

Agenda

Licensing Sub-Committee Meeting

Date: Wednesday, 17 December 2025

Time 11.00 am

Venue: Council Chamber, Swale House, East Street, Sittingbourne, ME10 3HT

Membership:

Councillors Derek Carnell, Lee-Anne Moore and Tony Winckless

Quorum = 3

Pages

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2. Apologies for Absence
 3. Notification of Chair and Outline of Procedure
 4. Declarations of Interest

Councillors should not act or take decisions in order to gain financial or other material benefits for themselves, their families or friends.

The Chair will ask Members if they have any disclosable pecuniary interests (DPIs) or disclosable non-pecuniary interests (DNPIs) to declare in respect of items on the agenda. Members with a DPI in an item must leave the room for that item and may not participate in the debate or vote.

Aside from disclosable interests, where a fair-minded and informed observer would think there was a real possibility that a Member might be biased or predetermined on an item, the Member should declare this and leave the room while that item is considered.

Members who are in any doubt about interests, bias or predetermination should contact the monitoring officer for advice prior to the meeting.

5. Review of Premises Licence under the Licensing Act 2003 3 - 32

To review the premises licence for The Royal Hotel, 29 Broadway, Sheerness, ME12 1AB.

Issued on Monday, 8 December 2025

The reports included in Part I of this agenda can be made available in alternative formats. For further information about this service, or to arrange for special facilities to be provided at the meeting, please contact democraticservices@swale.gov.uk. To find out more about the work of this meeting, please visit www.swale.gov.uk.

**Chief Executive, Swale Borough Council,
Swale House, East Street, Sittingbourne, Kent, ME10 3HT**

Licensing Sub-Committee Meeting	
Meeting Date	17th December 2025
Report Title	Consideration of an application for the review of a premises licence under the Licensing Act 2003
Premises	Royal Hotel, 29 The Broadway, Sheerness, Kent ME12 1AB
Lead Officer	Johanna Thomas, Licensing Team Leader
Key Decision	No
Classification	Open
Recommendations	Members are requested to determine the application on its merits and decide whether to take such steps as Members consider appropriate for the promotion of the licensing objectives

1 Purpose of Report and Executive Summary

- 1.1 The report advises Members of an application for the review of a premises licence granted under the Licensing Act 2003 made by Chief Inspector Vanessa Foster on behalf of Kent Police in respect of Royal Hotel, 29 The Broadway, Sheerness, Kent ME12 1AB.

2 Background

- 2.1 The Licensing Sub-Committee is asked to determine an application for the review of a premises licence under section 51 of the Licensing Act 2003.
- 2.2 The Licensing Act 2003 (the 2003 Act) requires the Council (as licensing authority) to carry out its various functions so as to promote the following four licensing objectives:
- the prevention of crime and disorder
 - the protection of public safety
 - the prevention of public nuisance
 - the protection of children from harm
- 2.3 The 2003 Act requires the council to publish a 'Statement of Licensing Policy' that sets out the policies that will generally apply to promote the licensing objectives when making decisions on applications made under the Act. The council first adopted its Statement of Licensing Policy in 2004 and it has been regularly reviewed in line with legislative requirements ever since. The latest policy was adopted on 1st April 2021. The policy will be available at the meeting for reference purposes and is available to view at <https://swale.gov.uk/news-and-your-council/strategies-and-policies/statement-of-licensing-policy>

- 2.4 Under the 2003 Act, licensing authorities must, in carrying out their functions, have regard to guidance issued by the Secretary of State under section 182. The Guidance cannot anticipate every possible scenario or set of circumstances that may arise. Provided that the licensing authority has properly understood and considered the guidance, it may depart from it when it has reason to do so. However, as the licensing authority is under a duty to have regard to the guidance, it will need to give full reason for any departure from it. This would be a key consideration for the courts should departure from the guidance result in a determination which might lead to an appeal or judicial review. The Guidance will be available at the hearing for reference purposes.
- 2.5 A copy of the council's approved procedure for hearing of the Licensing Sub-Committee in relation to an application, along with a copy of the Hearings Procedure has been circulated to all parties prior to the meeting.
- 2.6 The Licensing Sub-Committee is reminded that the Human Rights Act 1998 guarantees the right to a fair hearing for all parties in the determination of their civil rights. The Act also provides for the protection of property which may include licences in existence and the protection of private and family life.

3 The current Licence

- 3.1 The current premises licence was originally granted on 19th July 2005 to become effective on 24th November 2005 when the Licensing Act 2003 became law. At that time the premises licence holder was Shepherd Neame Ltd. The licence was transferred to Dedigma Holdings Limited on 20th April 2021 and the licence was varied on 7th July 2022 to name the company director Peter Karan as the Designated premises Supervisor. The licence was amended on 20th October 2023 by way of a Full Variation to extend the hours for the sale of alcohol to allow guest to drink alcohol with breakfast.
- 3.2 On 23rd December 2024 the licence was transferred to The Charles Royal Hotels Ltd. No variation of the Designated Premises Supervisor (DPS) was received and Peter Karan remained as DPS. On 6th May 2025 the director of The Charles Royal Hotels Ltd, Mr Ramesh Rajathurai applied to vary the DPS and appoint himself in that role. The current premises licence which allows for the sale of alcohol for consumption both on and off the premises, regulated entertainment and late night refreshment is attached as **APPENDIX I**.
- 3.3 The premises plan as attached to the licence shows a red line demarking the licenced area as the bar, restaurant and function room. Also attached as **APPENDIX I**.

4 The Review Application

- 4.1 An application for a review of the premises licence was received on 15th October 2025 from Chief Inspector Vanessa Foster on behalf of Kent Police.

- 4.2 It is a requirement of the Licensing Act 2003, that the licensing authority advertise the review application, inviting representations from any responsible authority or interested party. The application has been correctly advertised with notices posted at the premises, on the council website and the council offices for the required period of 28 days.
- 4.3 The grounds for the review are the failure of the premises licence holder to promote the licensing objectives of: the prevention of crime and disorder, public safety and the prevention of public nuisance. The review application is attached as **APPENDIX II**.
- 4.5 As part of the review application the Police are requesting that the premises licence for Royal Hotel be revoked.
- 4.6 Members are advised that they may only modify premises licences if it is appropriate to promote the licensing objectives.

5 Representations

- 5.1 At any stage during the 28-day consultation period a responsible authority, a Councillor or an interested party may make representations provided that the grounds are relevant to the licensing objectives and are not deemed vexatious, frivolous or repetitive.
- 5.2 Representations from responsible authorities:

During the consultation period one representation was received from a responsible authority, Kent Fire and Rescue Service on the grounds of failure to promote the public safety licensing objective. Their comments are shown as **APPENDIX III**.
- 5.3 Additional information provided by Kent Fire and Rescue to support their representation can be seen as **APPENDIX VI**.
- 5.4 Representations from Interested Parties:

There have been no representations received from Interested Parties

6 Determining the application – Options of the Licensing sub-Committee

- 6.1 Members must, having regard to the application and any relevant representations, take such steps mentioned below as they consider appropriate for the promotion of the licensing objectives. The steps are:
- To take no action;
 - To issue a warning or caution;

- To modify the conditions of the licence;
- To exclude a licensable activity from the scope of the licence;
- To remove the designated premises supervisor;
- To suspend the licence for a period not exceeding 3 months;
- To revoke the licence.

6.2 Relevant sections of the Guidance issued under section 182 of the Licensing Act 2003 that Members should take into account are:

Chapter 2 Licensing Objectives
 Chapter 10 Conditions attached to Premises Licences and Club Premises Certificates
 Chapter 11 Reviews

6.3 Members should also take into account relevant policy statements as contained in the Swale BC Statement of Licensing Policy 2021 – 2026 including specifically section 14: Review of Premises Licence or Club Premises Certificates. This is attached as **APPENDIX V**.

7 Implications

Issue	Implications
Corporate Plan	<p>There are links to:</p> <p>Community - To enable our residents to live, work and enjoy their leisure time safely in our borough and to support community resilience.</p> <p>Running the Council - Working within our resources to proactively engage with communities and outside bodies to deliver in a transparent and efficient way.</p>
Financial, Resource and Property	<p>There are no direct financial requirements at this time. There is the possibility of a challenge by way of an appeal.</p>
Legal, Statutory and Procurement	<p>Under the Licensing Act 2003 the Licensing Authority has a duty to exercise licensing control of relevant premises.</p> <p>The Licensing Sub-Committee is obliged to determine this application with a view to promoting the four licensing objectives.</p> <p>In making its decision, the Licensing Sub-Committee is also obliged to have regards to the S182 Guidance that accompanies the Licensing Act 2003 and the council's Statement of Licensing Policy.</p> <p>The Licensing Sub-Committee must also have proper regard to the Human Rights Act 1998 in respect to the rights of an individual when making decisions that affect them. However, it also has to have regard to the safety and protection of the public and therefore to ensure that the right balance is found.</p>

Crime and Disorder	<p>Section 17 of the Crime and Disorder Act requires local authorities to consider the crime and disorder implications of their decisions and it is the Licensing Authority's responsibility to co-operate in the reduction of crime and disorder in the Borough.</p> <p>Section 17 of the Crime and Disorder Act 1998 states: "Without prejudice to any other obligation imposed on it, it shall be the duty of each authority to which this section applies to exercise its various functions with due regard to the likely effect of the exercise of those functions on, and the need to do all that it can reasonably can to prevent crime and disorder in its area".</p>
Environment and Climate/Ecological Emergency	No implications
Health and Wellbeing	Anti-social behaviour and noise nuisance can impact on the wellbeing of nearby residents
Safeguarding of Children, Young People and Vulnerable Adults	The protection of children from harm is one of the 4 licensing objectives that underpin the Licensing Act 2003 and must be considered when making decisions on licence applications.
Risk Management and Health and Safety	Departure from the Guidance and Statement of Licensing Policy could lead to an increased risk of appeal. Similarly, if any decision made is not evidence based and proportionate
Equality and Diversity	No implications
Privacy and Data Protection	Normal privacy and data protection rules apply

8 Appendices

8.1 The following documents are to be published with this report and form part of the report:

- Appendix I: Current premises licence – ref: SHE/SWALE/189/0075
- Appendix II: Review Application
- Appendix III: Representation - Kent Fire and Rescue Service
- Appendix IV: Supplementary email - Kent Fire and Rescue Service
- Appendix V: Extract of Swale BC Statement of Licensing Policy 2021 - 2026

9 Background Papers

Licensing Act 2003

Home Office Guidance issued under s.182 of the Licensing Act 2003 (as amended)

Swale BC Statement of Licensing Policy 2021 - 2026

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06/03/2025



Swale Borough Council, Swale House, East Street,
Sittingbourne, Kent, ME10 3HT

Premises licence number

SHE/SWALE/189/0075

Part 1 – Premises details
Postal address of premises, or if none, ordnance survey map reference or description

Royal Hotel
29 The Broadway

Post town Sheerness, Kent

Post code ME12 1AB

Telephone number 01795 662626

Where the licence is time limited the dates

N/A

Licensable activities authorised by the licence

Sale of alcohol
Films
Indoor Sports
Live Music
Recorded Music
Performance of dance
Late Night Refreshment

The times the licence authorises the carrying out of licensable activities
Sale of Alcohol (On and Off the premises)

Sunday – Thursday 08:00 until 00:00 (Midnight)

Friday – Saturday 08:00 until 01:00

Christmas Eve, Boxing Day, Valentine's Day, St Patricks Day, St Georges Day, Easter Friday
Saturday, Sunday and Monday, May Bank Holiday Saturday, Sunday and Monday, Spring Bank
Holiday Saturday, Sunday and Monday, August Bank Holiday Saturday, Sunday and Monday
and Halloween – 08:00 until 01:00

New Year's Eve – 08:00 until close

Residents and their guests may drink at any time.

The times the licence authorises the carrying out of licensable activities**Films, Live Music, Recorded Music, Performance of dance (Indoors only)**

Sunday – Thursday 10:00 until 00:00 (Midnight)

Friday – Saturday 10:00 until 01:00

Christmas Eve, Boxing Day, Valentine's Day, St Patricks Day, St Georges Day, Easter Friday Saturday, Sunday and Monday, May Bank Holiday Saturday, Sunday and Monday, Spring Bank Holiday Saturday, Sunday and Monday, August Bank Holiday Saturday, Sunday and Monday and Halloween – 10:00 until 01:00

New Year's Eve – 10:00 until close

Indoors Sporting Events

Monday – Sunday 10:00 until 00:00 (Midnight)

Late Night Refreshment (Indoors only)

Sunday – Thursday 23:00 until 00:00 (Midnight)

Friday – Saturday 23:00 until 01:00

Christmas Eve, Boxing Day, Valentine's Day, St Patricks Day, St Georges Day, Easter Friday Saturday, Sunday and Monday, May Bank Holiday Saturday, Sunday and Monday, Spring Bank Holiday Saturday, Sunday and Monday, August Bank Holiday Saturday, Sunday and Monday and Halloween – 23:00 until 01:00

New Year's Eve – 23:00 until close

The opening hours of the premises

Sunday – Thursday 10:00 until 00:00

Friday – Saturday 10:00 until 02:00

Christmas Eve, Boxing Day, Valentine's Day, St Patricks Day, St Georges Day, Easter Friday Saturday, Sunday and Monday, May Bank Holiday Saturday, Sunday and Monday, Spring Bank Holiday Saturday, Sunday and Monday, August Bank Holiday Saturday, Sunday and Monday and Halloween – 10:00 until 02:30

New Year's Eve – 10:00 until close

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

On and Off Sales

Part 2**Name, (registered) address, telephone number and e-mail (where relevant) of holder of premises licence**

The Charles Royal Hotels Ltd.
 40 High Street South
 Eastham,
 London
 E6 6ET

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

15985641

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

Ramesh Rajathurai

●●●●●●●●●●
 ●●●●●●●●●●
 ●●●●●●●●●●
 ●●●●●●●●●●

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

Issued by: London Borough of Newham

Personal Licence number: ●●●●●●●●●●

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

No Children shall be allowed on the premises unless accompanied by an adult
 Children are not allowed on the premises after 22:00 except children attending private functions in the function room.

Annex 1 – Mandatory Conditions

Condition 1

No supply of alcohol may be made under this licence:-

- (a) At a time when there is no designated premises supervisor in respect of it or
- (b) At a time when the designated premises supervisor does not hold a personal licence or his/her personal licence is suspended.

Every retail sale or supply of alcohol made under this licence must be made or authorised by a person who holds a personal licence.

Condition 3

- (a) The British Board of Film classification (BBFC), where the film has been classified by that Board or
- (b) The Licensing Authority where no classification certificate has been granted by the BBFC, or, where the Licensing Authority has notified the licence holder that section 20 (3) (b) applies to the film in question and the admission of children must be in accordance with any recommendation made by the Licensing Authority.

Condition 7

- (1) 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.
- (2) 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 disability).

Condition 8

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

Condition 9

- (1) 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.
- (2) The designated premises supervisor in relation to the premises licence must ensure that the supply of alcohol at the premises is carried on in accordance with the age verification policy.
- (3) 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.

Condition 10

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;
- (b) these measures 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.”

Condition 11

- (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 purpose of the condition set out in paragraph 1:-
- (a) "duty" is to be construed in accordance with the Alcoholic Liquor Duties Act 1979(6);
 - (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) "value added tax" means value added tax charged in accordance with the Value Added Tax Act 1994(7)
- (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**Condition 1**

The premises will adopt and operate a Challenge 25 Policy in relation to the sale of alcohol.

Condition 2

- a) Consideration to be given to noise
- b) bottle bins not to be emptied after 23.00 hrs.

Condition 3

Pub games/cigarette machines to be situated where they can be supervised.

Condition 4

- a) Only children accompanied by an adult to be allowed on the premises.
- b) Children are not allowed on the premises after 22:00 except children attending private functions in the function room.

Condition 5

Internal occupancy (for entertainment) to be limited to 85

Condition 6

All persons who sell or supply alcohol to customers must have licensing training.

1. Training must take place within six weeks of employment.
2. Any new employees will be supervised until the training has taken place.
3. Refresher training should be repeated a minimum of every six months or earlier if required due to changes of legislation.
4. Training records must be kept on the premises and shall contain the nature, content and frequency of all training.
5. Records must be made available for inspection by police, police licensing officer and authorised officers from Swale Council on demand either electronically or in hard copy.

Condition 7

CCTV will be provided in the form of a recordable system, capable of providing pictures of evidential quality in all lighting conditions particularly facial recognition.

1. Cameras shall record all ingress and egress to the premises, fire exits and all areas where the sale and supply of alcohol occurs.
2. Equipment must be maintained in good working order, with recordings correctly time and date stamped. Recordings MUST be kept in date order, kept for a period of 31 days and handed to police and authorised officers upon request.
3. The premises licence holder must ensure at all times a DPS or appointed member of staff are on the premises and are capable and competent at downloading CCTV footage in a recordable format to the police and local authority upon request.

4. The recording equipment shall be kept in a secure environment under the control of the DPS or other responsible named individual.
5. In the event of technical failure of the CCTV equipment the premises licence holder or DPS must report the failure to the police licensing officer immediately.
(licensing.north.division@kent.police.uk).

Condition 8

The premises shall display prominent signage indicating that it is an offence to buy, or attempt to buy, alcohol for a person under the age of 18.

Condition 9

Kent police to be alerted to instances of crime and/or disorder.

Condition 10

An incident log shall be kept at the premises, and made available on request to a police officer, police licensing officer or Council authorised licensing officer. It must be completed within 24 hours of the incident and will record the following:

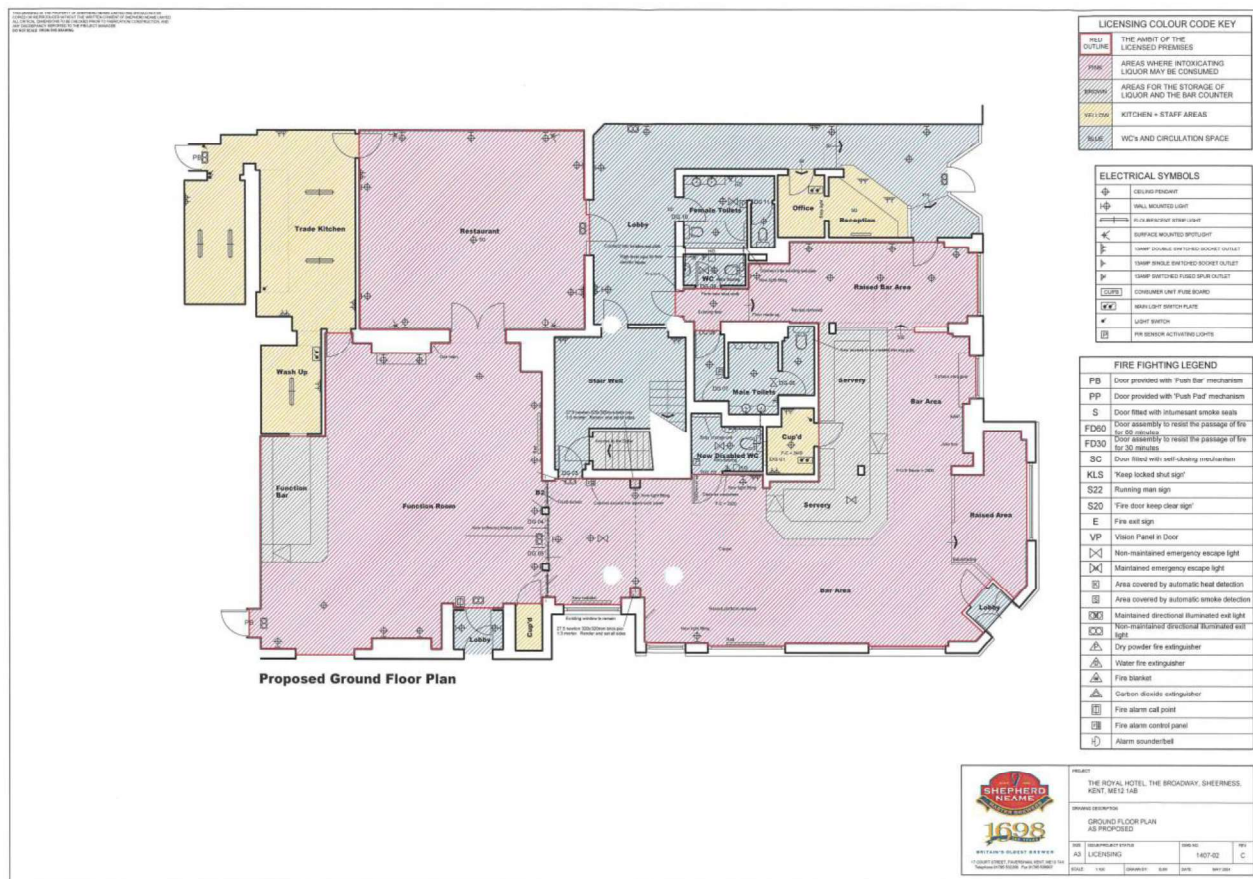
1. All crimes reported to the venue.
2. All ejections of patrons.
3. Any complaints received concerning crime and disorder or public nuisance
4. Any incidents of disorder.
5. All seizures of drugs or offensive weapons.
6. Any faults in the CCTV system, searching equipment or scanning equipment.
7. Any refusal of the sale of alcohol.
8. Any visit by a relevant authority or emergency service.

Condition 11

The Designated Premise Supervisor will undertake a risk assessment in respect of the provision of door supervisors for any unusual events, or busy periods and where deemed appropriate door supervisor/s will be employed. During these occasions, a staff member holding a personal licence will be present.

Annex 3 - Conditions attached after a hearing by the licensing authority

N/A



OFFICIAL (when complete)**Application for the review of a premises licence or club premises certificate 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, Chief Inspector Vanessa Foster, on behalf of Kent Police
(Insert name of applicant)

Apply for the review of a premises licence under section 51 of the Licensing Act 2003 for the premises prescribed below.

(delete as applicable)

Part 1 – Premises or club premises details

Post town: <i>Sheerness</i>	Post code (if known) <i>ME12 1AB</i>
---------------------------------------	--

Name of premises licence holder or club holding club premises certificate (if known) <i>The Charles Royal Hotels Ltd.</i>

Number of premises licence or club premises certificate (if known) <i>SHE/SWALE/189/0075</i>
--

Part 2 – Applicant details

I am

Please tick yes

1) an interested part (please complete (A) or (B) below)

- | | |
|---|--------------------------|
| a) a person living in the vicinity of the premises | <input type="checkbox"/> |
| b) a body representing persons living in the vicinity of the premises | <input type="checkbox"/> |
| c) a person involved in business in the vicinity of the premises | <input type="checkbox"/> |
| d) a body representing persons involved in business in the vicinity of the premises | <input type="checkbox"/> |

2) a responsible authority (please complete (C) below) ☒

3 a member of the club to which this application relates (please complete (A) below)

(A) DETAILS OF INDIVIDUAL APPLICANT (fill in a applicable)

Please tick

OFFICIAL (when complete)

**Application for the review of a premises licence or club premises
certificate under the Licensing Act 2003**

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

Surname

n/a

First names

n/a

Please tick yes

I am 18 years old or over

☐

**Current postal
address if
different from
premises
address**

n/a

Post town

Post Code

Daytime contact telephone number

E-mail address (optional)

(B) DETAILS OF OTHER APPLICANT

Name and address

n/a

Telephone number (if any)

n/a

E-mail address (optional)

n/a

OFFICIAL (when complete)

**Application for the review of a premises licence or club premises
certificate under the Licensing Act 2003**

(C) DETAILS OF RESPONSIBLE AUTHORITY APPLICANT

Name and address: <i>Kent Police Licensing, Strategic Prevention Command Sutton Rd Maidstone ME15 9BZ</i>
Telephone number (if any) <i>01634 792733</i>
E-mail address (optional) <i>Licensing.north.division@kent.police.uk</i>

This application to review relates to the following licensing objective(s)

Please tick one or more boxes

- | | |
|---|-------------------------------------|
| 1) the prevention of crime and disorder | <input checked="" type="checkbox"/> |
| 2) public safety | <input checked="" type="checkbox"/> |
| 3) the prevention of public nuisance | <input checked="" type="checkbox"/> |
| 4) the protection of children from harm | <input type="checkbox"/> |

OFFICIAL (when complete)
**Application for the review of a premises licence or club premises
certificate under the Licensing Act 2003**

Kent Police request a premises licensing review relating to The Royal Hotel, The Broadway, Sheerness, Me12 1AB.

Evidence will be submitted by Kent Police relating the licensing objectives, including:

- The Prevention of crime and disorder*
- Public Safety*
- The prevention of public Nuisance*

OFFICIAL (when complete)
**Application for the review of a premises licence or club premises
certificate under the Licensing Act 2003**

Please provide as much information as possible to support the application

Kent Police have become increasingly concerned about the operation of the premises since the transfer of the premises licence to the current owners at the end of 2024. The Designated Premises Supervisor (DPS) is Mr Ramesh Rajathurai, who is also listed as the company director of the Premises Licence Holder (PLH), The Charles Royal Hotel Ltd, according to Companies House records.

Since the transfer, there have been multiple serious incidents, including assaults where victims were rendered unconscious. On one occasion, individuals associated with the premises were observed chasing a person down the street while in possession of weapons. Despite a mandatory licence condition requiring the reporting of all incidents of crime and disorder, several of these events were not reported to Kent Police, constituting a clear breach of licence conditions.

Further breaches have occurred in relation to the provision of CCTV footage. On several occasions, the premises failed to supply requested footage to police, again in contravention of licence conditions. Additionally, on 16 May 2025 and 20 August 2025, the premises failed to provide training records when requested, representing further breaches.

Kent Police and local authority licensing officers have engaged in a stepped approach to address these concerns, including multiple communications, meetings and a formal warning letter issued on 22 August 2025. During these discussions, police recommended the employment of SIA-registered door supervisors to mitigate crime and disorder. Although the licence requires a risk assessment for door supervision, the premises management indicated they would consider door staff for Friday nights. However, no door supervisors have been observed to date.

Kent Police have conducted two drugs operations at the premises using a police drugs dog. The first, on 16 May 2025, resulted in multiple individuals fleeing the premises and one male being found in possession of suspected Class A drugs. The second, on 26 September 2025, revealed an escalation in drug-related activity. A female was arrested for possession of suspected cocaine and for assaulting a police officer and a police dog. Numerous individuals were searched, the most ever conducted at one venue during such an operation which we run county wide, with many of the patrons displaying hostility towards police officers.

Further searches within the disabled toilet area found around 16 transparent bags which are suspected to have contained cocaine hidden within the cistern of the toilet.

Following this incident, CCTV footage was requested on 1 October 2025 via email, telephone, and an online upload request. Despite assurances, the footage was not provided, again breaching licence conditions. During the same communication, police requested the premises apply for a licence variation to mandate door supervision on Friday and Saturday nights. No response was received, and a follow-up email sent on 8 October 2025 also went unanswered.

On 11 October 2025 at 00:35 hours, a further incident was reported involving a fight outside the premises. Council CCTV captured staff attempting to calm the situation, with individuals drinking from glasses and bottles outside. A related call described a female victim fleeing and seeking help from residents, with a vehicle reportedly attempting to strike her. Again, the premises failed to report this incident.

Kent Police's concerns regarding the management of the premises have been substantiated. Despite repeated engagement, advice, and formal warnings, the premises has failed to take meaningful action to address crime, disorder, and breaches of licence conditions. The continued failure to provide CCTV, the absence of door supervision, the association with serious criminal activity and the general inability to appropriately manage the premises have led Kent Police to conclude that the removal of the DPS would be insufficient.

Given that the DPS is also the PLH and company director, Kent Police believe that further conditions would be ignored.
Kent Police therefore request that the premises licence be revoked

OFFICIAL (when complete)
**Application for the review of a premises licence or club premises
certificate under the Licensing Act 2003**

Please tick yes

Have you made an application for review relating to this premises before ☐

If yes, please state the date of that application

Day Month Year

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If you have made representations before relating to this premises please state what they were and when you made them:

none

OFFICIAL (when complete)

Application for the review of a premises licence or club premises certificate under the Licensing Act 2003

Please tick yes

- I have sent copies of this form and enclosures to the responsible authorities and the premises licence holder or club holding the club premises certificate, as appropriate
- I understand that if I do not comply with the above requirements my application may be rejected

☐☒

IT IS AN OFFENCE, LIABLE ON CONVICTION TO A FINE UP TO LEVEL 5 ON THE STANDARD SCALE, UNDER SECTION 158 OF THE LICENSING ACT 2003 TO MAKE A FALSE STATEMENT IN OR IN CONNECTION WITH THIS APPLICATION

Part 3 – Signatures (please read guidance note 3)

Signature of applicant or applicant's solicitor or other duly authorised agent
(See guidance note 4). **If signing on behalf of the applicant please state in what capacity.**

Signature: *PC A. Smuts 11250*

Date: *15th October 2025*

Capacity: *Kent Police Licensing Officer.*

Contact name (where not previously given) and postal address for correspondence associated with this application (please read guidance note 5)

*Medway Police Station
Purser Way*

Post town: *Gillingham*

Post code: *ME7 1NE*

Telephone number (if any) *01634 792733*

If you would prefer us to correspond with you using an e mail address your e mail address (optional)

Licensing.north.division@kent.police.uk

Notes for Guidance

1. The ground(s) for review must be based on one of the licensing objectives.
2. Please list any additional information or details for example dates of problems which are included in the grounds for review if available.
3. The application form must be signed.
4. An applicant's agent (for example solicitor) may sign the form on their behalf provided that they have actual authority to do so.
5. This is the address which we shall use to correspond with you about this application.

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Kent Fire &
Rescue Service

together

To
Medway Police Station
Purser Way
Gillingham
Kent
ME7 1NE

Contact
Gillian Banfield
Our ref
CAS-332606
Your ref
SHE/SWALE/
189/0075
Date
20 October 2025

Dear PC. Smuts

Licensing Act 2003

Re: Royal Hotel, 29 Broadway, Sheerness, ME12 1AB

With reference to the application dated **15 October 2025** the application has been examined and on behalf of the Fire Authority I wish to make a representation to the licensing committee that the Public Safety objective of the Licensing Act has not been adequately addressed.

The Fire Authority wish to make a representation for the following reasons:

- On 24 April 2025 a Regulatory Inspection was carried out under The Regulatory Reform (fire safety) Order 2005, we were accompanied by Mr. Rajathurai.
- Fire safety deficiencies were identified, and an Enforcement Notice was issued. A Notice of further deficiencies was also issued.
- A follow up visit was carried out on 21 August 2025, and it was noted that there had been no improvement with the work to improve the compartmentation in relation to fire safety.
- During this visit a samurai type sword was found in the bathroom of room 6, and evidence of the room being used for cooking.
- When attempting to gain access to room 8 Mr. Rajathuri said he didn't have a key and that no one was in the room, upon further investigation the door was opened by a young man, the name he gave us was different to the one Mr. Rajathuri had given us along with the difference in the length of time the occupant had been staying there. In the room there was evidence of smoking and on the side several small clear plastic bags with a white powder in them were seen.
- Due to the evidence seen of a sword and potentially drugs I called 999 to report this to the police.



- In room 8 there was also a Moses basket with bedding in the corner of the room, the occupant stated that his girlfriend sometimes stays with her baby. A safeguarding concern was raised via KFRS control.
- On 17 October 2025 KFRS received an email requesting an extension for compliance of the Enforcement Notice, this is being reviewed by our Enforcement Team.

In the event that we receive full documentation, and the Public Safety objective of the Licensing Act has been adequately addressed, the Fire Authority will immediately notify all parties with a view to dispensing with any hearing in relation to our representation.

This letter is without prejudice to the powers of the Licensing Authority and to any requirements or recommendations that may be made by enforcing authorities under other legislation.

If you need further advice or want to ask questions about this letter, you can contact me using the details above. Please be aware the Building Safety office hours are 09:00-17:00 Monday to Friday.

Yours sincerely

Gillian Banfield
Senior Building Fire Safety Inspector

cc: Licensing Authority
 Police Licensing Officer



RE: Royal Hotel, 29 Broadway, Sheerness - Notice of Hearing 3rd December 2025



To: Licensing (SBC)

Cc: [Redacted]

Jo



Witness Attendance Document Royal Hotel.pdf
496 KB



Thu 13/11

Good afternoon, Jo,

Please find attached the completed witness attendance document as requested.

Additional information:

Following a visit to the Royal Hotel on 12 November 2025 to carry out a follow up inspection on works to be completed, we entered room 6 which following our earlier visit, had been emptied of all furniture. On the floor was a rolled-up duvet. On closer inspection we found a male who appeared to be under the influence of either alcohol or drugs asleep in the duvet. The manager of the Royal claimed he had no idea how or why the man was there and called the police.

Although under the Regulatory Reform (fire Safety) Order 2005 he is not a relevant person as he was unlawfully in the premises, it does question the security of the hotel.

The Enforcement Notice regarding compartmentation has been extended to 20 January 2026 to allow for the completion of work.

Kind regards

Gill

Gill Banfield EngTech GFireE | Senior Building Safety Inspector | Fire Risk Inspection Team | Maidstone Building Safety | Kent Fire and Rescue Service, Maidstone Fire Station, Loose Road, Maidstone, Kent ME15 9QB

Tel: [Redacted]

Email: [Redacted]



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**EXTRACT FROM SWALE BC STATEMENT OF LICENSING POLICY UNDER THE
LICENSING ACT 2003 – 2021 - 2026**

14 REVIEW OF A PREMISES LICENCE OR CLUB PREMISES CERTIFICATE

- 14.1 The Licensing Authority acknowledges that at any stage following the grant of a premises licence matters can arise at premises that raise concern as to the continued promotion of the licensing objectives at licensed premises.
- 14.2 The Act allows a licence to be reviewed where such matters arise. It is expected that most reviews will be applied for by Responsible Authorities.
- 14.3 Although this Licensing Authority is also a Responsible Authority and may bring about a review application, it is not expected that it will act as a Responsible Authority on behalf of other parties (for example, local residents, local councillors or community groups).
- 14.4 Such parties can make relevant representations to the Licensing Authority in their own right, and it is reasonable for the Licensing Authority to expect them to make representations themselves where they are reasonably able to do so. However, if these parties have failed to take action and the Licensing Authority is aware of relevant grounds to make a representation, it may consider acting in its capacity as Responsible Authority.
- 14.5 The Licensing Authority will determine whether a review application is relevant and the validity of a review application will be determined by a licensing officer. This will be on the basis of whether the request for the review is:
- relevant to one or more of the licensing objectives and
 - not frivolous, vexatious or repetitious.
- 14.6 In every review case an evidential basis for the allegations made will need to be submitted to the Council as the Licensing Authority.
- 14.7 The Licensing Authority would expect grounds for a review to be evidence based but will consider each application on its merits.
- 14.8 Where a review application is accepted the Licensing Authority will encourage the parties to enter into mediation during the consultation period to help resolve or narrow issues arising. The Council would be happy to assist in these meetings as appropriate.
- 14.9 All reviews, save where agreed by all parties as unnecessary, will lead to a hearing before a sub-committee. This may be a full hearing or a condensed hearing to consider the outcome of mediation. However other parties who have made representation but not been involved in mediation will be permitted to voice their representations at the hearing in accordance with the Hearings Regulations. The Policy applied to hearings can be found in section 16.

- 14.10 The authority considers that where reviews are raised as a result of serious crime and disorder causing that licensing objective to be undermined, then it is likely that that a revocation of the licence will be considered.