



Borough of Telford and Wrekin

Licensing Sub-Committee

Thursday 8 January 2026

10.00 am

Meeting Point House, Southwater Square, Telford TF3 4HS

Democratic Services:	Jayne Clarke	01952 383205
Media Enquiries:	Corporate Communications	01952 382406

Committee Members:	Councillors J Thompson (Chair), H Rhodes (Vice-Chair), C Chikandamina, J Jones, G C W Latham-Reynolds, N Page, R Sahota, P J Scott, K L Tomlinson and R Tyrrell Substitutes Councillors N A M England, G Luter, H Morgan and T J Nelson
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	Agenda	Page
1	Declarations of Interest	
2	To consider the following application for a variation to a Premises Licence under the provisions of the Licensing Act 2003 in accordance with the attached Hearings Procedure. Dragon Soul Projects Limited, 6 Aston Drive, Newport, Shropshire, TF10 7UA.	3 - 4
2a	Application for a variation to a Premises Licence under the Licensing Act 2003	5 - 78

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Licensing Committee
Hearings Procedure
Applications under the Licensing Act 2003

1. The various parties are identified.
2. The Solicitor to the Committee will ask the Applicant to confirm that he/she received notice of the hearing and of his/her right to be represented.
3. The Solicitor to the Committee will explain the procedure to be followed and advise parties that written representations have been received and have been placed before Committee Members. Therefore it is expected that oral submissions will be by way of a succinct summary of the key points and will address any points of clarification requested.
4. The Chair will ask the Democratic Services Support Officer if notice of a representative or witness has been received. If so, Members will decide whether the representative/witness will be allowed.
5. The Chair will ask the Democratic Services Support Officer if any points of clarification have been requested of any party.
6. The Council's Licensing Officer will present the Licensing Authority's report and may call any witnesses.
7. The Applicant and person/body making a relevant representation may ask the Council's Licensing Officer and any witnesses questions.
8. Members of the Committee may ask questions of the Council's Licensing Officer and any witnesses.
9. Any person/body who has made a relevant representation may make a submission and call witnesses.
10. The Applicant may ask any person/body who has made a representation questions.
11. The Council's Licensing Officer may ask the person/body who has made a representation questions.
12. Members of the Committee may ask questions of any person/body who has made a relevant representation.
13. The Applicant may make a submission and call any witnesses.
14. The Council's Licensing Officer may ask the Applicant questions.
15. Any person/body making a representation may ask the Applicant questions.

16. Members of the Committee may ask the Applicant questions.
17. The Council's Licensing Officer may make a closing statement.
18. Any person/body who has made a representation may make a closing statement.
19. The Applicant may make a closing statement.
20. The Chair of the Committee will then ask all parties to confirm that they have concluded their submissions or representations in respect of the application and that they have no further points they wish to make.
21. Parties will be asked if they wish to remain to hear the decision. All except the Committee, its legal advisor and the Democratic Services Support Officer will withdraw. (If it is necessary to recall one party for further questions or clarification all the parties are invited to return.)
22. After the Committee reaches its decision, and if the parties have elected to remain, the parties are recalled and the Solicitor to the Committee announces the decision.
23. As soon as possible thereafter the decision is confirmed in writing to all parties. The letter advises parties of any statutory right of appeal.

Note

It is an important principle of the rules of natural justice that members who take part in the deliberations and decision-making should only do so if they have been present for the whole of the hearing.

A party may seek to introduce new matters at the hearing. Legal advice should be sought on whether to allow the evidence or to proceed or adjourn to allow all parties time to consider the new matters.



Telford & Wrekin
Co-operative Council

Protect, care and invest
to create a better borough

Borough of Telford and Wrekin

Licensing Sub-Committee

Thursday 8 January 2026

Application for a variation to a premises licence under the Licensing Act 2003

Cabinet Member:	Cllr Zona Hannington - Cabinet Member: Finance, Governance & Customer Services
Lead Director:	Anthea Lowe - Director: Policy & Governance
Service Area:	Policy & Governance
Report Author:	Tayyibah Daud, Helen Owen - Licensing Technical Officer, Licensing Technical Officer
Officer Contact Details:	Tel: 01952 380440 Email: Tayyibah.Daud@telford.gov.uk helen.owen@telford.gov.uk
Wards Affected:	Newport North
Key Decision:	Not Key Decision
Forward Plan:	Not Applicable
Report considered by:	Licensing Sub-Committee - 08 January 2026

1.0 Recommendations for decision/noting:

The Committee is asked to:-

- 1.1 Consider the application for a variation to a premises licence.

2.0 Purpose of Report

- 1.1 The purpose of the report is to outline the law and evidence to be considered by the Licensing Sub-Committee in relation to an application for a premises licence variation.

3.0 Background

3.1 The current premises licence is attached at **Appendix A**.

4.0 Summary of main proposals

4.1 An application was received from the applicant, Dragon Soul Projects Limited on 7 November 2025 for a variation to the premises licence in respect of Dragon Soul, Nix Service Station, Forton Road, Newport, TF10 7JR. The copy of the application is attached at **Appendix B**.

4.2 The premises location is Newport North Ward and a location plan is attached at **Appendix C**.

4.3 A plan of the inside of the premises is located at **Appendix D**.

4.4 The application has been properly served on all Responsible Authorities. The Applicant and the Council has complied with the legislative process and displayed the appropriate notice at the premises, in the local press and on the website as required.

4.5 Any Responsible Authority and/or Other Person may make representations about the application

4.6 Relevant Representations, as defined by the 2003 Act, have been received from local residents. These representations can be found at **Appendix E**.

4.7 The Police sent a response on 4 December 2025 making a representation and proposing conditions to be added to the premises licence. **Appendix F**.

4.8 Planning sent a response on 7 November 2025 detailing the current planning permission for the premises, but have not submitted a formal representation. **Appendix G**.

4.9 Night-time Economy on behalf of Environmental Health sent a response on 3 December 2025 confirming they did not wish to make a representation. **Appendix H**.

4.10 The applicant made a submission to the licensing sub-committee in support of their application on 3 December 2025. **Appendix I**.

4.11 The applicant and those who have made representations have all been invited to attend the hearing.

4.12 **Proposed licensable activities as stated in the application:**

The applicant wishes to apply for the following:

- Live music (indoors only), recorded music (both indoors and outdoors) and anything of a similar description (Indoors only) Monday to Sunday 0900 - 2200
- Sale of alcohol Monday to Sunday 0900 - 2200.
- Hours the premises are open to the public Monday to Sunday 0900 - 2200.
- To remove the current condition *'During live music and late opening events, only children over the age of 8 years will be allowed to remain on the premises under adult supervision'*
- To propose additional conditions to be added to the premises licence.

5.0 Alternative Options

5.1 All options are referenced within the Report.

6.0 Key Risks

6.1 There is always the risk of challenge and right to appeal. However, such appeal and challenge is mitigated through robust process and compliance with necessary legislation.

7.0 Council Priorities

7.1 This report supports the following council priorities:

- Every child, young person and adult lives well in their community
- All neighbourhoods are a great place to live
- Everyone benefits from a thriving economy
- A community-focussed innovative council providing efficient, effective and quality services

8.0 Financial Implications

8.1 Compliance with statutory duties as part of the licensing function is delivered within existing budgets.

9.0 Legal and HR Implications

9.1 Section 34 of the Licensing Act 2003 allows the holder of a premises licence to apply for variation of that licence.

9.2 The Licensing Sub-Committee when determining an application for variation, pursuant to Section 35 of the Licensing Act 2003, has power to take any of the following steps (if any) as it considers appropriate for the promotion of the "licensing objectives."

- Modify the conditions of the licence
- Reject the whole or part of the application

And the conditions of the licence are modified if any of them are altered, omitted or any new condition is added.

9.3 The Committee is obliged to determine this application with a view to promoting the licensing objectives as defined by the Licensing Act 2003, which are:

- The prevention of crime & disorder
- Public Safety
- The prevention of public nuisance
- The protection of children from harm

9.4 Any action taken by the Licensing Sub Committee will be an appropriate and proportionate response. In addition, regards shall be had to guidance issued by Secretary of State under Section 182 of the Licensing Act 2003 and The Statement of Licensing Policy for Borough of Telford and Wrekin.

9.5 The Committee is also asked to note that any conditions added to the licence should be fair, transparent, consistent, enforceable, proportionate and targeted, in accordance with the 2003 Act and the Local Better Regulation Office principles of better regulation.

10.0 Ward Implications

10.1 This report has an impact on both residents and the business making the application. The purpose of a licence is to moderate behaviour to ensure that residents have quiet enjoyment of the homes and to allow the business to operate with legal parameters.

11.0 Health, Social and Economic Implications

11.1 Licensing of certain premises and activities is important to ensure that businesses comply with licence conditions, guidance and standards set out in legislation or by government bodies.

12.0 Equality and Diversity Implications

12.1 Having had regard to the council's obligations it is considered that there are no human rights or equalities implications associated with the content of this report.

12.2 The contents of this report is not considered to have a direct impact on the Armed Forces Duty, specific socio-economic groups or town and parish councils.

13.0 Climate Change, Biodiversity and Environmental Implications

13.1 Having had regard to the council's obligations it is considered that there are no climate change or environmental implications associated with the content of this report.

14.0 Background Papers

Application for a variation to a premises licence under the Licensing Act 2003

- 1 Licensing Act 2003
- 2 Guidance issued by Secretary of State under Section 182 of the Licensing Act 2003
- 3 The Statement of Licensing Policy for Borough of Telford & Wrekin

15.0 Appendices

- A Current Licence
- B Variation application
- C Location Plan
- D Internal Plan
- E Relevant representations from other persons
- F Police representation
- G Planning comments
- H Night-Time Economy Comments
- I Applicant comments

16.0 Report Sign Off

Signed off by	Date sent	Date signed off	Initials
Legal	11/12/2025	17/12/2025	SH
Finance	12/12/2025	12/12/2025	AEM

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Licensing Act 2003

Premises Licence

Premises Licence Number	BTWPRM0873
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Part 1 – Premises Details

Postal address of premises, or if none, ordnance survey map reference or description

Dragon Soul
Unit 1
Nix Service Station
Forton Road

Telephone Number

Where the licence is time limited the dates
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N/A

Licensable activities authorised by the licence
--

Sale of Alcohol by Retail
Performance of Live Music
Anything of a similar description to live music, recorded music or performance of dance
Karaoke or Themed Parties

Times the licence authorises the carrying out of licensable activities

<u>Sale of Alcohol by retail:</u>
--

<u>Day</u>	<u>Start Time</u>	<u>End Time</u>
Monday	10.00	17.00
Tuesday	10.00	17.00
Wednesday	09.00	18.00
Thursday	09.00	18.00
Friday	09.00	22.00



Saturday	09.00	22.00
Sunday	09.00	16.00

Performance of Live Music: Indoors

<u>Day</u>	<u>Start Time</u>	<u>End Time</u>
Monday	10.00	17.00
Tuesday	10.00	17.00
Wednesday	09.00	18.00
Thursday	09.00	18.00
Friday	09.00	22.00
Saturday	09.00	22.00
Sunday	09.00	16.00

**Anything of a similar description to live music, recorded music or performance of dance
Karaoke or Themed Parties: Indoors**

<u>Day</u>	<u>Start Time</u>	<u>End Time</u>
Monday	10.00	17.00
Tuesday	10.00	17.00
Wednesday	09.00	18.00
Thursday	09.00	18.00
Friday	09.00	22.00
Saturday	09.00	22.00
Sunday	09.00	16.00

Seasonal Variations

Non Standard Timings

None



The opening hours of the premises

<u>Day</u>	<u>Start Time</u>	<u>End Time</u>
Monday	10.00	17.00
Tuesday	10.00	17.00
Wednesday	09.00	18.00
Thursday	09.00	18.00
Friday	09.00	22.00
Saturday	09.00	22.00
Sunday	09.00	16.00

Non-Standard Opening Hours of the Premises

None

Where the licence authorises supplies of alcohol whether these are on and /or off supplies

For consumption on and off the premises



Part 2

Name, (registered) address, telephone number and email (where relevant) of holder of premises licence

Dragon Soul Projects Limited
6 Aston Drive
Newport
Shropshire
TF10 7UA

Registered number of holder, for example company number, charity number (where applicable)

Company Number: 14622420

Name and address of designated premises supervisor where the premises licence authorises the supply of alcohol

Natalie Sereda

Personal licence number and issuing authority of personal licence held by designated premises supervisor where the premises licence authorises for the supply of alcohol

Licence Number: BTWPER9443

Issuing Authority: Telford & Wrekin Council

Date of first issue: 02-05-2025

This version valid from: 02-05-2025

Issuing Authority: Telford & Wrekin Council
Darby House
Lawn Central
Telford
TF3 4JA

Annex 1 – Mandatory Conditions

The making and authorisation of Alcohol Sales

No supply of alcohol may be made under the Premises Licence—

- a) at a time when there is no Designated Premises Supervisor in respect of the Premises Licence, or
- b) at a time when the Designated Premises Supervisor does not hold a Personal Licence or his Personal Licence is suspended.

Every supply of alcohol under the Premises Licence must be made or authorised by a person who holds a Personal Licence.

Irresponsible Alcohol Promotions

The responsible person must ensure that staff on relevant premises do not carry out, arrange or participate in any irresponsible promotions in relation to the premises.

In this paragraph, an irresponsible promotion means any one or more of the following activities, or substantially similar activities, carried on for the purpose of encouraging the sale or supply of alcohol for consumption on the premises.

- (a) games or other activities which require or encourage, or are designed to require or encourage, individuals to—
 - (i) drink a quantity of alcohol within a time limit (other than to drink alcohol sold or supplied on the premises before the cessation of the period in which the responsible person is authorised to sell or supply alcohol), or
 - (ii) drink as much alcohol as possible (whether within a time limit or otherwise);
- (b) provision of unlimited or unspecified quantities of alcohol free or for a fixed or discounted fee to the public or to a group defined by a particular characteristic in a manner which carries a significant risk of undermining a licensing objective;
- (c) provision of free or discounted alcohol or any other thing as a prize to encourage or reward the purchase and consumption of alcohol over a period of 24 hours or less in a manner which carries a significant risk of undermining a licensing objective;
- (d) selling or supplying alcohol in association with promotional posters or flyers on, or in the vicinity of, the premises which can reasonably be considered to condone, encourage or glamorise anti-social behaviour or to refer to the effects of drunkenness in any favourable manner.
- (e) Dispensing alcohol directly by one person into the mouth of another (other than where that other person is unable to drink without assistance by reason of a disability).

Provision of Free Tap Water

The responsible person must ensure that free potable water is provided on request to customers where it is reasonably available.

Age Verification Policy for the Sale or Supply of Alcohol

The Premises Licence holder or Club Premises Certificate Holder must ensure that an age verification policy is adopted in respect of the premises in relation to the sale or supply of alcohol.



The Designated Premises Supervisor in relation to the Premises Licences must ensure that the supply of alcohol at the premises is carried on in accordance with the age verification policy.

The policy must require individuals who appear to the responsible person to be under 18 years of age (or such older age as may be specified in the policy) to produce on request, before being served alcohol, identification bearing their photograph, date of birth and either:-

- (a) A holographic mark or
- (b) An ultraviolet feature.

Availability of Small Measures of Alcohol

The responsible person must ensure that—

- (a) where any of the following alcoholic drinks is sold or supplied for consumption on the premises (other than alcoholic drinks sold or supplied having been made up in advance ready for sale or supply in a securely closed container) it is available to customers in the following measures—
 - (i) beer or cider: ½ pint;
 - (ii) gin, rum, vodka or whisky: 25 ml or 35 ml; and
 - (iii) still wine in a glass: 125 ml; and
- (b) these measure are displayed in a menu, price list or other printed material which is available to customers on the premises; and
- (c) where a customer does not in relation to a sale of alcohol specify the quantity of alcohol to be sold, the customer is made aware that these measures are available.

Permitted Price of Alcohol

1. A relevant person shall ensure that no alcohol is sold or supplied for consumption on or off the premises for a price which is less than the permitted price
2. For the purposes of the condition set out in paragraph 1—
 - a) “duty” is to be construed in accordance with the Alcoholic Liquor Duties Act 1979);
 - b) “permitted price” is the price found by applying the formula—

$$P = D + (D \times V)$$

where—

- (i) P is the permitted price,
 - (ii) D is the amount of duty chargeable in relation to the alcohol as if the duty were charged on the date of the sale or supply of the alcohol, and
 - (iii) V is the rate of value added tax chargeable in relation to the alcohol as if the value added tax were charged on the date of the sale or supply of the alcohol;
- c) “relevant person” means, in relation to premises in respect of which there is in force a premises licence—
- (i) the holder of the premises licence,
 - (ii) the designated premises supervisor (if any) in respect of such a licence, or
 - (iii) the personal licence holder who makes or authorises a supply of alcohol under such a licence;



- d) “relevant person” means, in relation to premises in respect of which there is in force a club premises certificate, any member or officer of the club present on the premises in a capacity which enables the member or officer to prevent the supply in question; and
 - e) “valued added tax” means value added tax charged in accordance with the Value Added Tax Act 1994.
3. Where the permitted price given by Paragraph (b) of paragraph 2 would (apart from this paragraph) not be a whole number of pennies, the price given by that sub-paragraph shall be taken to be the price actually given by that sub-paragraph rounded up to the nearest penny.
4. (1) Sub-paragraph (2) applies where the permitted price given by Paragraph (b) of paragraph 2 on a day (“the first day”) would be different from the permitted price on the next day (“the second day”) as a result of a change to the rate of duty or value added tax.
- (2) The permitted price which would apply on the first day applies to sales or supplies of alcohol which take place before the expiry of the period of 14 days beginning on the second day.



Annex 2 – Conditions consistent with the Operating Schedule

a) General – all four licensing objectives (b,c,d,e):

Notices will be in place asking customers to leave the premises quietly.

b) The prevention of crime and disorder:

A CCTV system will be in place and working at all times. Notices will be on display to say that there is CCTV recording on the premises.

c) Public safety:

None

d) The prevention of public nuisance:

All windows will be double glazed.

The outside seating area will be closed after 2200hrs.

e) The protection of children from harm:

During live music and late opening events, only children over the age of 8 years will be allowed to remain on the premises under adult supervision.

Other Operating Conditions



Annex 3 – Conditions attached after a hearing by the Licensing Authority

None



Annex 4 – Plans

As deposited with the Licensing Authority.



Licensing Act 2003

Premises Licence Summary

Premises Licence Number	BTWPRM0873
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Premises Details

Postal address of premises, or if none, ordnance survey map reference or description
Dragon Soul Unit 1 Nix Service Station Forton Road
Telephone Number

Where the licence is time limited the dates
N/A

Licensable activities authorised by the licence
Sale of Alcohol by Retail Performance of Live Music Anything of a similar description to live music, recorded music or performance of dance Karaoke or Themed Parties

Times the licence authorises the carrying out of licensable activities

<u>Sale of Alcohol by retail:</u>		
<u>Day</u>	<u>Start Time</u>	<u>End Time</u>
Monday	10.00	17.00
Tuesday	10.00	17.00
Wednesday	09.00	18.00
Thursday	09.00	18.00
Friday	09.00	22.00
Saturday	09.00	22.00
Sunday	09.00	16.00



Performance of Live Music: Indoors

<u>Day</u>	<u>Start Time</u>	<u>End Time</u>
Monday	10.00	17.00
Tuesday	10.00	17.00
Wednesday	09.00	18.00
Thursday	09.00	18.00
Friday	09.00	22.00
Saturday	09.00	22.00
Sunday	09.00	16.00

**Anything of a similar description to live music, recorded music or performance of dance
Karaoke or Themed Parties: Indoors**

<u>Day</u>	<u>Start Time</u>	<u>End Time</u>
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Wednesday	09.00	18.00
Thursday	09.00	18.00
Friday	09.00	22.00
Saturday	09.00	22.00
Sunday	09.00	16.00

Non Standard Timings

None



The opening hours of the premises

<u>Day</u>	<u>Start Time</u>	<u>End Time</u>
Monday	10.00	17.00
Tuesday	10.00	17.00
Wednesday	09.00	18.00
Thursday	09.00	18.00
Friday	09.00	22.00
Saturday	09.00	22.00
Sunday	09.00	16.00

Non-Standard Opening Hours of the Premises

None

Where the licence authorises supplies of alcohol whether these are on and /or off supplies

For consumption on and off the premises

Name, (registered) address of holder of premises licence

Dragon Soul Projects Limited
6 Aston Drive
Newport
Shropshire
TF10 7UA

Registered number of holder, for example company number, charity number (where applicable)

Company Number: 14622420

Name of designated premises supervisor where the premises licence authorises the supply of alcohol

Natalie Sereda



State whether access to the premises by children is restricted or prohibited

Only children over the age of 8 years will be allowed to remain on the premises under adult supervision.

Date of first issue: 02-05-2025

This version valid from: 02-05-2025

Issuing Authority: Telford & Wrekin Council
Darby House
Lawn Central
Telford
TF3 4JA

Application to vary a premises licence under the Licensing Act 2003

PLEASE READ THE FOLLOWING INSTRUCTIONS FIRST

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

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

I/We Dragon Soul Projects Limited

(Insert name(s) of applicant)

being the premises licence holder, apply to vary a premises licence under section 34 of the Licensing Act 2003 for the premises described in Part 1 below

Premises licence number

Part 1 – Premises Details

Dragon Soul Nix Service Station Forton Road			
Post town	Newport	Postcode	TF10 7JR

Telephone number at premises (if any)	
Non-domestic rateable value of premises	£ 11750

Part 2 – Applicant details

Daytime contact telephone number			
E-mail address (optional)			
Current postal address if different from premises address	6 Aston Drive		
Post town	Newport	Postcode	TF10 7UA

Part 3 - Variation

Please tick as appropriate

Do you want the proposed variation to have effect as soon as possible?

☒ Yes

☐
No

If not, from what date do you want the variation to take effect?

DD		MM		YYYY			
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

Do you want the proposed variation to have effect in relation to the introduction of the late night levy? (Please see guidance note 1) ☐ Yes ☐ No

Please describe briefly the nature of the proposed variation (Please see guidance note 2)

The proposed variation seeks to:

1. Extend the hours for the sale of alcohol to 09:00–22:00 daily, with the premises open to the public during the same hours.

2. Authorise regulated entertainment as follows:

- Live music (indoors) between 09:00 and 22:00 daily.*
- Recorded music (indoors and outdoors) between 09:00 and 22:00 daily.*
- Anything of a similar description to live or recorded music or performance of dance (including karaoke and themed events) between 09:00 and 22:00 daily.*

Outdoor recorded music will be limited to background levels suitable for café use and managed to prevent public nuisance.

Please remove the current licence condition which reads ‘During live music and late opening events, only children over the age of 8 years will be allowed to remain on the premises under adult supervision’

The premises will continue to operate as a café and community venue providing food, refreshments, and social events in a family-friendly environment, promoting the licensing objectives at all times.

If your proposed variation would mean that 5,000 or more people are expected to attend the premises at any one time, please state the number expected to attend:

Part 4 Operating Schedule

Please complete those parts of the Operating Schedule below which would be subject to change if this application to vary is successful.

Provision of regulated entertainment (Please see guidance note 3)	Please tick all that apply
a) plays (if ticking yes, fill in box A)	<input type="checkbox"/>
b) films (if ticking yes, fill in box B)	<input type="checkbox"/>
c) indoor sporting events (if ticking yes, fill in box C)	<input type="checkbox"/>
d) boxing or wrestling entertainment (if ticking yes, fill in box D)	<input type="checkbox"/>
e) live music (if ticking yes, fill in box E)	yes
f) recorded music (if ticking yes, fill in box F)	yes
g) performances of dance (if ticking yes, fill in box G)	<input type="checkbox"/>
h) anything of a similar description to that falling within (e), (f) or (g) (if ticking yes, fill in box H)	yes

Provision of late night refreshment (if ticking yes, fill in box I) ☐

Supply of alcohol (if ticking yes, fill in box J) ☒ yes

In all cases complete boxes K, L and M

A

Plays Standard days and timings (please read guidance note 8)			<u>Will the performance of a play take place indoors or outdoors or both – please tick</u> (please read guidance note 4)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish	<u>Please give further details here</u> (please read guidance note 5)		
Mon					
Tue			<u>State any seasonal variations for performing plays</u> (please read guidance note 6)		
Wed					
Thur			<u>Non standard timings. Where you intend to use the premises for the performance of plays at different times to those listed in the column on the left, please list</u> (please read guidance note 7)		
Fri					
Sat					
Sun					

B

Films Standard days and timings (please read guidance note 8)			<u>Will the exhibition of films take place indoors or outdoors or both – please tick</u> (please read guidance note 4)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish	<u>Please give further details here</u> (please read guidance note 5)		
Mon					
Tue			<u>State any seasonal variations for the exhibition of films</u> (please read guidance note 6)		
Wed					
Thur			<u>Non standard timings. Where you intend to use the premises for the exhibition of films at different times to those listed in the column on the left, please list</u> (please read guidance note 7)		
Fri					
Sat					
Sun					

C

Indoor sporting events Standard days and timings (please read guidance note 8)			<u>Please give further details</u> (please read guidance note 5)
Day	Start	Finish	
Mon	-----	-----	
Tue	-----	-----	<u>State any seasonal variations for indoor sporting events</u> (please read guidance note 6)
Wed	-----	-----	
Thur	-----	-----	<u>Non standard timings. Where you intend to use the premises for indoor sporting events at different times to those listed in the column on the left, please list</u> (please read guidance note 7)
Fri	-----	-----	
Sat	-----	-----	
Sun	-----	-----	

D

Boxing or wrestling entertainments Standard days and timings (please read guidance note 8)			Will the boxing or wrestling entertainment take place indoors or outdoors or both – please tick (please read guidance note 4)		Indoors	<input type="checkbox"/>
					Outdoors	<input type="checkbox"/>
					Both	<input type="checkbox"/>
Day	Start	Finish	<u>Please give further details here</u> (please read guidance note 5)			
Mon						
Tue						
Wed			<u>State any seasonal variations for boxing or wrestling entertainment</u> (please read guidance note 6)			
Thur						
Fri						
Sat			<u>Non standard timings. Where you intend to use the premises for boxing or wrestling entertainment at different times to those listed in the column on the left, please list</u> (please read guidance note 7)			
Sun						

E

Live music Standard days and timings (please read guidance note 8)			Will the performance of live music take place <u>indoors or outdoors or both – please tick</u> (please read guidance note 4)	Indoors	V <input checked="" type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish			
Mon	09.00	22.00	<u>Please give further details here</u> (please read guidance note 5) <i>While the premises wishes to maintain flexibility to host occasional daytime events or private functions, it is anticipated that live music and other entertainment will usually take place during the evening period. Any such activities will continue to be managed responsibly to avoid disturbance to neighbouring properties.</i>		
Tue	9.00	22.00			
Wed	9.00	22.00	<u>State any seasonal variations for the performance of live music</u> (please read guidance note 6)		
Thur	09.00	22.00			
Fri	09.00	22.00	<u>Non standard timings. Where you intend to use the premises for the performance of live music at different times to those listed in the column on the left, please list</u> (please read guidance note 7)		
Sat	09.00	22.00			
Sun	09.00	22.00			

F

Recorded music Standard days and timings (please read guidance note 8)			Will the playing of recorded music take place <u>indoors or outdoors or both – please tick</u> (please read guidance note 4)	Indoors	<input type="checkbox"/>
				Outdoors	V <input type="checkbox"/>
				Both	<input checked="" type="checkbox"/>
Day	Start	Finish	<u>Please give further details here</u> (please read guidance note 5) for playing in outside seating area <i>Outdoor recorded music will be played at low to moderate volumes with appropriate sound-limiting equipment in place to ensure noise does not cause disturbance to neighbours or the local community.</i>		
Mon	9.00	22.00			
Tue	9.00	22.00			
Wed	9.00	22.00	<u>State any seasonal variations for the playing of recorded music</u> (please read guidance note 6)		
Thur	9.00	22.00			
Fri	9.00	22.00	<u>Non standard timings. Where you intend to use the premises for the playing of recorded music at different times to those listed in the column on the left, please list</u> (please read guidance note 7)		
Sat	9.00	22.00			
Sun	9.00	22.00			

G

Performances of dance Standard days and timings (please read guidance note 8)			<u>Will the performance of dance take place indoors or outdoors or both – please tick</u> (please read guidance note 4)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish	<u>Please give further details here</u> (please read guidance note 5)		
Mon					
Tue					
Wed			<u>State any seasonal variations for the performance of dance</u> (please read guidance note 6)		
Thur					
Fri			<u>Non standard timings. Where you intend to use the premises for the performance of dance at different times to those listed in the column on the left, please list</u> (please read guidance note 7)		
Sat					
Sun					

Anything of a similar description to that falling within (e), (f) or (g) Standard days and timings (please read guidance note 8)			Please give a description of the type of entertainment you will be providing <i>The entertainment provided will include a range of community-oriented and family-friendly activities such as:</i> <ul style="list-style-type: none"> • Live music performances by local artists and acoustic acts; • Karaoke sessions and recorded music played at moderate levels; • Quiz nights and themed parties for customers and local groups; • Comedy shows featuring local or visiting performers. All entertainment will take place indoors only and will normally finish by 21:30. <i>Events will be occasional and designed to create a welcoming, inclusive atmosphere for the local community. Sound levels will be carefully managed to ensure there is no public nuisance, and the premises will continue to operate primarily as a café and social venue, offering food, refreshments, and alcoholic drinks within the permitted hours.</i>		
Day	Start	Finish	<u>Will this entertainment take place indoors or outdoors or both – please tick</u> (please read guidance note 4)	Indoors	<input checked="" type="checkbox"/>
Mon	9.00	22.00		Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Tue	9.00	22.00	<u>Please give further details here</u> (please read guidance note 5) <i>While the premises wishes to maintain flexibility to host occasional daytime events or private functions, it is anticipated that live music and other entertainment will usually take place during the evening period. Any such activities will continue to be managed responsibly to avoid disturbance to neighbouring properties.</i>		
Wed	9.00	22.00			
Thur	9.00	22.00	<u>State any seasonal variations for entertainment of a similar description to that falling within (e), (f) or (g)</u> (please read guidance note 6)		
Fri	9.00	22.00			
Sat	9.00	22.00	<u>Non standard timings. Where you intend to use the premises for the entertainment of a similar description to that falling within (e), (f) or (g) at different times to those listed in the column on the left, please list</u> (please read guidance note 7)		
Sun	9.00	22.00			

I

Late night refreshment Standard days and timings (please read guidance note 8)			<u>Will the provision of late night refreshment take place indoors or outdoors or both – please tick</u> (please read guidance note 4)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish	<u>Please give further details here</u> (please read guidance note 5)		
Mon					
Tue					
Wed			<u>State any seasonal variations for the provision of late night refreshment</u> (please read guidance note 6)		
Thur					
Fri					
Sat			<u>Non standard timings. Where you intend to use the premises for the provision of late night refreshment at different times, to those listed in the column on the left, please list</u> (please read guidance note 7)		
Sun					

J

Supply of alcohol Standard days and timings (please read guidance note 8)			Will the supply of alcohol be for consumption – please tick (please read guidance note 9)	On the premises	<input type="checkbox"/>
				Off the premises	<input type="checkbox"/>
Day	Start	Finish		Both	<input checked="" type="checkbox"/> V <input type="checkbox"/>
Mon	9.00	22.00	<u>State any seasonal variations for the supply of alcohol</u> (please read guidance note 6)		
Tue	9.00	22.00			
Wed	9.00	22.00			
Thur	9.00	22.00	<u>Non-standard timings. Where you intend to use the premises for the supply of alcohol at different times to those listed in the column on the left, please list</u> (please read guidance note 7)		
Fri	9.00	22.00			
Sat	9.00	22.00			
Sun	9.00	22.00			

K

<p>Please highlight any adult entertainment or services, activities, other entertainment or matters ancillary to the use of the premises that may give rise to concern in respect of children (please read guidance note 10).</p> <p><i>There is no adult entertainment or services, activities, or other forms of entertainment provided which are likely to give rise to concern in respect of children.</i></p> <p><i>The premises operates primarily as a café, bar and social venue for the local community and visiting motorcyclists, offering food, non-alcoholic and alcoholic drinks, and occasional entertainment such as live music, karaoke, and themed events. All entertainment is family-friendly and suitable for a general audience.</i></p>

Children are welcome on the premises when accompanied by a responsible adult and will not be permitted on the premises after 21:00 unless attending a private, pre-booked family function or community event.

The premises operate a strict Challenge 25 policy for the sale of alcohol and all staff are trained to prevent underage sales and to promote the licensing objectives, particularly the protection of children from harm.

L

Hours premises are open to the public Standard days and timings (please read guidance note 8)			State any seasonal variations (please read guidance note 6)
Day	Start	Finish	
Mon	9.00	22.00	
	-----	-----	
Tue	9.00	22.00	
	-----	-----	
Wed	9.00	22.00	
	-----	-----	
Thur	9.00	22.00	Non standard timings. Where you intend the premises to be open to the public at different times from those listed in the column on the left, please list (please read guidance note 7)
	-----	-----	
Fri	9.00	22.00	
	-----	-----	
Sat	9.00	22.00	
	-----	-----	
Sun	9.00	22.00	
	-----	-----	

Please identify those conditions currently imposed on the licence which you believe could be removed as a consequence of the proposed variation you are seeking.

Please remove the current licence condition which reads 'During live music and late opening events, only children over the age of 8 years will be allowed to remain on the premises under adult supervision'

Please tick as appropriate

- I have enclosed the premises licence V ☒
- I have enclosed the relevant part of the premises licence ☐

If you have not ticked one of these boxes, please fill in reasons for not including the licence or part of it below

Reasons why I have not enclosed the premises licence or relevant part of premises licence.

M Describe any additional steps you intend to take to promote the four licensing objectives as a result of the proposed variation:

a) General – all four licensing objectives (b, c, d and e) (please read guidance note 11)

The Dragon Soul Café is committed to maintaining a safe, welcoming, and well-managed environment for all patrons, staff, and the local community. As part of this variation, we will continue to uphold and enhance existing measures that support the four licensing objectives, including:

- *Ensuring all staff are fully trained in responsible alcohol sales, licensing law, and safeguarding policies;*
- *Maintaining a robust Challenge 25 policy to prevent underage sales;*
- *Operating a comprehensive CCTV system covering both internal and external areas of the premises;*
- *Carrying out regular risk assessments and health and safety checks to ensure the safety of customers and staff;*
- *Managing all regulated entertainment and licensable activities to prevent public nuisance, including careful control of noise levels and orderly dispersal of customers;*
- *Engaging proactively with local authorities, police, and the community to address any concerns promptly and effectively;*
- *Displaying clear notices to encourage respectful behaviour towards neighbours and responsible consumption of alcohol;*
- *Ensuring that children are protected from harm by refusing underage sales and not providing adult-oriented entertainment.*

b) The prevention of crime and disorder

Existing measures such as a strict Challenge 25 age verification policy and comprehensive staff training on responsible alcohol sales will continue without change.

CCTV coverage is maintained at key points inside and outside the premises to deter crime and support any investigations.

The premises will maintain close liaison with local police and licensing authorities to address any concerns promptly.

c) Public safety

All health and safety compliance measures, including fire safety and regular risk assessments, remain in place and will be upheld during extended hours and additional entertainment events.

Staff training in emergency procedures and first aid will continue as per existing standards.

d) The prevention of public nuisance

Regulated entertainment such as live music, karaoke, quizzes, comedy shows, themed parties, and recorded music both indoors and outdoors will be controlled to prevent public nuisance.

Appropriate noise management measures will be implemented to prevent public nuisance, particularly in relation to outdoor recorded music. Outdoor recorded music will be played at low to moderate volumes with appropriate sound-limiting equipment in place to ensure noise does not cause disturbance to neighbours or the local community.

The premises will regularly monitor noise levels during outdoor music events and take immediate action to reduce volume if complaints arise.

Opening hours and alcohol sales will be extended as proposed, with closing by 22:00.

Notices reminding customers to respect neighbours and leave quietly will remain displayed.

e) The protection of children from harm

The existing policy welcoming children accompanied by responsible adults remains in place. Children are welcome on the premises when accompanied by a responsible adult and will not be permitted on the premises after 21:00 unless attending a private, pre-booked family function or community event.

Challenge 25 continues to prevent underage sales, and staff remain trained to identify and prevent risks to children.

No adult entertainment is provided, and none is proposed under this variation.

Checklist:


Please tick to indicate agreement

- I have made or enclosed payment of the fee; or ☒
- I have not made or enclosed payment of the fee because this application has been made in relation to the introduction of the late night levy. ☐
- I have sent copies of this application and the plan to responsible authorities and others where applicable. ☐
- I understand that I must now advertise my application. ☒
- I have enclosed the premises licence or relevant part of it or explanation. ☒
- I understand that if I do not comply with the above requirements my application will be rejected. ☒

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

Part 5 – Signatures (please read guidance note 12)

Signature of applicant (the current premises licence holder) or applicant's solicitor or other duly authorised agent (please read guidance note 13). **If signing on behalf of the applicant, please state in what capacity.**

Signature	
Date	23/10/2025
Capacity	Director


Where the premises licence is jointly held, signature of 2nd applicant (the current premises licence holder) or 2nd applicant's solicitor or other authorised agent (please read guidance note 14). **If signing on behalf of the applicant, please state in what capacity.**

Signature	
Date	
Capacity	

Contact name (where not previously given) and address for correspondence associated with this application (please read guidance note 15)

Natalie Sereda
6 Aston Drive

Post town	Newport	Post code	TF10 7UA
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Telephone number (if any)	
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If you would prefer us to correspond with you by e-mail, your e-mail address (optional)



Notes for Guidance

This application cannot be used to vary the licence so as to extend the period for which the licence has effect or to vary substantially the premises to which it relates. If you wish to make that type of change to the premises licence, you should make a new premises licence application under section 17 of the Licensing Act 2003.

1. You do not have to pay a fee if the only purpose of the variation for which you are applying is to avoid becoming liable for the late night levy
2. Describe the premises. For example, the type of premises, its general situation and layout and any other information which could be relevant to the licensing objectives. Where your application includes off-supplies of alcohol and you intend to provide a place of

consumption of these off-supplies of alcohol, you must include a description of where the place will be and its proximity to the premises.

3. In terms of specific regulated entertainments please note that:

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

- Dance: no licence is required for performances between 08.00 and 23.00 on any day, provided that the audience does not exceed 500. However, a performance which amounts to adult entertainment remains licensable.
 - Cross activity exemptions: no licence is required between 08.00 and 23.00 on any day, with no limit on audience size for:
 - any entertainment taking place on the premises of the local authority where the entertainment is provided by or on behalf of the local authority;
 - any entertainment taking place on the hospital premises of the health care provider where the entertainment is provided by or on behalf of the health care provider;
 - any entertainment taking place on the premises of the school where the entertainment is provided by or on behalf of the school proprietor; and
 - any entertainment (excluding films and a boxing or wrestling entertainment) taking place at a travelling circus, provided that (a) it takes place within a moveable structure that accommodates the audience, and (b) that the travelling circus has not been located on the same site for more than 28 consecutive days.
4. Where taking place in a building or other structure please tick as appropriate (indoors may include a tent).
 5. For example state type of activity to be authorised, if not already stated, and give relevant further details, for example (but not exclusively) whether or not music will be amplified or unamplified.
 6. For example (but not exclusively), where the activity will occur on additional days during the summer months.
 7. For example (but not exclusively), where you wish the activity to go on longer on a particular day e.g. Christmas Eve.
 8. Please give timings in 24 hour clock (e.g. 16.00) and only give details for the days of the week when you intend the premises to be used for the activity.
 9. If you wish people to be able to consume alcohol on the premises, please tick 'on the premises'. If you wish people to be able to purchase alcohol to consume away from the premises, please tick 'off the premises'. If you wish people to be able to do both, please tick 'both'.
 10. Please give information about anything intended to occur at the premises or ancillary to the use of the premises which may give rise to concern in respect of children regardless of whether you intend children to have access to the premises, for example (but not exclusively) nudity or semi-nudity, films for restricted age groups or the presence of gaming machines.
 11. Please list here steps you will take to promote all four licensing objectives together.
 12. The application form must be signed.
 13. An applicant's agent (for example solicitor) may sign the form on their behalf provided that they have actual authority to do so.
 14. Where there is more than one applicant, each of the applicants or their respective agents must sign the application form.
 15. This is the address which we shall use to correspond with you about this application.



ArcGIS Web Map



Telford & Wrekin
COUNCIL

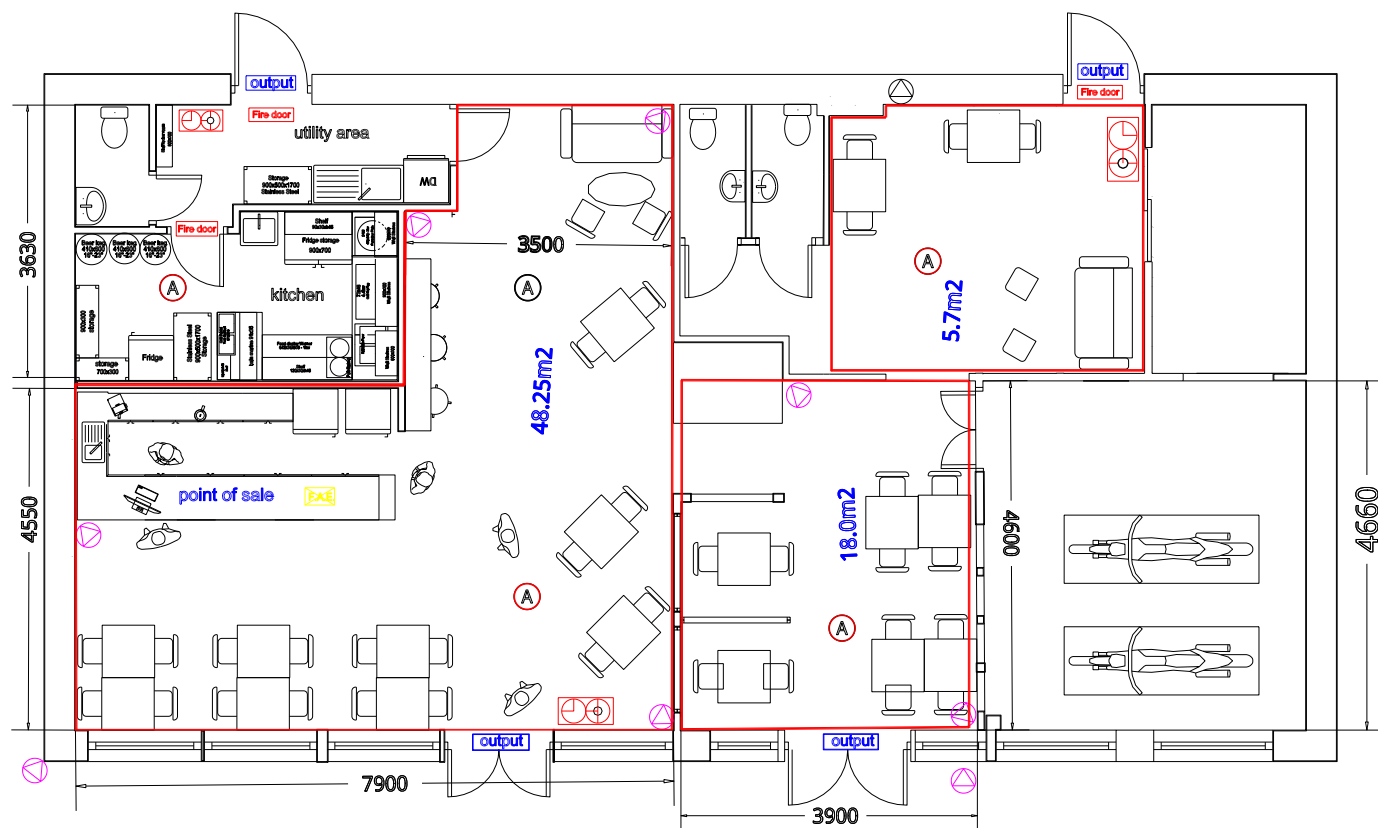
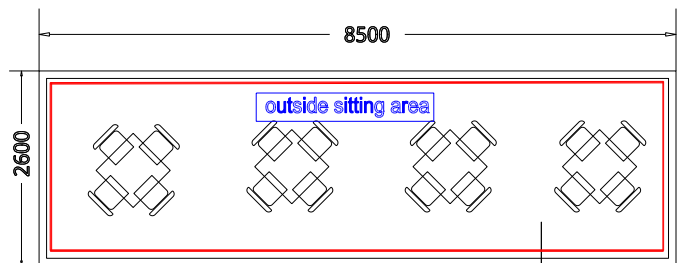
Crown copyright and database rights Ordnance Survey 2025 100019694
Date: 11/12/2025 Scale: 1:1,654

Page 47



Strine Brook Park

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- Point Fire Alarm
- Extinguisher powder ABC
- Extinguisher her carbon (CO2)
- First Aid Equipments
- Camera Monitoring
- Area of implementation of licensed activities.

drew	DSC	Coffee shop
drew for		
Dragon Soul		
		Dragon Soul, Forton Road Nix Service Station Newport, TF10 7JR

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Owen, Helen

From: [REDACTED]
Sent: 03 December 2025 16:59
To: Licensing Team
Subject: Licence Application for extended hours at "Dragon Soul, Nix Service Station, Forton Road, Newport, TF10 7JR"

Categories: Helen

You don't often get email from [REDACTED] [Learn why this is important](#)

CAUTION: This email originated from outside Telford & Wrekin Council's network. Do not click links or open attachments unless you are sure the content is safe.

Dear Sirs,

This is a residential area.

Concern is raised that noise and other alcohol related excesses are more likely to occur if this extension is granted.

This is of special concern during the week where residents (especially the elderly and school age children) should not expect any disturbances.

Furthermore, this appears to be a blanket extension 7 days a week, 9am to 10pm – with no consideration for weekend days of rest – especially Sunday.

Additionally, onsite parking is limited and could result in more roadside parking and the dangers that that may impose.

Please ensure that these points are considered during the assessment of this extension.

Thank You

Alan & Sheila Curran

9, Forton Road, Newport, Shropshire TF10 7JP

Owen, Helen

From: Anthony Fielding [REDACTED]
Sent: 01 December 2025 12:06
To: Licensing Team
Subject: Dragon Soul Projects Limited, Forton Road, Newport (TF10 7JR)-Licensing Act 2003

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Dear Sir/Madam

I wish to object very strongly to the application to extend licensing hours for this property (I live at 27 Forton Road):

1. This a residential area. I am most concerned about the extra noise and disruption from increased traffic, noise emanating from the venue itself and patrons on foot (particularly when leaving).
2. What about the health and safety implications ? As a general point, despite the obvious legislation regarding drink/driving and inebriation in public there is the strong possibility that individuals will disobey such laws and I fear increased anti-social behaviour. In addition there are two further specific points here:
 1. This venue is effectively based at a petrol station with all the attendant risks (fire, explosion, slipping and potential misuse/vandalism of garage equipment by drunken customers-the garage is not open 24 hours).
 2. This venue is marketed as a 'Bikers Cafe'. If the majority of potential customers will (and seemingly are encouraged) to arrive and leave by motorbike. Isn't there a high risk of drunken driving if the intended plan is to serve alcohol to the main target customers ?
3. There are already more than enough licensed premises in the centre of Newport (You obviously have the numbers, but it feels like much more than average and fully sufficient for town's population).
4. I also think that the owners of these premises have acted in an underhand and probably planned way, since the venue opened up as a coffee shop with apparent plans for an attached shop (for bikers ?), but crucially no suggestion of an alcohol licence (let alone a full week one).

I hope you will consider this objection most carefully.

Thank you.

Anthony Fielding

From: Chris Barber [REDACTED]
Sent: 05 December 2025 10:11
To: Licensing Team
Subject: Objection to Licensing Application for Dragon Soul Cafe, Forton Road, Newport

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I object to the proposed license extension to 10pm everyday, on the grounds of both Prevention of Public nuisance and Public Safety. As a resident of Forton Road for the past 35 years it is my strong recommendation that this license extension should not be granted in this residential area.

Prevention of Public Nuisance

Since the Biker Cafe opened its doors, there has been a significant increase in noise from motorbikes, at all times, when the Cafe is open. This is exacerbated by many of the motorbikes travelling together in numbers of up to 50 motorbikes. To make matters worse many of the bikes have reduced/removed silencers which significantly increases the noise. The noise is clearly audible inside the house.

The noise is already disruptive to sleep and relaxation, however to enable this to 10pm every night of the week, means potential for bikes regularly leaving at between 10pm and 11pm at night, creating a noisy environment at a time when the road would otherwise be quiet.

The café also holds music events in the evenings. The music is loud enough to be heard outside the venue, especially as the door is constantly being opened and closed. This already creates significant noise nuisance to the houses immediately opposite and adjacent. If the extension were to be granted to 10pm this would be extremely intrusive and upsetting to residents in the immediate vicinity.

Plenty of licensed premises already exist in Newport. Serving alcohol to 10pm every night will also create another area of the town that requires regular policing. To ensure further antisocial behaviour is not experienced in the area.

Public Safety

Traffic for current events at the Cafe is not currently managed responsibly. The owner, and other vehicles attending the venue, consistently park on the street outside the petrol station, bringing Forton Road effectively down to a single lane in a place where vehicles are entering/exiting the garage forecourt, creating a dangerous environment for motorists trying to navigate past.

The proposed extension of licences hours, will simply significantly increase the volume of bikes and proportionately increase risk on the road. Forton Road, has a number of hedges which makes it hard to see oncoming bikes for those pulling out of drives. This danger is naturally exacerbated between the hours of 6pm and 10pm when it is dark at most times of the year.

All of the above public nuisance and public safety factors lead to the only logical conclusion that an extension of the license is not in the public interest and therefore should not be granted.

I request that my personal details are redacted from all publicly accessible documents.

Please confirm receipt of my representation at the earliest opportunity.

Chris Barber
64 Forton Road
Newport
TF10 8BT

Sent from my iPhone
Sent from my iPad

Owen, Helen

From: Nelson, Tim, Cllr
Sent: 03 December 2025 12:34
To: Licensing Team
Subject: RE: Dragon Soul Forton Rd Newport extension of licensed (Alcohol) hours

Hi Helen, further to my conversation with your very helpful team

a) Please consider my email a formal submission to the Committee and

b) I would like to make a representation in person

I understand in the first instance that this representation will be in addition to residents representations

Regards and thanks

Tim

From: Licensing Team <Licensing.Team@telford.gov.uk>
Sent: 03 December 2025 11:17
To: Nelson, Tim, Cllr [REDACTED]
Subject: RE: Dragon Soul Forton Rd Newport extension of licensed (Alcohol) hours

Good morning,

For clarification, please can you confirm if you are making a representation to the application to vary the premises licence at Dragon Soul, Forton Road, Newport,

Kind regards,
Helen

Helen Owen
Licensing Technical Officer
Registrars, Public Protection, Legal & Democracy
Policy & Governance
Telford & Wrekin Council

Telephone: 01952 381818

www.telford.gov.uk

My usual working days are Wednesday, Thursday and Friday

From: Nelson, Tim, Cllr [REDACTED]
Sent: 02 December 2025 21:29
To: Licensing Team [REDACTED]
Cc: Lowe, Anthea [REDACTED]; Phillips, Richard [REDACTED]; Singh, Amitabh [REDACTED]
Subject: RE: Dragon Soul Forton Rd Newport extension of licensed (Alcohol) hours

Dear Helen, please find my submission for consideration below.

The circumstances of this premises are unusual for the Borough. I am not familiar with other 'biker' venues in T&W. If there were, I would frequent them.

The premises serve two functions.

One causes little nuisance save some parking issues, which Highways will need to and should address, due to the inadequate parking on site for the number of customers at anytime, sharing the parking as the premises do with a Service station.

The other function causes considerable disruption and distress to the neighbours, in this quiet urban street.

Function one is what was originally declared as the purpose of the owners, a day time café for locals and for incidental motorcyclists (The owners are prominent in certain motorcycle community). In this function the café has been successful, has attracted customers and has proved popular with some local residents. It also has attracted passing motorised trade inc by motorcyclists. The current opening hours facilitate this use.

Function two relates to the venues use as nighttime economy. This was not described to me by the owners when for instance, I originally gave my support for their venture. No-one said anything about a Dragon Soul Bar. If they had, I would have had considerable concerns about having a pub attached to a service station, and one primarily directed at motorcyclists.

The location has two noise problems, that create public nuisance. The first is that the venue is closely adjacent to neighbour houses, the great majority of which were there before the venue opened. This is not like buying a flat above a pub 'you knew it was going to be noisy'. The area was peaceful, now that peace is disturbed until 10.00pm by karaoke audible from inside the building, across the street. It is wholly unacceptable to extend this noise nuisance to seven days a week. The second noise problem lies with the potential number of attendees at events. The motorcycle community are highly mobile, and actively seek out new venues to attend, part of the attraction being the journey to the venue. This means that very large numbers of attendees can arrive irrespective of the size of the venue, or the parking available. Being bikes, they can 'park anywhere' and do. Then you have a crowd conversing, singing, amusing themselves outside on a summers night until 10.00pm, and long after, it not being possible to set a time for dispersal. Voices carry.

It is effectively bad enough that the current hours have created the nuisance already in place. It is unacceptable to extend this nuisance to every night of the week. I have requested that the owners engage with their neighbours, door to door, I am informed that they have not.

It is a separate consideration regarding the sale of alcohol in these circumstances, for a car travel it is possible to assign a nominated non drinking driver, for a motor cycle clearly this is not possible.

It is good that a new café amenity has been created for the enjoyment of locals and visitors. It is unfortunate that the parking on site is already woefully inadequate for the numbers of day time customers and visitors. The venue is a local employer, this is good. At no point was it proposed that the site should become a night time economy entertainment venue. The location in a quiet urban street joined to a Filling station is inappropriate, the parking issues just become worse.

It is not good that a new nighttime economy venue has arisen to a degree by stealth (The outdoor seating has been installed without planning permission and is the current subject of a retrospective application) and that the residents of the area are paying the price with their peace destroyed. The

hours must not be extended any further, or the owners need to find another venue for their nighttime economy activity if this is essential (The day time café can stay)

There is relatively no limit on the number of motorcyclists who can attend a popular venue. Midway café and Raven café at Tern hill attract thousands (And considerable amounts of Police time) on a summers evening, I know, I have been. But they have a very large HGV sized car park,, and no residential neighbours. All the other biker venues have the same attributes. This one does not. It is not obvious how conditions can help. There is already signage asking for considerate parking and quiet, it is ignored. Marshalls could help manage those who arrive, they cannot control the numbers who arrive, nor how late they stay once the venue is closed.

Regards

Tim

From: Licensing Team <Licensing.Team@telford.gov.uk>

Sent: 28 November 2025 11:35

To: Nelson, Tim, Cll [REDACTED]

Cc: Lowe, Anthea [REDACTED]; Phillips, Richard [REDACTED]; Singh, Amitabh [REDACTED]

Subject: RE: Dragon Soul Forton Rd Newport extension of licensed (Alcohol) hours

Good morning,

Further to our telephone conversation I can confirm that we have received relevant representations to the variation application for Dragon Soul in Newport, and so the application will be put before a Licensing Sub-Committee hearing to make a decision on the application. The applicant and any person who has made a relevant representation will be invited to attend this hearing.

Under the Licensing Act 2003, any person is able to make a representation in relation to an application for the variation of a premises licence . However, for a representation to be considered relevant, it must address the likely effect the granting of the application will have on the promotion of one or more of the following licensing objectives:

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

If you wish to make a representation you need to do so by 5 December 2025. You can send your representation to this email address.

The licensing authority is required under the Licensing Act 2003 (Hearings) Regulations 2005 to provide the applicant with full copies of any relevant representations that have been made.

Kind regards,

Helen

Helen Owen
Licensing Technical Officer
Registrars, Public Protection, Legal & Democracy
Policy & Governance
Telford & Wrekin Council

Telephone: 01952 381818

My usual working days are Wednesday, Thursday and Friday

From: Nelson, Tim, Cllr [REDACTED]
Sent: 27 November 2025 15:53
To: Licensing Team <Licensing.Team@telford.gov.uk>
Subject: Dragon Soul Forton Rd Newport extension of licensed (Alcohol) hours

Dear sir, I read have only until the 4th of December to engage with yourselves about the above. That's ok, It's only the 27th, except I can't engage with officers? My residents are extremely unhappy with this evolution of a quiet café with motorcycle workshop, attached to a service station, into a pub that wants to open seven days a week, 9.00am to 10pm. This is a gross intrusion into the peace of a modest urban street.

I'm on [REDACTED]

Regards

Tim

Owen, Helen

From: James Millington [REDACTED]
Sent: 03 December 2025 19:54
To: Licensing Team
Subject: Objection to Licence Variation – Dragon Soul Biker Cafe Newport
Categories: Helen

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Dear Licensing Team,

I am writing to object to the application by the Dragon Soul Biker Cafe, (Forton Road, Newport) to extend its opening hours and to permit live and recorded music until 10pm each night.

I live approximately 150 metres from the premises and wish to raise concerns relating to the prevention of public nuisance and the protection of children from harm.

Prevention of Public Nuisance

There was an event at the cafe last week at around 7pm (indoors) and I could clearly hear the thuds of music from inside my house. This shows that sound from the venue already carries into nearby homes. Allowing music and alcohol service until 10pm would extend noise into times of rest and create ongoing disturbance later into the evening, particularly due to amplified music, raised voices, and increased vehicle movements, including motorcycles.

Protection of Children from Harm

I have young children who go to bed early. Any late evening disturbance from music, traffic or customers leaving the premises is likely to disrupt their sleep and wellbeing. This is a quiet residential area in the evenings, and the proposed extension would directly affect their ability to rest.

Given the noise already experienced and the likely impact of later opening hours, I respectfully request that this application is refused.

Kind regards

James Millington
Crossways, 3 Chetwynd Road, Newport

Owen, Helen

From: Jeremy Stinton [REDACTED]
Sent: 03 December 2025 20:09
To: Licensing Team
Subject: Representation Against New Premises License Dragon Soul Biker Cafe
Categories: Helen

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To whom it concern:

Please accept this email as a representation in relation to the application for the variation of a premises license, with regards the Dragon Soul Biker Cafe, Forton Road, Newport.

I object to the proposed license extension to 10pm everyday, on the grounds of both Prevention of Public nuisance and Public Safety. As a resident of Forton Road, it is my strong recommendation that this license extension should not be granted in this residential area.

Prevention of Public Nuisance

Since the Biker Cafe first opened its doors, I, like many other residents of Forton Road, have experienced a significant increase in noise from motorbikes, at all times, when the Biker Cafe is open. This is exacerbated by many of the motorbikes travelling together in numbers of up to 50x bikes in a 'ride out'. Furthermore, many of the bikes have reduced/removed silencers which significantly increases the noise. The noise is clearly audible inside the house.

The noise is already disruptive to sleep and relaxation, however to enable this to 10pm every night of the week, means potential for bikes regularly leaving at between 10pm and 11pm at night: Creating a noisy environment at a time when the road would otherwise be quiet and consequently disturbing rest and sleep.

I have also observed evening events to date at the Biker Cafe: The music is loud enough to be heard outside the venue, especially as the door is constantly being opened and closed. This already creates significant noise nuisance to the houses immediately opposite and adjacent: To enable this to happen any night of the week to 10pm would be extremely frustrating and upsetting to residents in the immediate vicinity.

Plenty of licensed premises already exist in Newport. Serving alcohol to 10pm every night will also create another area of the town that requires regular policing by already overstretched resources, to ensure further antisocial behaviour is not experienced in the area.

Public Safety

Traffic for current events at the biker cafe is not currently managed responsibly: The owner, and other vehicles attending the venue, consistently park on the street outside the petrol station, bringing Forton Road effectively down to a single lane in a place where vehicles are

entering/exiting the garage forecourt, creating a dangerous environment for motorists trying to navigate past.

Inherently motorbikes typically carry just one person and inherently the biker cafe encourages riders to use their motorbike to attend the premises. If a licence extension is required, it stands to reason that the riders in a high percentage of cases will have been drinking alcohol. Extending the license to 10pm on a consistent basis gives much greater opportunity for bikers to drink in excess of the legal limit, before riding home, creating increased risk to both rider, pedestrians and other road users.

I currently observe motorbikes breaking the speed limit by the time they pass the rugby club from the direction of the biker cafe. The proposed extension of licences hours, will simply increase the volume of speeding bikes and proportionately increase risk on the road. Furthermore Forton Road, as a former boundary of the deer park, contains a number of hedges which makes it hard to see oncoming bikes for those pulling out of drives. This danger is naturally exacerbated between the hours of 6pm and 10pm when it is dark at most times of the year.

All of the above public nuisance and public safety factors bring me to the conclusion that an extension of the license is not in the public interest and therefore should not be granted.

Please confirm receipt of my representation at the earliest opportunity.

Sincerely
Jeremy Stinton
Resident of Forton Road

Daud, Tayyibah

From: [REDACTED]
Sent: 26 November 2025 20:59
To: Licensing Team
Subject: Re: application for extended opening hours
Categories: Tayyibah

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Dear Miss Daud,

Thank you for your email, I have chosen to respond via email with my representation as follows regarding the Dragon Soul Cafe.

Having lived very happily on Forton Road for over 30 years we have seen a lot of change. It has always been first and foremost a residential street of many families of all ages, many with young children and pets. Living across from a petrol station has never been an issue as customers come, fill up and leave without drama or disruption to us or the local community.

However, since the opening of the Dragon Soul Cafe everything has changed.

We have particularly experienced a lot of disruption, noise and witnessed dangerous situations since they obtained a drinks license and started opening as a cafe/bar/disco holding larger populated events. We feel it is a totally inappropriate area for the consumption of alcohol where people are operating vehicles and the related dangers of a busy petrol station forecourt.

Traffic has increased with parking alongside both sides of the road, mounting of the pavements, blocking drives and blocking visibility for residents trying to get on and off their drives as well as customers accessing and leaving the petrol station.

Bike clubs regularly visit parking their motorbikes on the pavement in front of the petrol station due to a lack of space, forcing pedestrians to either to walk onto the petrol station forecourt where they have to navigate around motorists trying to fill up their cars or on the road itself to get by. On a number of occasions I have witnessed motorists trying to access the petrol station only to find their way to the petrol pumps blocked by bikes or badly parked cars.

When the cafe is hosting large gatherings of motorbikes, over 100 bikes on some occasions, it appears very chaotic and noisy with a lot of revving, music from bikes and shouting. Often during these large gatherings, the visitors disrespect the residents by playing loud music and staying after the owners have left. During one event we were horrified to witness children wandering the petrol forecourt as their oblivious parents sat socialising.

People who visit on these occasions do seem to forget where they are and feel a false sense of security where they feel they are safe and not on a busy petrol forecourt. The large pergola which occupies a significant area of the cafe's car park which was erected without planning permission has exacerbated the situation by significantly reducing the car park. Forton Road is known for speeding

motorists and although police speed enforcement cameras are used during the day, they are not used in the evening when locals and visitors to the cafe are more vulnerable.

During the summer large groups of bikers turn up and this is where our concerns really lie with the prospect of the cafe/bar opening seven days a week until 10pm every night. With children needing to get up for school and people working full time having a bar open in the evenings with the noise and disruption will only increase the already negative impact the business is having on residents, to extend this to every evening will be very hard to cope with.

Noise from the cafe has gradually become an issue, after the granting of a drinks license. The owners now have live music and karaoke nights which is an issue as the venue has no soundproofing and as a result, we can hear everyone's rendition of 'I Got You Babe' as if they were in our living room, although initially amusing the novelty soon wears off. In the summer months the owners put speakers outside so those seated in the pergola (and the rest of us) can hear music playing. This is one of the chief concerns for us and other residents as people tend to hang around long after the cafe closes, playing their own music, etc. Should the owners of the cafe be granted a license to stay open longer the noise will continue long after they've left.

Noise is also a concern particularly for our neighbors with young children, as bikers using the cafe tend to race away, producing an amazing amount of noise in doing so. In fairness the owners have requested that those using the cafe respect their neighbours, but this has had little if any effect. All of this taking place when children are at school the next day, which is what will happen during the summer months, is unfair to say the least. Forton Road is a residential area, not the centre of town where you would expect a venue like the Dragon Soul Cafe (which is a bar or club in reality).

I know the cafe is extremely popular, having seen comments on social media, however none of them are from people living on Forton Road!

Yours Sincerely,
Julian Meeson

Southwold
28 Forton Road
Newport
Shropshire
TF10 7JP

From: Licensing Team <Licensing.Team@telford.gov.uk>

Sent: Wednesday, November 26, 2025 8:11 AM

To: [REDACTED]

Subject: RE: application for extended opening hours

Good afternoon,

Thank you for your email.

In summary, the application is to extend the hours of licensable activities and the opening hours to Monday to Sunday 9am - 10pm. The premises already have a premises licence which authorises the carrying out of licensable activities from Monday and Tuesday from 10am to 5pm, Wednesday and Thursday from 9am to 6pm, Friday and Saturday from 9am to 10pm and Sunday from 9am to 4pm.

If you still wish to view the application, please let me know. I can try and book you in for an appointment tomorrow. However please note that to make a representation you do not need to view the application.

Under the Licensing Act 2003, any person is able to make a representation in relation to an application for the variation of a premises licence. However, for a representation to be considered relevant, it must address the likely effect the granting of the application will have on the promotion of one or more of the following licensing objectives:

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

Therefore, if you do wish to make a representation, you will need to provide information and how it links to one or more of the licensing objectives.

We will need a complete representation from you by **5 December 2025**. You can send your representation by response to this email.

The licensing authority is required under the Licensing Act 2003 (Hearings) Regulations 2005 to provide the applicant with full copies of any relevant representations that have been made. Upon receiving your complete representation you may be asked to attend a Licensing Sub-Committee Hearing.

Thank you,

Miss Tayyibah Daud
Licensing Technical Officer
Registrars, Public Protection, Legal & Democracy
Telford & Wrekin Council
Telephone: 01952 381818
www.telford.gov.uk

From: [REDACTED]
Sent: 24 November 2025 20:03
To: Licensing Team <Licensing.Team@telford.gov.uk>
Subject: application for extended opening hours

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Dear Sir,

I'm emailing regarding the application made by the Dragon Soul Cafe (Newport, Shropshire) to extend their opening hours.

I live opposite the premises and have to deal with all the noise generated by visitors, especially the bikers! To extend the opening hours would mean dealing with bikers leaving the cafe (bar) late at night. This would most certainly be the case in the summer months and cause considerable disruption. There are already issues with people hanging around after hours, sitting in the seating area which now occupies part of the car park.

Parking is also a major issue for those of us living nearby, as the car park for the Dragon Soul Cafe is too small for the numbers of people visiting, as a result cars are parked either side of ours and our neighbors driveways, often causing us difficulty accessing our properties and creating obstructions for people using Forton Road. It's simply a matter of time before a serious collision takes place, as people race up and down the road oblivious to the danger.

I would like to make an appointment to see the application so I can register my opposition to the proposal in person.

Yours Sincerely,
Julian Meeson

Southwold
28 Forton Road
Newport
Shropshire
TF10 7JP

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Owen, Helen

From: Nick Jukes [REDACTED]
Sent: 01 December 2025 11:59
To: Licensing Team
Subject: Re: Dragon Soul Opening

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Hello

My first concern is that as you have admitted, no letters have been out regarding this application, to none of the residents. Why not? I asked my neighbour and the letter he showed me was regarding the outside space being converted from parking to a covered sitting area. But again, we had no letter despite being the property immediately next door to the petrol station/cafe. What did we not get a letter please? So, living next door and we have had no letter for the seating area and no letter for the opening extension.

We object to the late opening hours for the reason I said in an earlier email. Our daughter has school and there is an extension to their opening hours she will be kept awake on nights she has school the next day. Do you have children? Would you want them living next door to a pub where there is the possibility of crime & disorder, public safety, public nuisance and even children requiring protection due to the allowance of the sale/consumption of alcohol? The petrol sells alcohol but people don't hang around to drink it on site, and they close at 8.30pm.

It seems like you are deliberately making the process of objecting difficult, so much so I feel the decision has already been made

I don't want me child living next door to a pub. If We had wanted this we would have been looking for houses next door to pubs many years ago. We didn't want to live next door to a pub which is why we chose the house we live in now.

Regards
Natalie Jukes
17 Forton Road, Newport, Shropshire, TF10 7JR

From: Licensing Team <Licensing.Team@telford.gov.uk>
Sent: 25 November 2025 17:08
To: Nick Jukes [REDACTED]
Subject: RE: Dragon Soul Opening

Good Afternoon,

Thank you for your email. I can confirm that the Licensing Service has not sent out any letters to residents regarding this application.

Under the Licensing Act 2003, any person is able to make a representation in relation to an application for the variation of a premises licence . However, for a representation to be considered

relevant, it must address the likely effect the granting of the application will have on the promotion of one or more of the following licensing objectives:

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

Therefore, please can you clarify which of the four licensing objectives you are making the representation under, can you also provide some more information regarding your representation and how it links to the licensing objectives.

We will need a complete representation from you by **5 December 2025**. The licensing authority is required under the Licensing Act 2003 (Hearings) Regulations 2005 to provide the applicant with full copies of any relevant representations that have been made. Upon receiving your complete representation you may be asked to attend a Licensing Sub-Committee hearing.

Thank you,

Miss Tayyibah Daud
Licensing Technical Officer
Registrars, Public Protection, Legal & Democracy
Telford & Wrekin Council
Telephone: 01952 381818
www.telford.gov.uk

From: Nick Jukes [REDACTED]
Sent: 25 November 2025 11:11
To: Licensing Team <Licensing.Team@telford.gov.uk>
Subject: Fw: Dragon Soul Opening

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Hello, have you received my email below? Do you need any further information? I don't have a reference number as we have not received any official letter from the Council even though we live right next door. A neighbour who lives opposite the cafe has had a letter but he seems to be the only one, as he asked other neighbours.

Thanks
Natalie Jukes

From: Nick Jukes [REDACTED]
Sent: 23 November 2025 16:31
To: licensing@telford.gov.uk <licensing@telford.gov.uk>
Subject: Dragon Soul Opening

I would like to oppose the proposed opening hours for the cafe as we live next door with a daughter of 7yrs old and if the hours are agreed it would be very noisy when she is trying to sleep. It is difficult

enough on the Friday & Saturday but she does not have school the following day. If the hours are agreed to every day she would be kept awake on nights where she has school the next day. It's especially loud during Spring & Summer where the very loud motorbikes are more prevalent as the weather is better.

Sent from [Outlook for Android](#)

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Daud, Tayyibah

From: Susie Stinton [REDACTED]
Sent: 26 November 2025 13:58
To: Licensing Team
Subject: New premises license for Dragon Soul Biker Cafe

Categories: Tayyibah

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Hello,

I'm getting in touch to ask that the application to extend opening hours and music hours at the Dragon Soul Biker Cafe on Forton Road in Newport is declined.

I live on Forton Road, and since the cafe has originally opened I have noticed an increase in traffic and noise (motorbikes are loud!) and they can be heard throughout my house when they pass by.

There has also been a noticeable increase in cars and other vehicles parked on Forton Road in the vicinity of the biker cafe during it's opening hours, often parked on the pavement, making it less safe for pedestrians and more difficult for passing traffic, both reducing public safety in the area and creating, at times, a public nuisance). I fear this will continue to be a problem (and probably get worse) if the new opening hours are permitted.

I believe the application, if permitted, will cause a public nuisance - there will be increased noise, both from the music application and from people leaving the premises intoxicated who will be noisy and disrupt our children from sleeping. The parking issues will also be a nuisance for people trying to pass through the area and for residents closer to the cafe who will find it more difficult to get on/off their driveways.

Yours sincerely,

Susan Stinton
69A Forton Road,
Newport
Telford
TF10 8BU
[REDACTED]

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From: Steven Mellor [REDACTED]
Sent: 04 December 2025 09:49
To: Licensing Team
Subject: Dragon Soul application.

CAUTION: This email originated from outside Telford & Wrekin Council's network. Do not click links or open attachments unless you are sure the content is safe.

Dear Licensing Officer,

I am PC 2705 Steven MELLOR, Police Alcohol Licensing Officer for West Mercia Police.

I am writing to make a formal representation regarding the licence variation application for Dragon Soul, Newport.

I am authorised to make this representation by the Chief Constable of West Mercia Police.

I believe that the granting of this licence as currently proposed is likely to undermine the following licensing objective.

Prevention of Crime & Disorder.

The applicant has applied to extend the opening hours, have live and recorded music, as well as karaoke and comedy nights.

It is the belief of West Mercia Police that, for these reasons, there is a likelihood of increased ASB in the locality.

If the application is to be granted, I respectfully request that the following conditions be considered:

- 1.Colour digital CCTV, with a picture quality capable of being used for evidence, will be installed to cover all internal areas of the premises to which public have access (with the exception of the toilets), including point(s) of sale and all entrances/exits, and any external areas used for licensable activities or where outside seating is provided. CCTV will also include the external area immediately outside the premises.
- 2.The CCTV will always be operational the premises is open to the public.
- 3.CCTV recordings will be retained for a minimum of 30 days and made available in a viewable format to any authorised authority on request. On request means at the time of the request, in a format which is viewable remotely and not dependent on the premises CCTV system.
- 4.CCTV will be security protected and have a constant and accurate time and date stamp.
- 5.When the premises is open to the public there will always be a member of staff on site who is trained in the operation of the CCTV system and is able to provide recordings in a viewable format to any authorised authority on request.
- 6.There will be signage in the premises, clearly visible to members of the public, which states that CCTV is in operation.
- 7.The Premises will have a zero tolerance to drugs policy. The Licence Holder shall display notices at the entrances to the premises advising attendees that the police will be informed if anyone is found in possession of controlled substances.
- 8.Drugs found will be placed in a suitable locked receptacle kept for that purpose. Means for securing and unlocking the receptacle will be held by the Premises Licence Holder or a nominated responsible person. A

record shall be made of the date and time of the find, the person who made the find and the person who secured the found item(s). This record will be made available to any authorised authority on request.

9.The Premises Licence Holder shall make suitable arrangements with the police for the collection of any found drugs as soon as possible after they are found.

10.Incidents of crime and / or disorder will be recorded and reported to police as soon as practicable. Copies of these records will be provided to any authorised authority on request. The record will contain full details of persons reporting and any victims along with times and circumstances of the incident.

11.The premises will have a policy around spiking which will ensure staff are trained to identify the signs of spiking and equipped to handle such incidents effectively. Staff must undergo training sessions on spiking prevention and response protocols including recognising unusual behaviour, monitoring patron safety, and reporting suspicious behaviour. Consideration will also be given to utilising preventative measure such as drink covers as well as providing drug spiking detection kits.

12.The need for door staff shall be risk assessed by the designated premises supervisor and employed when the risk assessment deems it necessary. Advice from West Mercia Police will be taken when formulating the risk assessments. These risk assessments will be recorded and kept for a period of 12 months and made available to any authorised authority on request. In addition, SIA staff will be utilised when asked to do so by the police, local authority or any other relevant authority. See separate document if require SIA at specific dates / times etc.

13.All persons authorised for the sale of Alcohol will be defined in a written document. This will detail who is authorised the sale of alcohol and evidence that the staff member has been trained to spot underage drinkers. This document will be signed by both the staff member and the DPS. This document will be left on site and will be made available to the police, local authority or any other relevant authority seeking inspection or a copy.

I thrust the Licensing Sub-Committee will take these concerns into account when determining the application.

Yours faithfully,

Steve

PC 2705 Steven MELLOR

Alcohol Licensing Officer, West Mercia Police

Malinsgate Police Station, Telford, TF3 4HW

Mobile: [REDACTED] **Direct dial:** [REDACTED]

Always dial 999 in an emergency.

You can report non-urgent crime via our website <https://www.westmercia.police.uk/> or by calling 101.

From: Licensing Team
Sent: 19 November 2025 10:32
To: Roberts, Matthew
Subject: RE: PE/2025/0736 - Unit 1, Nix Service Station, Forton Road, , Newport, Shropshire,

Good morning,

Thank you for your comment to the premises licence variation application for Dragon Soul.

Licensing Act and Planning legislation run separately, and so even if the licence were to be granted until the hours requested, that does not over-ride any planning restrictions which are in place, and so they will still need to comply with the opening hours which you have set.

If the licence application is granted, we can forward the below comments, informing the applicant that although the licence has been granted they still need to comply with the hours their planning permission allows, and any breaches of those times can be dealt with under planning legislation.

However, If you wish to formally object, we will arrange a Licensing Sub Committee hearing which you will need to attend. However a valid objection must relate to one or more of the four licensing objectives:

- Prevention of crime
- Public safety
- Prevention of public nuisance
- Protection of children from harm

As part of the further information you will need to provide in support of your objection, you can request the hours that you would like to see on the licence, and the reasons why you want those hours, and how they relate to the four licensing objectives.

The final date for objections is 5th December 2025. I would appreciate it if you could respond by return if you will be objecting. We will need to arrange a hearing which must be held within 20 working days of the last date for representations.

I hope this explains everything, if you need any more information, please let me know.

Thanks,

Miss Tayyibah Daud
Licensing Technical Officer
Registrars, Public Protection, Legal & Democracy
Telford & Wrekin Council
Telephone: 01952 381818
www.telford.gov.uk

From: Roberts, Matthew [REDACTED]
Sent: 17 November 2025 15:02
To: Licensing Team <Licensing.Team@telford.gov.uk>
Subject: PE/2025/0736 - Unit 1, Nix Service Station, Forton Road, , Newport, Shropshire,

Good afternoon,

The below condition was included as part of the approval for the creation of the retail units, we would suggest that the licence be amended to fit the below conditioned hours of operation.

8. The use hereby permitted shall only be conducted between 07:00 and 22:30 hours on weekdays and 08:00 and 22:30 hours on Saturdays and 10:00 and 20:00 hours on Sundays and Bank/Public holidays.

Reason: In order to maintain the amenities of the area.

If the applicants wish to alter the above condition to reflect the licence they can submit a variation of condition application in reference to original application ref TWC/2020/0201.

If the applicants do not wish to alter the licence application or vary the condition we would object to the proposed premises licence due to breach of condition.

If you require any further information please contact me on the below details.

Kind Regards
Matthew Roberts
Planning Assistant
Property & Investment
Telford & Wrekin Council

 D: [REDACTED] | Main Line: [REDACTED]

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For details of our current Validation Checklist, you can download our local list and relevant documents online at www.telford.gov.uk/nationalandlocallist



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Owen, Helen

From: Lister-Trowell, Emma
Sent: 03 December 2025 16:25
To: Licensing Team
Cc: Singh, Amitabh
Subject: Application for a full variation for Dragon Soul, Newport

Good afternoon,

On having reviewed the application, we have no objections to the application to vary the premises licence.

The Night Time Economy Team have not received any complaints regarding noise or breaching of the licence since they have been operating as a licence premises.

Kind regards, Emma

Mrs Emma Lister-Trowell
Senior Compliance Officer - Night Time Economy
Registrars, Public Protection, Legal & Democracy
Telford & Wrekin Council
Direct dial [REDACTED]
Mobile [REDACTED]
Tel: 01952 381818
E-mail: [REDACTED]

www.telford.gov.uk

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From: Dragon Soul Custom [REDACTED]
Sent: 03 December 2025 11:09
To: Licensing Team
Cc: Steven Mellor
Subject: Re: Variation application

CAUTION: This email originated from outside Telford & Wrekin Council's network. Do not click links or open attachments unless you are sure the content is safe.

Dear Members of the Licensing Committee,

We would like to briefly explain why the requested extension of evening opening hours is important for our venue and why it presents no risk to the Licensing Objectives.

Dragon Soul is a calm, café-bar style venue serving a mature local community.

We have been operating for almost two years (our anniversary is in February), and during this time we have had no incidents, no complaints and no breaches of licence conditions. We have consistently operated in full compliance with the Licensing Act 2003.

Although we hold an alcohol licence, we do not operate as a late-night bar or youth-focused venue.

Our customers are mainly aged 40+, 50+ and older, including many retired residents who value a quiet, friendly and socially supportive environment. We do not attract noisy groups and do not host activities associated with disorder.

The extended hours will allow us to continue developing the evening social programmes that have become an important part of community life. These include:

- gentle live music on Saturdays,
- dance and dance-learning evenings for older adults,
- quiz nights,
- social evenings for single adults,
- board games and intellectual games,
- community gatherings encouraging conversation, connection and new friendships.

All of these events take place in a calm, well-managed environment, without loud music or any behaviour associated with risk.

For our mature audience, evening hours are the essential time when they can safely go out, socialise, meet new people and feel part of the community.

We have also accepted all conditions proposed by West Mercia Police, including CCTV, a zero-tolerance drugs policy, anti-spiking measures, incident logging, alcohol-sales authorisation and SIA risk assessments. These measures fully support:

- Prevention of Crime and Disorder
- Prevention of Public Nuisance

- Public Safety

- Protection of Children

We firmly believe that the requested extended hours present no risk to residents or to public order, and that our venue fully meets the expectations of the Licensing Act.

We kindly ask the Committee to take into consideration the calm nature of our venue, our excellent track record and the strong social value of our evening community programmes.

Kind regards,
Natalie Sereda
Premises Licence Holder