Anil

For info.

Kind regards

Keely

---

**From:** Julie Cass  
**Sent:** 04 December 2022 12:49  
**To:** Licensing <Licensing@westberks.gov.uk>  
**Subject:** B&B & Kebabs, Arif Anil

**This is an EXTERNAL EMAIL. STOP. THINK before you CLICK links or OPEN attachments.**

---

Dear Sir or Madame,

I would like to offer my support to keep this Kebab van's usual pitch. A lovely asset to the area, always kept clean and tidy and great food. Please don't remove them. A very popular family run business.

Kind regards

Julie Cass

Sent from Yahoo Mail for iPad

## Amanda Ward

---

**From:** Keely Whittle  
**Sent:** 05 December 2022 08:50  
**To:** Amanda Ward  
**Subject:** FW: Your decision not to renew B and B pus Kebabs is appalling I Cannot see a reason for this

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

For info.

Kind regards

Keely

**From:** Paul Maguire |  
**Sent:** 04 December 2022 16:13  
**To:** Licensing <licensing@westberks.gov.uk>  
**Subject:** Your decision not to renew B and B pus Kebabs is appalling I Cannot see a reason for this

This is an EXTERNAL EMAIL. STOP. THINK before you CLICK links or OPEN attachments.

---

## Amanda Ward

---

**From:** Paul Day  
**Sent:** 05 December 2022 13:10  
**To:** Licensing.all@bracknell-forest.gov.uk  
**Cc:** Amanda Ward  
**Subject:** B&B Plus Kebabs

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

This is an EXTERNAL EMAIL. STOP. THINK before you CLICK links or OPEN attachments.

---

Dear Licensing and Amanda

I have been informed that you have received an objection regarding the trading of the above business, After reading the reason from Wayne Scott I would like to add that there will be more noise from the railway lines that are next to the development than from this business. Allowing this development to take place in the first place is one that surprises me and if the developer thinks that having a kebab van on a road is going to impact the sale of properties than a main Reading to Waterloo train line astounds me beyond belief.

There is also a footpath from the town centre and bus station that will walk past the development so building properties right up to the footpath is not something that i can see on the plans of the development.

Please can you send these to me to show the properties that will have their frontage this close to Crowthorne Road North?

BFBC has already forced the closure of one of his businesses based at Bull Lane due to one resident complaining about noise which was coming from the boy racers in the car park opposite. This cost the business a substantial amount of money and now they have managed to build their business up BFBC is trying to destroy their livelihood once again.

The food served from this business is the best quality in Bracknell and the business has a 5 star hygiene rating I would like to put my objection in that you are refusing his renewal of street trading license.

I will be approaching the local newspaper with this as BFBC are going to cause this business major hardship and loss of income and refuse a traders license to a well known and respected business.

Regards

Paul Day

## Amanda Ward

---

**From:** kyle potterton  
**Sent:** 13 December 2022 19:35  
**To:** Amanda Ward; licencing@westberks.gov.uk  
**Subject:** B&B Kebab Van

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Categories:** B & B Plus Kebabs

This is an EXTERNAL EMAIL. STOP. THINK before you CLICK links or OPEN attachments.

Hello,

I'd like to register my dissatisfaction at the fact you are withdrawing B&B Kebab's licence to operate from Crowthorne Road North.

The van has been there years and is an important part of the local community. Well before the land was sold for the development of residential property.

I have never seen any rubbish as a result of the van and I can't say the smell carries much further than the immediate vicinity of the van.

The reasoning I have seen for the lack of licence only serve to line the pockets of the developers who no doubt already stand to profit massively at the expense of the local community.

What's next, asking the train station to stop having trains come through as the properties are too close to the railway line?

I'd much rather a kebab van than a railway next to my property.

Please reconsider.

Yours sincerely,  
Kyle Potterton

Sent from my iPhone

## Amanda Ward

---

**From:** Niamh Naylor  
**Sent:** 13 December 2022 19:38  
**To:** Amanda Ward  
**Subject:** Kebab van in bracknell

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Categories:** B & B Plus Kebabs

This is an EXTERNAL EMAIL. STOP. THINK before you CLICK links or OPEN attachments.

Good evening,

I thought I would give you my opinions on you trying to shut down a kebab van in bracknell, who has done buisness extremely well here to our residents. I ask you to consider not moving and shutting this buisness down.

I hope this is taken into consideration.

Kind regards,  
Niamh Naylor

## **Amanda Ward**

---

**From:** Katie McLaughlin  
**Sent:** 13 December 2022 19:48  
**To:** Amanda Ward  
**Subject:** B&B Kebab

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Categories:** B & B Plus Kebabs

This is an EXTERNAL EMAIL. STOP. THINK before you CLICK links or OPEN attachments.

I have just heard the devastating news that B&b kebab will not be having their licence renewed.

This is awful news as the team are lovely, and a takeaway from them makes our weeks. They are very hard working and are part of the community as local residents.

They do not deserve to not have their license renewed and I really hope that something can be done to support their business.

I know we and other local people from the area would be truly gutted.

Thank you for your time.

Sent from my iPhone

## Amanda Ward

---

**From:** Warren Cady  
**Sent:** 13 December 2022 19:56  
**To:** Amanda Ward  
**Subject:** B&B Plus Kebab

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Categories:** B & B Plus Kebabs

This is an EXTERNAL EMAIL. STOP. THINK before you CLICK links or OPEN attachments.

---

Dear Amanda,

Please consider to keep the business licence going for B&B Plus kebab, not only is the food amazing and always clean, but the owner is just the nicest guy.

Thank you,

Warren Cady

1

--

Warren Cady

1  
1

This message may contain confidential, proprietary, or legally privileged information. No confidentiality or privilege is waived by any transmission to an unintended recipient. If you are not an intended recipient, please notify the sender and delete this message immediately.

\*Please consider the environment before printing this e-mail\*

## Amanda Ward

---

**From:** vic richardson ·  
**Sent:** 13 December 2022 20:42  
**To:** Amanda Ward  
**Subject:** B&B plus kebabs bracknell

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Categories:** B & B Plus Kebabs

**This is an EXTERNAL EMAIL. STOP. THINK before you CLICK links or OPEN attachments.**

---

Dear Amanda.

I am writing to you in regards to saving a wonderful and absolutely delicious local business. Arif Anil hands down makes the best kebab around and to go alongside that he and his assistants are lovely people and i am proud to say my friends now. Please give his business the chance it deserves. I speak for many many others aswell I'm sure in the short while he hasn't been trading he's already missed!

We would all love to see him back as soon as possible.

Kind regards, Vic Richardson

Get [Outlook for Android](#)

## Amanda Ward

---

**From:** Benjamin Downing  
**Sent:** 13 December 2022 21:04  
**To:** Amanda Ward  
**Subject:** B+B Plus

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Categories:** B & B Plus Kebabs

This is an EXTERNAL EMAIL. STOP. THINK before you CLICK links or OPEN attachments.

---

To whom it may concern,

I am writing to you regarding the recent situation arisen lately regarding B+B Plus (kebab van) previously located on Crowthorne Road North.

Completely understand that the recent developments occurring on the road have impacted the location in which B+B Plus can reside in. However, it feels unfair that a small local business should be affected by private developments especially during a cost-of-living crisis. We should be doing all we can to support local businesses rather than evicting them especially with building new housing, we need to ensure the infrastructure is there to support locals.

I have seen reasoning for the removal of B+B Plus centring around the deterrence of prospective buyers because of 'smells, noise, queues, rubbish etc.' These unfounded claims have been made on a pure assumption rather than any significant evidence. For a start, the noise is far outweighed by the train station local residents will be moving right next to along with Bagshot Road. Secondly, B+B Plus would be providing a service to prospective buyers which I am sure they would utilise on a frequent basis, the positives far outweigh the negatives in this instance I believe.

At the very least, it would be great if Arif is offered an alternative spot to house his business.

Many thanks,  
Ben

## Amanda Ward

---

**From:** Lynne Janes  
**Sent:** 13 December 2022 21:37  
**To:** Amanda Ward  
**Subject:** B and B Plus Kebab Van

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Categories:** B & B Plus Kebabs

This is an EXTERNAL EMAIL. STOP. THINK before you CLICK links or OPEN attachments.

Dear Ms Ward

I understand the above business is being forced to close, as they will lose their pitch and the council is not prepared to offer them another spot.

They provide a great service and should be accommodated, as a lot of people use them. Putting a company out of business is awful when something could be done to help. Throwing people on the scrapheap is not acceptable in this day and age. There must be a corner which they could use.

Yours faithfully

Lynne Janes

## Amanda Ward

---

**From:** nicola bowry  
**Sent:** 13 December 2022 23:45  
**To:** Amanda Ward  
**Subject:** Kebab van

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Categories:** B & B Plus Kebabs

This is an EXTERNAL EMAIL. STOP. THINK before you CLICK links or OPEN attachments.

Hi iv seen on fb that my best Kebab place is going to a end .bless him he don't much luck I got told about coopers hill everyone told me how much it was the best I never believed them well I tell u now I was wrong . U don't get a soggy bottom of a pitta u only get a £10 deal for a family of 4 and he separates the salad from the meat (that's whAt makes meat go cold in the other vans) and did I mention how nice they are and give u and free can of fizz pop .. soo i mentioned it my mates they tried loved it then next time they went he was gone we was all very upset then I found out he was at longshot lane found him again then I see again his not having much Luck again and your trying to get rid of him please save the best kebab mAn 🙏

Regards

James baker

Sent from my iPhone

## Amanda Ward

---

**From:** wendy smith  
**Sent:** 14 December 2022 05:25  
**To:** Amanda Ward  
**Subject:** B&B Kebabs

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Categories:** B & B Plus Kebabs

This is an EXTERNAL EMAIL. STOP. THINK before you CLICK links or OPEN attachments.

---

Dear Amanda,

I'm contacting you with reference to the licence being withdrawn from B&B Kebabs.

We as a family have enjoyed their amazing food for a few years now and have enjoyed their friendly service they offer too.

It will be such a loss if you don't allow them to carry on not only to us but to them as a family.

You only have to type kebabs into the search function on 'We Love Bracknell' and everyone highly recommends them.

Please let them carry on their service, surely they can be given a pitch which is accessible for everyone?

Kind regards,

Wendy Smith

Sent from [Outlook for iOS](#)

## Amanda Ward

---

**From:** Jade Cuthbert  
**Sent:** 14 December 2022 07:32  
**To:** Amanda Ward  
**Subject:** B&B Kebabs

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Categories:** B & B Plus Kebabs

**This is an EXTERNAL EMAIL. STOP. THINK before you CLICK links or OPEN attachments.**

---

To whom it may concern,

I am emailing to say B&B kebabs have been in the same place for years they have built a great customer base where they are now and it would be a great injustice and would have a big financial impact on the owners if they were made to move.

Please consider that this is their livelihoods and this is how they put food on their table.

Thank you

## Amanda Ward

---

**From:** Kim Phillips  
**Sent:** 14 December 2022 07:54  
**To:** Amanda Ward  
**Subject:** B and B plus kebab.

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

**Categories:** B & B Plus Kebabs

This is an EXTERNAL EMAIL. STOP. THINK before you CLICK links or OPEN attachments.

Good morning.

I am writing to express my horror that a lovely local family business is being told it can no longer trade at its current location and isn't being offered anywhere suitable nearby. B and B kebab have been trading near to the train station for years and offer a lovely friendly service. Whenever I have visited this location the area has always been tidy and quiet. I have never been there and witnessed any noise or unsociable behaviour and they are one of the best and cleanest food outlets I've seen in Bracknell. I won't eat kebab from anywhere else. Beside that they are a lovely family who also help the local community a lot and don't deserve to lose their livelihood coming into Christmas because of another new housing development. I don't think their trading will affect any potential house views or if not could they be given another location near by. Many Thanks for taking the time to read my appeal.

Kim white.

Sent from my iPhone

## Amanda Ward

---

**From:** Davey ·  
**Sent:** 14 December 2022 11:24  
**To:** Amanda Ward  
**Subject:** B&B Plus Kebab Street Trading License

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Categories:** B & B Plus Kebabs

This is an EXTERNAL EMAIL. STOP. THINK before you CLICK links or OPEN attachments.

Good Morning Amanda, I hope you are well!

I'm emailing to express my support for a local independent business that currently holds a street trading license in Bracknell for the sale of hot food and beverages on Crowthorne Road North.

It is my understanding that the license for "B&B Plus Kebabs" is currently in jeopardy with the reasoning being that it "may" negatively affect a new development.

I have read the "BRACKNELL FOREST COUNCIL POLICY FOR DETERMINATION OF STREET TRADING CONSENTS" and I have noticed that it SPECIFICALLY notes in its Guiding Principle that appropriateness is considered on the grounds of "the likely impact on the existing highway users either as a result of the use of the road by the trader or by the trader's customers", I'd like to emphasise the use of the word EXISTING and suggest that it's impossible to determine the impact the business will have on new highway users that do not currently exist.

I do hope that West Berkshire Council will fairly judge this consent and support this local independent business that is used by hundreds if not thousands of local residents (feel free to examine their online reviews on both google and the various food delivery providers they partner with).

Kind Regards,

David Luck.

## **Amanda Ward**

---

**From:** Jemma lou  
**Sent:** 14 December 2022 18:09  
**To:** Amanda Ward  
**Subject:** Keep B+B kebab van where it is!

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Categories:** B & B Plus Kebabs

**This is an EXTERNAL EMAIL. STOP. THINK before you CLICK links or OPEN attachments.**

---

Please do not get rid of B+B kebabs! Literally the best kebab van in bracknell. This will be a sad loss!

**KEEP B+B KEBAB VAN!!!**

J Freeth

J Freeth

## Amanda Ward

---

**From:** Kate De Oliveira  
**Sent:** 14 December 2022 18:55  
**To:** Amanda Ward; Licensing  
**Subject:** B and B Plus Kebabs

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Categories:** B & B Plus Kebabs

This is an EXTERNAL EMAIL. STOP. THINK before you CLICK links or OPEN attachments.

To whom it may concern

I have heard the news that B and B Plus Kebab's licence is not being renewed due to the possibility of the kebab van deterring potential future buyers of the Sales & Marketing Suite that is going to be built on Crowthorne Road North.

As a member of the Bracknell community, I would like to lodge my disagreement against this decision. I am shocked to hear that a decision like this would be made and right before Christmas too, causing a local family business to be shut down and someone in our community to lose their livelihood. These are difficult times and everyone should be allowed to run their businesses and make a positive contribution to our community. With the cost of living going up, I cannot fathom how the council could justify such a decision.

I am a professional person myself and have spent many years working in offices and professional settings. I (and plenty of my colleagues) have always welcomed authentic food trucks within close reach for affordable lunches and dinners - this is a huge appeal, not a deterrent. I should hardly think that the smell of delicious food cooking, or queues of people buying that food (a sign of a good business!) should put anyone off.

I hope that my email will be taken into account and make a difference in the review of this decision.

Kind regards  
Kate De Oliveira

Sent from my iPhone

## Amanda Ward

---

**From:** J P  
**Sent:** 14 December 2022 20:24  
**To:** Amanda Ward  
**Subject:** Re: B&B plus kebab

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Categories:** B & B Plus Kebabs

**This is an EXTERNAL EMAIL. STOP. THINK before you CLICK links or OPEN attachments.**

---

Hi,

I have heard that you are shutting down B and B plus kebab down soon. They are one of the only places to get food in the area that isnt overpriced and open until late in the evening. Please do not allow them to close!

Kind regards  
Jasmine

Sent from my Samsung Galaxy S8 - powered by Three  
Get [Outlook for Android](#)

## Amanda Ward

---

**From:** Nicole  
**Sent:** 19 December 2022 19:09  
**To:** Amanda Ward  
**Subject:** Kebab van crowthorne road north

This is an EXTERNAL EMAIL. STOP. THINK before you CLICK links or OPEN attachments.

Hi,

I am disgusted that you would put his kebab van out of business, I live on crowthorne road north and the building of the care home and not copper hill has ruined my peaceful street The kebab van has never and would never be a problem over these building site Give them another pitch on the road!

Nicole

Sent from my iPhone

## **Amanda Ward**

---

**From:** i  
**Sent:** 19 December 2022 19:29  
**To:** Amanda Ward  
**Subject:** B&B Plus Kebab Van

This is an EXTERNAL EMAIL. STOP. THINK before you CLICK links or OPEN attachments.

Dear Amanda,

I am absolutely devastated to learn about the revoking of the licence for the B&B kebab van on Crowthorne Road North has been revoked with no suggestion as to where it can be relocated.

This is an extremely popular food outlet and is a staple of me and my family's dinner treats at least fortnightly. The owners are respectful lovely people and, in essence, have become friends. In this climate. I find it abhorrent that the council would so readily ruin someone's family run livelihood with no regard to them at all. You cannot simply turn someone's world inside out because of some development works that haven't even been built yet.

Not only is this popular amongst local residents but emergency service workers are often seen frequenting the van. There are no gangs of youths, no antisocial behaviour, just two wonderful owners trying to make a living for themselves and their family and the community around them. They have often been known to give to charitable causes and assist those in need.

I beg you to overturn this ridiculous decision or, at the very least, provide guidance for additional spots where the business can operate in the local area or I will be forced to write to James Sunderland and escalate this action further.

Best wishes

A. L Mantis

**Amanda Ward**

---

**From:** Licence All <Licence.All@Bracknell-Forest.gov.uk>  
**Sent:** 20 December 2022 08:34  
**To:** Amanda Ward  
**Subject:** FW: B&B Plus Kebab

This is an EXTERNAL EMAIL. STOP. THINK before you CLICK links or OPEN attachments.

---

**From:**  
**Sent:** 19 December 2022 22:09  
**To:** Licence All <Licence.All@Bracknell-Forest.gov.uk>  
**Subject:** B&B Plus Kebab

**CAUTION:** This is an EXTERNAL EMAIL. STOP. THINK before you CLICK links or OPEN attachments.

Hello,

Please reconsider renewing this local business's license with the option to relocate.

Thank you.

\*\*\*\*\*

This e-mail will be read by employees of the Council and all personal information will be dealt with in accordance with the General Data Protection Regulation May 2018 and subsequent data protection laws. The views expressed in this e-mail are those of the individual and not necessarily the views or opinions of Bracknell Forest Council.

This e-mail and any files transmitted with it are confidential and intended solely for the use of the individual or entity to which they are addressed. If you have received this e-mail in error please notify the system manager. Email: mail.administrator@bracknell-forest.gov.uk

This footnote also confirms that this e-mail has been scanned for the presence of computer viruses. Although the Council has taken steps to ensure that this e-mail and any attachments are virus free we advise that in keeping with good ICT practice the recipients should confirm this for themselves.

\*\*\*\*\*

## Amanda Ward

---

**From:** Licence All <Licence.All@Bracknell-Forest.gov.uk>  
**Sent:** 22 December 2022 08:30  
**To:** Amanda Ward  
**Subject:** FW: B&B Plus Kebab Van

This is an EXTERNAL EMAIL. STOP. THINK before you CLICK links or OPEN attachments.

---

**From:** Soma Das  
**Sent:** 21 December 2022 20:51  
**To:** Licence All <Licence.All@Bracknell-Forest.gov.uk>  
**Subject:** B&B Plus Kebab Van

**CAUTION:** This is an EXTERNAL EMAIL. STOP. THINK before you CLICK links or OPEN attachments.

Dear Sir/ Madam,

Hope this email finds you well. I'm writing about the B&B Plus Kebab van. My family are regular customers of this Kebab van. They are a lovely family with little children who work very hard for their business. Their food, cleanliness and customer service is always excellent. They are always calm and lovely and that van has been doing business there for a long time before the buildings started coming up. They have had to change their pitch earlier as well which made it very difficult for them to run their daily lives. With the cost of living going up at an exponential rate, it will be very difficult for this independent trader to set up a new client base all over again. Our neighbours and friends who are all local residents are rather shocked with this decision and are finding it very upsetting. May we humbly request you to continue with their license so that they can trade normally and keep giving the local community their excellent service; also, so that their little children's lives are not disrupted.

Thank you  
Best regards,  
Mrs Soma Das

\*\*\*\*\*

This e-mail will be read by employees of the Council and all personal information will be dealt with in accordance with the General Data Protection Regulation May 2018 and subsequent data protection laws. The views expressed in this e-mail are those of the individual and not necessarily the views or opinions of Bracknell Forest Council.

This e-mail and any files transmitted with it are confidential and intended solely for the use of the individual or entity to which they are addressed. If you have received this e-mail in error please notify the system manager. Email: mail.administrator@bracknell-forest.gov.uk

This footnote also confirms that this e-mail has been scanned for the presence of computer viruses. Although the Council has taken steps to ensure that this e-mail and any attachments are virus free we advise that in keeping with good ICT practice the recipients should confirm this for themselves.

**Amanda Ward**

---

**From:** Andy Cranfield  
**Sent:** 14 December 2022 07:37  
**To:** Amanda Ward  
**Subject:** Fwd: B&B Kebab Van

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

**This is an EXTERNAL EMAIL. STOP. THINK before you CLICK links or OPEN attachments.**

---

Hi Amanda

I'm shocked that their license isn't going to continue. They are a great local business and lovely friendly people.

I'll add to what I've said below, that they are the only van that I know of in the area that use environmentally friendly packaging. Others use those yellow containers that simply end up in landfill.

Please give B&B a chance.

If you have not received anything from James Sunderland then I suggest you reach out to him, as he has definitely responded to my email below and says he has raised it with the council

Thanks  
 Andy

----- Forwarded message -----

**From:** Andy Cranfield  
**Date:** Sat, 3 Dec 2022, 09:38  
**Subject:** B&B Kebab Van  
**To:** <[Licensing.all@bracknell-forest.gov.uk](mailto:Licensing.all@bracknell-forest.gov.uk)>  
**Cc:** [james.sunderland.mp@parliament.uk](mailto:james.sunderland.mp@parliament.uk) <[james.sunderland.mp@parliament.uk](mailto:james.sunderland.mp@parliament.uk)>

Hi

I've just seen via Facebook that you are revoking the trading licence for the B&B Kebab Van. I'm flabbergasted.

This is a thriving extremely popular local business that has been in the area for years. I used to go to them when they were A&A kebabs up by Garth and that was also ridiculous that they were moved on due to some random complaint. I now frequent their B&B van.

This is arguably the best quality kebab van in Bracknell, and very much in demand. It is also a local family business. I find it very disappointing that BFBC see fit to ignore this and instead favour the massive corporations that want it gone from outside their overpriced houses - houses which have replaced a much needed youth space.

Your priorities are all wrong. You should be looking after the locals. But it seems you're just in it for seeing how much money you can grab and let the locals struggle.

This van doesn't cause a nuisance, and is not noisy. I've been there many times over the years and there is no problem. As for the smells, well there are smells all over Bracknell, and this is no worse than any others. If that is too much to ask, then please let them stay at their current temporary spot. Miles away from houses and let's face it nearer the dump, so you can't say there's an issue with smells or noise.

Please reconsider this and allow B&B kebabs to go on trading, supporting a local family business, and the many many local customers who are all struggling and would like to be able to get a cheapish treat

Thanks

**Amanda Ward**

---

**From:** Callum Monks  
**Sent:** 19 January 2023 16:00  
**To:** Amanda Ward  
**Cc:** Sarah Holman; Zoe Mulholland  
**Subject:** Renewal of Kebab Van

This is an EXTERNAL EMAIL. STOP. THINK before you CLICK links or OPEN attachments.

---

Dear Amanda,

Please see below a short note on the renewal of the Kebab Van's licence:

The development at Coopers Hill is likely to have its first resident by September 2023, with the show home open from May 2023, the position of a kebab van alongside a residential development would directly impact the new residents as well as having an impact on the safety of residents arriving and leaving the development.

We hope that the above is taken into consideration as the development is set to deliver high quality new homes in close proximity to the town centre where residents can enjoy the outdoor spaces being provided in a safe way.

Kind regards

Callum



This email and any files transmitted with it are confidential and may contain privileged material intended solely for the recipient(s) named above. If you are not the intended recipient of this email please contact the sender immediately and destroy this email. Any views or opinions presented in this email are solely those of the author and might not represent those of Countryside Partnerships PLC or any of its subsidiaries. Countryside Partnerships PLC and its subsidiaries will not accept any liability in respect of any statements made in this email.

**Warning** - Although Countryside has taken reasonable precautions to ensure no viruses are present in this email, the company cannot accept responsibility for any loss or damage arising from the use of this email or attachments.

Countryside Partnerships PLC. Registered in England No. 09878920  
Registered Office: Countryside House, The Drive, Brentwood, Essex, CM13 3AT. Telephone: 01277 260000

This page is intentionally left blank

**BRACKNELL FOREST BOROUGH COUNCIL  
STREET TRADING CONSENT - STANDARD CONDITIONS**

**Local Government (Miscellaneous Provisions) Act 1982**

"The Council" means the Bracknell Forest Borough Council.

"Assistant" means any person working at the street trading vehicle, stall or trailer.

The following conditions apply in respect of all Street Trading Consents granted by the Council. The Council reserves the right to vary or modify these conditions or apply new conditions from time to time as it may in its absolute discretion think fit. The granting of a Consent does not imply approval under any other legislation or activity controlled by the Council.

- 1) These "Standard Conditions" may be supplemented or varied by any "Special Conditions" relating to a particular location as issued with the Consent.
- 2) At all times the Consent Holder and/or any Assistant shall comply with all statutes, statutory instruments and byelaws currently in force.
- 3) On land other than the highway, the permission of the landowner and any necessary Planning Permission shall have been obtained. Confirmation of such shall be provided to the Council prior to the commencement of trading.
- 4) The type, colour and dimensions of any vehicle, stall, trailer, cart or similar to be used under any Consent will be subject to approval by the Council. No change of any approved stall/vehicle or similar is permitted without prior agreement, in writing, from the Council.
- 5) The Consent Holder shall ensure that the stall/vehicle is positioned only on the Consent pitch of the Consent Street for which the Consent is held. The Consent pitch may only be changed mid-term of any Consent period with the agreement of the Council.
- 6) Whilst the granting of a Consent is specific to a particular location, the Council reserves the right to vary the same at any time.
- 7) If a Consent Holder or Assistant is requested to remove or reposition the stall/vehicle by a Council Officer or Police Officer he/she shall immediately comply with that request.
- 8) The hours of trading shall be only within the times specified on the Consent.
- 9) The Consent only specifies those hours during which trading may take place provided that all other legal requirements are satisfied. The Consent does not confer the right to station the stall/vehicle on the Consent pitch at any particular time(s).
- 10) A readily identifiable name shall be conspicuously displayed on the stall/vehicle.
- 11) A copy of the Consent shall be displayed conspicuously on the stall/vehicle and a copy of the "Standard Conditions" and any "Special Conditions" which apply to that Consent shall be carried by whoever is operating the stall/vehicle when trading and shall be produced when requested by any officer of the Council or a Police Officer.
- 12) The Consent Holder shall have and maintain a valid insurance policy against public liability and third party risks. The minimum insurance cover shall be £1,000,000 and shall include cover for any risks arising from the use of the Consent Holder's vehicle, or stall and any additional equipment under his/her control such as generators, etc.

- 13) The Consent Holder may terminate the Consent by written notice to the Council. A refund of the fee will be payable on pro-rata basis calculated to the nearest full week but the Council shall be entitled to retain the first £50 of any fee to be returned to cover administration costs. No refunds are payable if a Consent is suspended or revoked.
- 14) The Consent is personal to the Consent Holder and is not transferable except in the case of the death of the Consent Holder when the Consent may be transferred, by agreement with the Council, to a member of the Consent Holder's immediate family.
- 15) The fee for a Consent shall be paid in advance. Failure to renew the consent prior to the expiry date may lead to a Consent for the pitch being issued to another applicant.
- 16) The Consent Holder and/or any Assistant shall not sell or offer or expose for sale any goods or articles other than those described within the terms of the Consent.
- 17) The Consent Holder shall not place any advertising signs, boards or notices within the area for which the Consent Holder holds a Consent.
- 18) The Consent Holder, any Assistant or their business shall not be the cause of any nuisance or undue disturbance to any other user of the highway, or the occupier of any land or building.
- 19) The Consent Holder and/or any Assistant shall, on all occasions when carrying on business, conduct themselves in a civil and orderly manner.
- 20) The Consent Holder's stall/vehicle shall be kept in a clean, safe and well maintained condition.
- 21) No waste water or other waste material shall be discharged on to the highway or any adjacent property.
- 22) At least one refuse container shall be provided by the Consent Holder and placed on the pavement near to the stall/vehicle and be available for use by customers. A notice shall also be displayed requesting customers to deposit litter in a waste container.
- 23) The Consent Holder shall ensure that all waste produced, including waste oil, is disposed of in accordance with the Duty of Care under the Environmental Protection Act 1990. All waste must be disposed of via a Licensed Waste Carrier or direct to a Licensed Waste Disposal facility, and records must be retained for at least 2 years.
- 24) The Consent Holder shall ensure that the immediate area in the vicinity of the stall/vehicle is kept clear at all times of all litter originating from their trade and from customers and in particular, shall leave the site clear of such refuse at the completion of trading.
- 25) Adequate precautions shall be taken by the Consent Holder to prevent the risk of an outbreak of fire at the stall/vehicle. Where a power source or heating appliance is present, e.g. a generator or bottled gas container, then a suitable fire extinguisher shall be provided.
- 26) The Consent Holder shall ensure that all heat generating equipment is not operational during any vehicle movements, and the fuel supply to such equipment is switched off at the source. During movement, operation and storage all gas cylinders will be restrained in an upright position within a locked compartment which is ventilated at both high and low levels. The compartment will be clearly labelled "Extremely Flammable LPG" and will provide a minimum of 30 minute fire resistance.'

- 27) All persons handling food shall have a basic food hygiene certificate. It is recommended that refresher training is attended every 3 years. Where an officer authorised under the Food Safety Act 1990 is of the view that a staff member is demonstrating a level of knowledge or competence below the required level that person may be required to attend a basic food hygiene course. Failure to comply with this requirement within a reasonable period will result in a breach of this condition.
- 28) If the Consent Holder is selling food or drink the stall/vehicle shall be registered with the local authority where it is normally kept under the provisions of the Food Premises (Registration) Regulations 1991.
- 29) If a Consent Holder fails to comply with any of the "Standard Conditions" or "Special Conditions" attached to the Consent he/she will risk having the Consent revoked and being prosecuted.

