

RECONVENED LICENSING SUB-COMMITTEE

- Date and Time:-** Wednesday 3 June 2026 at 2.00 p.m.
- Venue:-** Rotherham Town Hall, The Crofts, Moorgate Street, Rotherham. S60 2TH
- Membership:-** Councillors Garnett (Chair), Bennett-Sylvester and Harper.

The items which will be discussed are described on the agenda below and there are reports attached which give more details.

Rotherham Council advocates openness and transparency as part of its democratic processes.

Anyone wishing to record (film or audio) the public parts of the meeting should inform the Chair or Governance Advisor of their intentions prior to the meeting.

AGENDA

1. To determine whether the following items should be considered under the categories suggested in accordance with Part 1 of Schedule 12A (as amended March 2006) of the Local Government Act 1972
2. To determine any item(s) which the Chair is of the opinion should be considered later in the agenda as a matter of urgency
3. Consideration of an application (made in accordance with s.17 of the Licensing Act 2003) by Mr Heward SHINWARI for the grant of a Premises Licence in respect of premises situated at 21 Monkwood Road, Rotherham S62 7JN (Pages 3 - 76)



JOHN EDWARDS,
Chief Executive.

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Licensing Act 2003 - Hearing Procedure – Grant of a Premises Licence

1. The Chairperson of the Licensing Sub Committee will introduce the Committee members and ask officers to introduce themselves.
2. The Chairperson will then ask the following parties to introduce themselves:
 - a. the applicant, any person representing them and any witnesses they wish to call.
 - b. any person who has made representations, any person representing them and any witnesses they wish to call.
3. The Chairperson will then ask the Licensing Officer to introduce the report and provide any updates.
 - a. Questions to the Licensing Officer may be asked, **solely concerning the report**, by Members, the applicant and by persons making representations.
4. The Chairperson will then invite:
 - a. **any person who has made representations** to present their representations and call any witnesses they may have.

Note: Members of the Sub Committee, followed by the applicant may ask questions of all persons who have made representations to the hearing and their witnesses.
 - b. **the applicant** to present their application, respond to the representations, and call any witnesses they may have.

Note: Members of the Sub Committee, followed by any person who has made representations at the hearing may ask questions of the applicant and their witnesses.
5. **The applicant will then be given the opportunity to sum up**
6. The public hearing will then be concluded, and Members of the Sub Committee will go into Closed session, together with the Councils Solicitor and the Clerk to the meeting.
7. The decision of the Licensing Committee will be given in accordance with the requirements of the Licensing Act 2003 and regulations made thereunder.

Note:

At any time throughout the hearing Members of the Licensing Sub Committee may request legal advice from the Council's Solicitor. Any advice sought during closed session will be included in the notice setting out the decision.

The Committee Hearing will be held in public unless and in accordance with relevant Regulations the Licensing Sub Committee determine that the public should be excluded.

Committee Name and Date of Committee Meeting

Licensing Sub-Committee – 3rd June 2026 at 14:00 hours (2 pm) – Reconvened from the meeting of 19th May 2026.

Report Title

Consideration of an application (made in accordance with s.17 of the Licensing Act 2003) for the Grant of a Premises Licence in respect the premises situated at 21 Monkwood Road, Rotherham S62 7JN.

Report Author(s)

Diane Kraus, Principal Licensing Officer, Community Safety and Street Scene
Tel: 01709 289536

Report Summary

On the 19th May 2026 the Licensing Sub-Committee met to hear an application for the grant of a premises licence made by Mr Heward SHINWARI in respect of premises situated at 21 Monkwood Road, Rotherham S62 7JN.

Part way through the hearing, it was decided to adjourn the meeting in order to allow the Council to appoint an official interpreter.

The original papers, which were made available to the Sub-Committee on 11th May 2026, remain relevant to the adjourned meeting, with the exception of Appendix 5.

In addition, this addendum report has been prepared which details the amendments to the original report and provides additional information.

Recommendations

1. That the Licensing Sub-Committee considers the information contained within the original report, with the exception of Appendix 5, and this addendum report and appendices.
2. Having Considered the information in the reports, together with any additional relevant information presented at the hearing, the Licensing Sub subsequently determines the application.
3. The Licensing Sub-Committee should inform the Licensing Manager of the decision in accordance with the requirements of the Licensing Act 2003 and Regulations made thereunder.

List of Appendices Included (in addition to those provided in the original report)

Appendix 6 – Additional information provided by the Applicant – This Appendix is excluded from the press and public

Note: Appendix 5 in the original report is withdrawn.

Background Papers

Licensing Sub-Committee report issued in respect of the adjourned hearing on 19th May 2026

Rotherham MBC Statement of Licensing Policy 2025 -2030
(available at www.rotherham.gov.uk/licensing)

Revised guidance issued under section 182 of the Licensing Act 2003 (November 2025) available at <https://www.gov.uk/government/publications/explanatory-memorandum-revised-guidance-issued-under-s-182-of-licensing-act-2003>)

Council Approval Required

No

Exempt from the Press and Public

No

Appendix 6 is Exempt from the Press and Public under Paragraph 1 (information relating to any individual)

Consideration of an application (made in accordance with s.17 of the Licensing Act 2003 for the grant of a Premises Licence in respect of the premises situated at 21 Monkwood Road, Rotherham S62 7JN.

1. Background

- 1.1 On the 19th May 2026 the Licensing Sub-Committee met to consider an application for the grant of a premises licence made by Mr Heward SHINWARI in respect of premises situated at 21 Monkwood Road, Rotherham S62 7JN.
- 1.2 Part way through the hearing, it was decided to adjourn the meeting in order to allow the Council to appoint an official interpreter. It was established that the applicant's first language was Pashtu.

2. Key Issues

Licensing Authority - Representations withdrawn

- 2.1 At the meeting of 19th May 2026 the Licensing Sub Committee were informed that the applicant, had offered the conditions sought by the Licensing Authority and that these offered conditions would automatically be applied as conditions to Annex 2 of any Licence they were minded to grant. Given this, the representations made by the Licensing Authority had been withdrawn.

2.2 The offered conditions are:

1. That Mr Mohammed Wasim Ahmadi and Mr Iqrah Khan will not be involved within the premises at any time, either in a paid or unpaid capacity.
2. A Challenge 25 Policy shall be in operated. This Policy shall require any person who appears to be under the age of 25 to provide ID prior to being served alcohol. Acceptable forms of ID are:
 - a. a passport;
 - b. a UK photo driving licence; or
 - c. a military ID card.
3. All challenges made under the Challenge 25 Policy shall be logged in a bound book. This log must show:
 - a. date of the challenge was made;
 - b. member of staff who made the challenge;
 - c. if allowed, the type of id accepted; and
 - d. if refused, whether fake ID was seized.
4. Signs shall be displayed inside the premises that advertise that the premises operates "Challenge 25".
5. A bound incident book shall be maintained, in which the following shall be recorded:
 - a. All incidents of crime and disorder occurring at the premises; and

- b. Details of when the Police are called.
 6. The Challenge 25 log and the incident book shall be kept on the premises and shall be available for inspection upon request by the Police or an authorised officer of the Licensing Authority.
 7. The DPS, or their nominated deputy, shall check the Challenge 25 log and the incident book at least once a week, and sign and date each check.
 8. The CCTV system installed at the premises, shall:
 - a. be maintained fully at all times;
 - b. make and retain clear images; and
 - c. show an accurate date and time that the images were made.
 9. All CCTV images shall be retained for a period of not less than 31 days.
 10. CCTV images shall be immediately made available for review upon request of the Police or an authorised officer of the Licensing Authority.
 11. A copy of a CCTV image shall be provided within 24 hours upon request of the Police or an authorised officer of the Licensing Authority.
 12. A record of each member of staff who is authorised to sell alcohol shall be kept on the premises. This record shall include the staff members full name, address, and date of birth.
 13. All staff shall receive training on induction and year thereafter, on:
 - a. operation of the 'Challenge 25' Policy, including types of acceptable ID and the method of recording challenges;
 - b. refusing sales of alcohol to persons who appear to be drunk;
 - c. preventing proxy sales;
 - d. incident recording and when to call the Police;
 - e. operation of the "ask Angela Scheme" ; and
 - f. how to review the CCTV system if requested.
 14. Staff training shall be recorded, records shall be kept of the premises and shall, on request, be made available for inspection by the Police or an authorised officer of the Licensing Authority.
- 2.3 The Licensing Sub Committee should discount the licensing Authority representations set out in the Annex 5 of the original report.

Additional Information Provided by the Applicant

2.4 Attached at Appendix 6 to this report is additional information provided by the applicant, Mr Shinwari , to support his application. This information is excluded from the press and public.

Additional Information Requested by the Licensing Authority

2.5 Following discussion at the hearing on the 19th May 2026 the applicant, Mr Shinwari, has been asked to provide the following information with regard to his connections to premises located at 178 Main Street, Darnall, Sheffield S9 5HQ:

- a. Do you own, lease, or rent this property?
- b. Do you currently, or have you ever, worked at this property, in any capacity, either paid or unpaid?
- c. This is the registered office address of Darnall News Ltd, of which you are the sole director. Is Darnall News Ltd trading and is so at what premises?

2.6 In addition Mr Shinwari has been asked to confirm whether he took his personal licence exam over the internet or in person at a testing centre.

2.7 At the time of writing the applicant has not replied to the above questions. An oral update on this matter will be provided at the hearing.

3. Options available to the Licensing Sub-Committee

3.1 The options available to the Committee are detailed in the original report.

4. Timetable and Accountability for Implementing this Decision

4.1 As detailed in the original report.

5. Financial Implications

5.1 As detailed in the original report.

6. Legal Advice and Implications

6.1 As detailed in the original report.

7. Risks and Mitigation

7.1 As detailed in the original report.

8. Accountable Officer(s)

Diane Kraus, Principal Licensing Officer, Community Safety and Street Scene

Committee Name and Date of Committee Meeting

Licensing Sub-Committee – 19th May 2026 at 14:00 hours (2pm).

Report Title

Consideration of an application (made in accordance with s.17 of the Licensing Act 2003) by Mr Heward SHINWARI for the grant of a Premises Licence in respect of premises situated at 21 Monkwood Road, Rotherham S62 7JN.

Report Author(s)

Diane Kraus, Principal Licensing Officer, Community Safety and Street Scene
Tel: 01709 289536.

Report Summary

On 25th March 2026 an application for the grant of a Premises Licence was made by Mr Heward SHINWARI in respect of premises situated at 21 Monkwood Road, Rotherham S62 7JN.

The applicant, is seeking authorisation to allow the:

- Sale of alcohol (for consumption off the premises) on:
 - Monday to Saturday between 7am and 11pm; and
 - Sunday between 8am and 10pm.

Representations, opposed to the grant of the application, have been received from one Responsible Authority and fifteen “Other Persons”, ten of which are ongoing. Further detail of the representation is provided within the main body of the report.

Recommendations

1. That the Licensing Sub-Committee considers the information contained within this report (and associated appendices) along with any additional information presented at the hearing and subsequently determines the application that has been made.
2. The Licensing Sub-Committee should inform the Licensing Manager of the decision in accordance with the requirements of the Licensing Act 2003 and Regulations made thereunder.

List of Appendices Included

- Appendix 1 Location Plan
- Appendix 2 Application
- Appendix 3 Premises Layout Plan
- Appendix 4 Representation from Other Persons
- Appendix 5 Representation from the Licensing Authority

Background Papers

Rotherham MBC Statement of Licensing Policy 2020 -2025
(available at www.rotherham.gov.uk/licensing)

Revised guidance issued under section 182 of the Licensing Act 2003 (November 2025) available at <https://www.gov.uk/government/publications/explanatory-memorandum-revised-guidance-issued-under-s-182-of-licensing-act-2003>)

Council Approval Required

No

Exempt from the Press and Public

No

Consideration of an application (made in accordance with s.17 of the Licensing Act 2003) by Mr Heward SHINWARI for the grant of a Premises Licence in respect of premises situated at 21 Monkwood Road, Rotherham S62 7JN.

1. Background

- 1.1 The premises are not currently licensed under the Licensing Act 2003.
- 1.2 A location plan identifying the premises is attached at **Appendix 1**.

2. Key Issues

The Application

- 2.1 On the 25th March 2026 an application for the grant of a Premises Licence was made by Mr Heward SHINWARI for the grant of a Premises Licence in respect of premises situated at 21 Monkwood Road, Rotherham S62 7JN. A copy of the application is attached at **Appendix 2**.
- 2.2 The application was accompanied by a layout plan of the premises, a copy of which is attached at **Appendix 3**.
- 2.3 The application seeks to allow the sale of alcohol (for consumption off the premises) on:
 - Monday to Saturday between 7am and 11pm; and
 - Sunday between 8am and 10pm.
- 2.4 The description of the premises, as provided in the application, is as follows:

CONVENIENCE STORE
SELLING ALCOHOL, MILK, BREAD, CRISP
SWEETS, HOUSEHOLD, ETC NEWSPAPER
LOTTERY, ETC
- 2.5 The opening hours of the premises, as stated in the application, are between 7am and 11pm on Monday to Saturday and between 8am and 10pm on Sunday.
- 2.6 The management controls offered by the applicant, all of which would be made a condition of any licence granted, are set out in section M of the application form (see Appendix 2). However, the Licensing Authority has made representations asking that, if the Sub Committee are minded to grant the application, that the offered conditions are disregarded and the conditions set out in their representations are imposed. Please refer to paragraphs 2.12 to 2.14 for further information.

Consultation

- 2.7 Consultation on the application has been carried out in accordance with all statutory requirements and the Council's procedure. There is a prescribed period of 28 days following the submission of an application during which time representations in relation to the application may be submitted.
- 2.8 At the end of the consultation period representation, opposed to the grant of the application, had been received as relevant from ten Other Persons and the Licensing Authority.

Representations - Other Persons

- 2.9 A copy of the representation received from ten Other Persons, all of whom are opposed to the application, is attached at **Appendix 4**.
- 2.10 The Sub Committee are advised that five representations received from Other Persons have not currently been accepted. This is because the senders have failed to provide the Licensing Office with their name and address. This information is required, as anonymous representations are not accepted under the licensing process. All the senders have been asked to provide their names and address; and if received prior to the hearing, the representations will be put before the Sub Committee for consideration.
- 2.11 All Other Persons have been informed that under licensing law "need", that is the number of licensed premises the area, is not a matter that the Sub Committee can have regard to when determining the application; and that the Sub Committee can only consider whether the grant of this application would undermine any of the four licensing objectives.

Representations – Licensing Authority

- 2.12 A copy of the representations received from the Licensing Authority, in their role as a Responsible Authority, is attached at **Appendix 5**.
- 2.13 The Licensing Authority is requesting that the applicant offer, or alternatively that the Sub Committee impose, the follow conditions on any licence in may grant.
1. That Mr Mohammed Wasim Ahmadi and Mr Iqrah Khan will not be involved within the premises at any time, either in a paid or unpaid capacity.
 2. A Challenge 25 Policy shall be in operated. This Policy shall require any person who appears to be under the age of 25 to provide ID prior to being served alcohol. Acceptable forms of ID are:
 - a) a passport;
 - b) a UK photo driving licence; or
 - c) a military ID card.

3. All challenges made under the Challenge 25 Policy shall be logged in a bound book. This log must show:
 - a) date of the challenge was made;
 - b) member of staff who made the challenge;
 - c) if allowed, the type of id accepted; and
 - d) if refused, whether fake ID was seized.
4. Signs shall be displayed inside the premises that advertise that the premises operates "Challenge 25".
5. A bound incident book shall be maintained, in which the following shall be recorded:
 - a) All incidents of crime and disorder occurring at the premises; and
 - b) Details of when the Police are called.
6. The Challenge 25 log and the incident book shall be kept on the premises and shall be available for inspection upon request by the Police or an authorised officer of the Licensing Authority.
7. The DPS, or their nominated deputy, shall check the Challenge 25 log and the incident book at least once a week, and sign and date each check.
8. The CCTV system installed at the premises, shall:
 - a) be maintained fully at all times;
 - b) make and retain clear images; and
 - c) show an accurate date and time that the images were made.
9. All CCTV images shall be retained for a period of not less than 31 days.
10. CCTV images shall be immediately made available for review upon request of the Police or an authorised officer of the Licensing Authority.
11. A copy of a CCTV image shall be provided within 24 hours upon request of the Police or an authorised officer of the Licensing Authority.
12. A record of each member of staff who is authorised to sell alcohol shall be kept on the premises. This record shall include the staff members full name, address, and date of birth.

13. All staff shall receive training on induction and year thereafter, on:
 - a) operation of the 'Challenge 25' Policy, including types of acceptable ID and the method of recording challenges;
 - b) refusing sales of alcohol to persons who appear to be drunk;
 - c) preventing proxy sales;
 - d) incident recording and when to call the Police;
 - e) operation of the "ask Angela Scheme" ; and
 - f) how to review the CCTV system if requested.

14. Staff training shall be recorded, records shall be kept of the premises and shall, on request, be made available for inspection by the Police or an authorised officer of the Licensing Authority.

2.14 In the main, condition numbers. 2 to 14 requested by the Licensing Authority mirror those offered by the applicant. However, the wording suggested by the Licensing Authority makes both compliance and enforcement clearer, and it is for this reason that these conditions are sought.

Conciliation

2.15 The applicant was provided with the detail of the representations and, at the time of writing, has not attempted conciliation

The Hearing

2.16 The applicant and "Other Persons" and a representative of the Licensing Authority have been invited to the hearing today. All parties attending, will be given the opportunity to address the Sub-Committee in relation to the matters raised in the application and the representations they have made to it.

2.17 Members of the Sub-Committee should give full consideration of application submitted and the and representations to it, together any supporting evidence provided by any party prior to the date of the hearing. Documentary evidence provided on the day of the hearing should only be considered with the consent

3. Options available to the Licensing Sub-Committee

3.1 A licensing authority must carry out its functions under the Licensing Act with a view to promoting the licensing objectives:

- the prevention of crime and disorder
- public safety
- the prevention of public nuisance
- the protection of children from harm

- 3.2 In considering this matter, the Sub-Committee should take into account any representations or objections that have been received from responsible authorities or other persons, and representations made by the applicant or premises user as the case may be. In reaching the decision, regard must also be had to relevant provisions of the national guidance and the Council's licensing policy statement. In relation to this application, the options available to the Sub-Committee are:
- To grant the licence subject to the conditions consistent with the operating schedule accompanying the application, which the Sub-Committee may modify to such extent as they consider appropriate; or
 - To reject the whole or part of the application (which may include the omission of certain licensable activities from the licence and / or the refusal to specify a particular individual as the Designated Premises Supervisor).
- 3.3 The statutory guidance makes it clear that Licensing Authorities are best placed to determine what actions are appropriate for the promotion of the licensing objectives in their areas. All licensing determinations should be considered on a case-by-case basis. They should take into account any representations or objections that have been received from responsible authorities or other persons, and representations made by the applicant or premises user as the case may be.
- 3.4 The Sub-Committee's determination should be evidence-based, justified as being appropriate for the promotion of the licensing objectives and proportionate to what it is intended to achieve.
- 3.5 Determination of whether an action or step is appropriate for the promotion of the licensing objectives requires an assessment of what action or step would be suitable to achieve that end. While this does not therefore require the Sub-Committee to decide that no lesser step will achieve the aim, the Sub-Committee should aim to consider the potential burden that the condition would impose on the applicant/premises licence holder (such as the financial burden due to restrictions on licensable activities) as well as the potential benefit in terms of the promotion of the licensing objectives. However, it is imperative that the Sub-Committee ensures that the factors which form the basis of its determination are limited to consideration of the promotion of the licensing objectives and nothing outside those parameters. The Sub-Committee may consider wider issues such as other conditions already in place to mitigate potential negative impact on the promotion of the licensing objectives and the track record of the business (if appropriate).
- 3.6 The Sub-Committee is expected to come to its determination based on an assessment of the evidence on both the risks and benefits either for or against making the determination. Conditions may be placed on the licence (if granted) and further information in relation to conditions is provided later in this report.

- 3.7 All licensing determinations should be considered on the individual merits of the application. The Sub-Committee's determination should be evidence-based, justified as being appropriate for the promotion of the licensing objectives and proportionate to what it is intended to achieve. Findings on any issues of fact should be on the balance of probability.
- 3.8 It is important that the Sub-Committee give comprehensive reasons for its decisions in anticipation of any appeals. Failure to give adequate reasons could itself give rise to grounds for an appeal.

Conditions

- 3.9 Conditions include any limitations or restrictions attached to a licence or certificate and essentially are the steps or actions that the holder of the premises licence or the club premises certificate will be required to take or refrain from taking in relation to the carrying on of licensable activities at the premises in question. Failure to comply with any condition attached to a licence or certificate is a criminal offence, which on conviction is punishable by an unlimited fine or up to six months' imprisonment. The courts have made clear that it is particularly important that conditions which are imprecise or difficult for a licence holder to observe should be avoided.
- 3.10 There are three types of condition that may be attached to a licence or certificate: proposed, imposed and mandatory. Each of these categories is described in more detail below.

Proposed conditions

- 3.11 The conditions that are appropriate for the promotion of the licensing objectives should emerge initially from the risk assessment carried out by a prospective licence holder, which they should carry out before making their application for a premises licence. This would be translated into the steps recorded in the operating schedule, which must also set out the proposed hours during which licensable activities will be conducted and any other hours during which the premises will be open to the public.
- 3.12 It is not acceptable for licensing authorities to simply replicate the wording from an applicant's operating schedule. A condition should be interpreted in accordance with the applicant's intention.

Consistency with steps described in operating schedule

- 3.13 The 2003 Act provides that where an operating schedule has been submitted with an application and there have been no relevant representations made by responsible authorities or any other person, the licence must be granted subject only to such conditions as are consistent with the schedule accompanying the application and any mandatory conditions required under the 2003 Act.

3.14 Consistency means that the effect of the condition should be substantially the same as that intended by the terms of the operating schedule. If conditions are broken, this may lead to a criminal prosecution or an application for a review and it is extremely important therefore that they should be expressed on the licence in unequivocal and unambiguous terms. The duty imposed by conditions on the licence holder must be clear to the licence holder, enforcement officers and the courts.

Imposed conditions

3.15 The Sub-Committee may not impose any conditions unless its discretion has been exercised following receipt of relevant representations and it is satisfied as a result of a hearing (unless all parties agree a hearing is not necessary) that it is appropriate to impose conditions to promote one or more of the four licensing objectives. In order to promote the crime prevention licensing objective conditions may be included that are aimed at preventing illegal working in licensed premises.

3.16 It is possible that in some cases no additional conditions will be appropriate to promote the licensing objectives.

Proportionality

3.17 The 2003 Act requires that licensing conditions should be tailored to the size, type, location and characteristics and activities taking place at the premises concerned. Conditions should be determined on a case-by-case basis and standardised conditions which ignore these individual aspects should be avoided. Conditions that are considered appropriate for the prevention of illegal working in premises licensed to sell alcohol or late night refreshment might include requiring a premises licence holder to undertake right to work checks on all staff employed at the licensed premises or requiring that a copy of any document checked as part of a right to work check is retained at the licensed premises. Licensing authorities and other responsible authorities should be alive to the indirect costs that can arise because of conditions. Licensing authorities should therefore ensure that any conditions they impose are only those which are appropriate for the promotion of the licensing objectives.

4. Timetable and Accountability for Implementing this Decision

4.1 Any decision made by the Licensing Sub-Committee does not have effect until:

- the end of the period given for appealing against the decision; or
- if the decision is appealed, until the appeal is disposed of.

4.2 An appeal may be lodged by either the applicant or a party to the hearing that has made a relevant representation.

4.3 Parties to the hearing must be informed of the decision within 5 working days of the hearing (or within 5 working days from the last day of the hearing if it takes place over multiple days).

5. Financial Implications

- 5.1 There are no specific financial implications arising from this application.
- 5.2 However, additional costs may be incurred should the matter go to appeal. In such an eventuality it may not be possible to recover all of the costs incurred. The impact of these additional costs (if any) will therefore need to be met from within existing revenue budgets.

6. Legal Advice and Implications

- 6.1 A Council Solicitor will be in attendance at the hearing to provide appropriate legal advice to the Licensing Sub-Committee in relation to specific aspects of the application / hearing, however the advice below is generally applicable to all applications.
- 6.2 Hearings under the Licensing Act 2003 operate under the Licensing Act 2003 (Hearings) Regulations 2005.
- 6.3 In accordance with Regulation 18 of the Licensing Act 2003 (Hearings) Regulations 2005, the authority may take into account documentary or other information produced by a party in support of their application, representations or notice either before the hearing or, with the consent of all parties, at the hearing.
- 6.4 The Sub-Committee may accept hearsay evidence, and it will be a matter for the Sub-Committee to attach what weight to it that they consider appropriate. Hearsay evidence is evidence of something that a witness neither saw nor heard but has heard or read about.
- 6.5 The Secretary of State's guidance to the Licensing Act 2003 is provided to licensing authorities in relation to the carrying out of their functions under the 2003 Act. It also provides information to magistrates' courts hearing appeals against licensing decisions and has been made widely available for the benefit of those who run licensed premises, their legal advisers and the general public. It is a key medium for promoting best practice, ensuring consistent application of licensing powers across England and Wales and for promoting fairness, equal treatment, and proportionality.
- 6.6 Section 4 of the 2003 Act provides that, in carrying out its functions, a licensing authority must 'have regard to' guidance issued by the Secretary of State under section 182. The guidance is therefore binding on all licensing authorities to that extent. However, the guidance cannot anticipate every possible scenario or set of circumstances that may arise and, as long as licensing authorities have properly understood this guidance, they may depart from it if they have good reason to do so and can provide full reasons.
- 6.7 In addition to the above, members are reminded that all decisions must be taken in accordance with the Council's Statement of Licensing Policy (adopted 3rd June 2020).

6.8 Departure from the guidance and/or Statement of Licensing Policy could give rise to an appeal or judicial review, and the reasons given will then be a key consideration for the courts when considering the lawfulness and merits of any decision taken.

7. Risks and Mitigation

7.1 The statutory requirements in relation to the consideration of this application are detailed in this report. It is essential that the Sub-Committee act in accordance with these statutory provisions and take account of statutory guidance.

7.2 Failure to do this exposes the Council to significant risk of legal challenge, the consequences of which could result in financial and/or reputational damage to the Council.

7.3 Members are therefore urged to fully consider the information in this report when making a decision regarding this application, and to ensure that any decision made is justifiable, proportionate and based on the promotion of one or more of the Licensing Objectives.

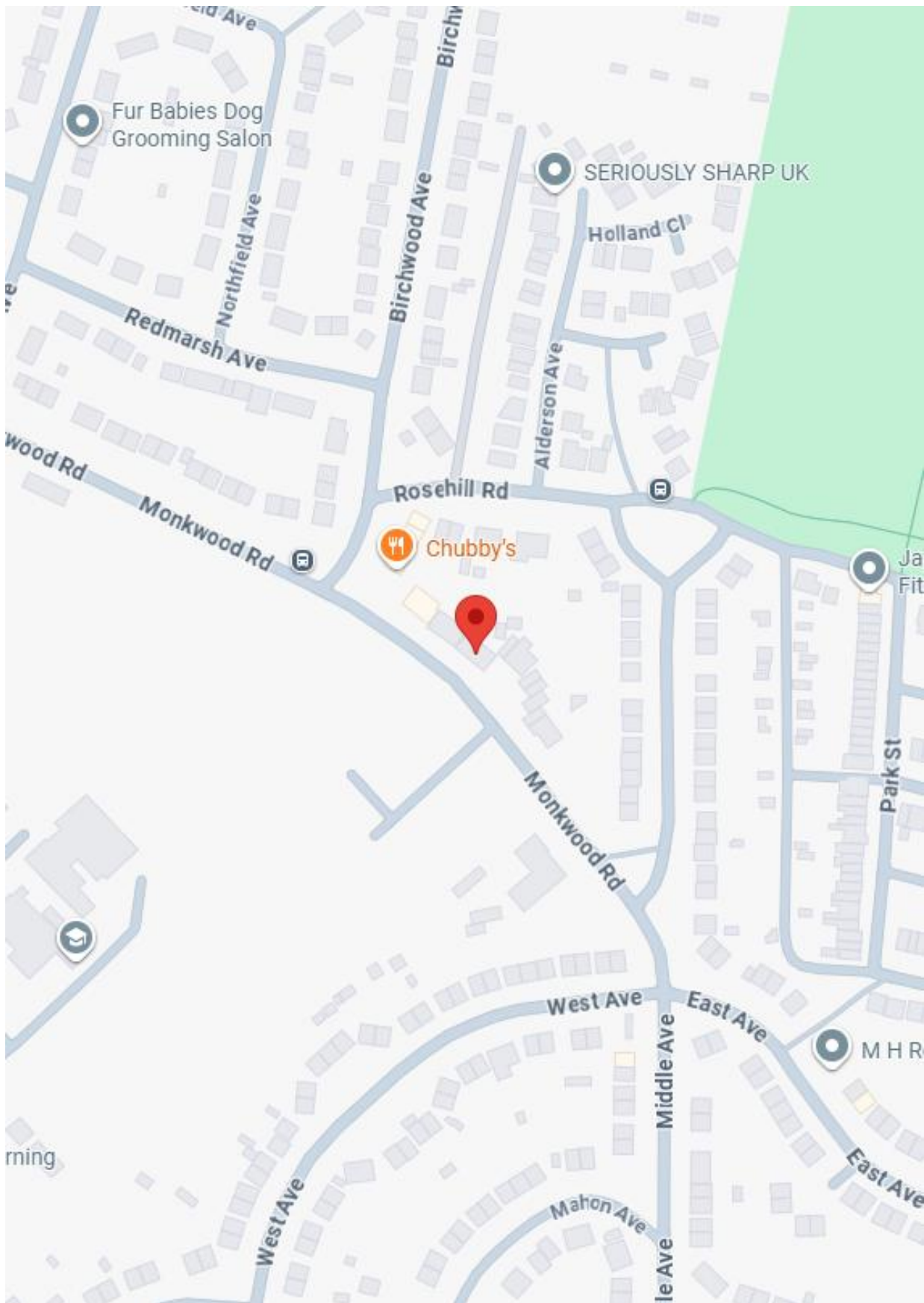
7.4 Council officers are present at the meeting today and can provide additional advice to members of the Sub-Committee should this be required. In addition, a copy of the statutory guidance and Statement of Licensing Policy is available for members to review should they wish to do so.

8. Accountable Officer(s)

Diane Kraus, Principal Licensing Officer, Community Safety and Street Scene

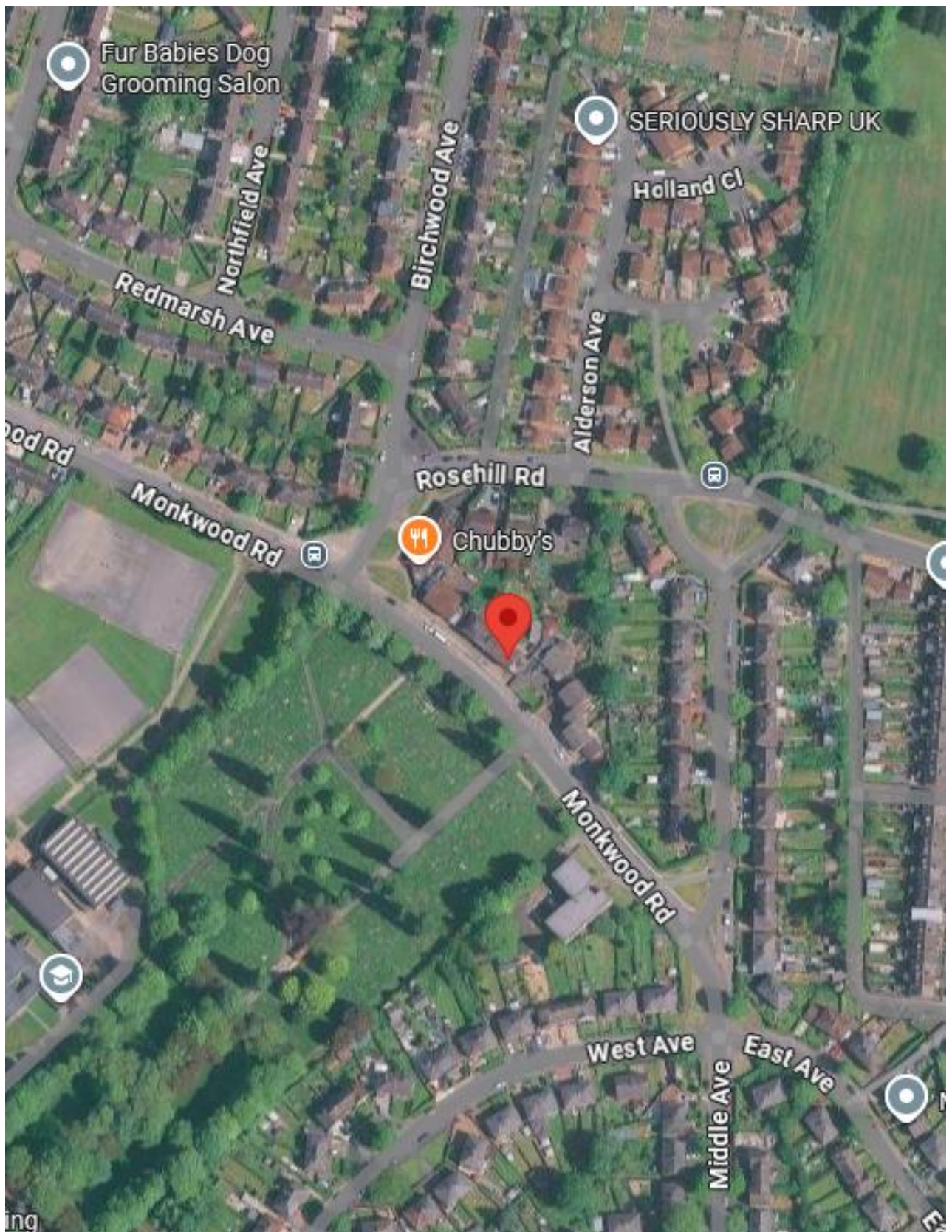
Appendix 1

Location Plan - 21 Monkwood Road, Rotherham S62 7JN.



Appendix 1

Location Plan - 21 Monkwood Road, Rotherham S62 7JN.



Appendix 1

Street View - 21 Monkwood Road, Rotherham S62 7JN – applicant premises shown as "Monkwood Fisheries".



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Appendix 2

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

Please read the following instructions first

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

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

I/we HEWAD SHINWARI
(Insert name(s) of applicant)

apply for a premises licence under section 17 of the Licensing Act 2003 for the premises described in Part 1 below (the premises) and I/we are making this application to you as the relevant licensing authority in accordance with section 12 of the Licensing Act 2003

Part 1 – Premises details

Postal address of premises or, if none, ordnance survey map reference or description			
21 MONKWOOD ROAD RAWMARSH			
Post town	ROTHERHAM	Postcode	S62 7JN

Telephone number at premises (if any)	
* Non-domestic rateable value of premises	£ 3,600

Part 2 - Applicant details

Please state whether you are applying for a premises licence as **appropriate** **Please tick as appropriate**

a)	an individual or individuals *	<input checked="" type="checkbox"/>	please complete section (A)
b)	a person other than an individual *	<input type="checkbox"/>	
	i as a limited company/limited liability partnership	<input type="checkbox"/>	please complete section (B)
	ii as a partnership (other than limited liability)	<input type="checkbox"/>	please complete section (B)
	iii as an unincorporated association or	<input type="checkbox"/>	please complete section (B)
	iv other (for example a statutory corporation)	<input type="checkbox"/>	please complete section (B)
c)	a recognised club	<input type="checkbox"/>	please complete section (B)
d)	a charity	<input type="checkbox"/>	please complete section (B)


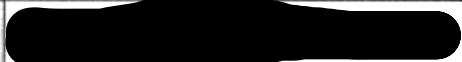
Appendix 2

e)	the proprietor of an educational establishment		please complete section (B)
f)	a health service body		please complete section (B)
g)	a person who is registered under Part 2 of the Care Standards Act 2000 (c14) in respect of an independent hospital in Wales		please complete section (B)
ga)	a person who is registered under Chapter 2 of Part 1 of the Health and Social Care Act 2008 (within the meaning of that Part) in an independent hospital in England		please complete section (B)
h)	the chief officer of police of a police force in England and Wales		please complete section (B)

* If you are applying as a person described in (a) or (b) please confirm (by ticking yes to one box below):

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

(A) individual applicants (fill in as applicable)

<input checked="" type="radio"/> Mr	<input type="radio"/> Mrs	<input type="radio"/> Miss	<input type="radio"/> Ms	Other Title (for example, Rev)	
Surname SHINWARI		First names HEWAD			
Date of birth 28/03/1998 am 18 years old or over YES Please tick yes					
Nationality AFGHAN					
Current residential address if different from premises address					
Post town	ROTHERHAM		Postcode	S65 1HE	
Daytime contact telephone number					
E-mail address (optional)	Hewadshinwari42@gmail.com				
Where applicable (if demonstrating a right to work via the Home Office online right to work checking service), the 'share code' provided to the applicant by that service (please see note 15 for information)					
<u>W</u><u>B</u><u>W</u><u>W</u><u>Y</u><u>5</u><u>7</u><u>B</u><u>D</u>					

Appendix 2**Second individual applicant (if applicable)**

Mr	Mrs	Miss	Ms	Other Title (for example, Rev)	<input type="checkbox"/>
Surname			First names		
Date of birth over		I am 18 years old or		Please tick yes	
Nationality					
Current residential address if different from premises address					
Post town				Postcode	
Daytime contact telephone number					
E-mail address (optional)					
Where applicable (if demonstrating a right to work via the Home Office online right to work checking service), the 'share code' provided to the applicant by that service: (please see note 15 for information)					

(B) Other applicants

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

Name
Address
Registered number (where applicable)
Description of applicant (for example, partnership, company, unincorporated association etc.)
Telephone number (if any)

Appendix 2

E-mail address (optional)

Part 3 Operating Schedule

When do you want the premises licence to start?

DD MM YYYY
2 5 0 3 2 0 2 6If you wish the licence to be valid only for a limited period,
when do you want it to end?DD MM YYYY
[][][][][][][][][]

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

CONVENIENCE STORE
 SELLING ALCOHOL, MILK, BREAD, CRISP
 SWEETS, HOUSEHOLD, BFE NEWSPAPER
 LOTTERY, ETC

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

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

(please see sections 1 and 14 and Schedules 1 and 2 to the Licensing Act 2003)

Provision of regulated entertainment (please read guidance note 2)		Please tick all that apply
a)	plays (if ticking yes, fill in box A)	
b)	films (if ticking yes, fill in box B)	
c)	indoor sporting events (if ticking yes, fill in box C)	
d)	boxing or wrestling entertainment (if ticking yes, fill in box D)	
e)	live music (if ticking yes, fill in box E)	
f)	recorded music (if ticking yes, fill in box F)	
g)	performances of dance (if ticking yes, fill in box G)	
h)	anything of a similar description to that falling within (e), (f) or (g) (if ticking yes, fill in box H)	

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

Appendix 2

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

B

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

Appendix 2

C

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

Appendix 2

D

Boxing or wrestling entertainments Standard days and timings (please read guidance note 7)			Will the boxing or wrestling entertainment take place indoors or outdoors or both – please tick (please read guidance note 3)	Indoors	Outdoors	Both
Day	Start	Finish				
Mon	-----	-----	<u>Please give further details here</u> (please read guidance note 4)			
Tue	-----	-----				
Wed	-----	-----	<u>State any seasonal variations for boxing or wrestling entertainment</u> (please read guidance note 5)			
Thur	-----	-----				
Fri	-----	-----	<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 6)			
Sat	-----	-----				
Sun	-----	-----				

Appendix 2

E

Live music Standard days and timings (please read guidance note 7)			Will the performance of live music take place indoors or outdoors or both – please tick (please read guidance note 3)	Indoors	
Day	Start	Finish		Outdoors	
Mon	<u>Please give further details here</u> (please read guidance note 4)	Both	
Tue			
Wed			
Thur	<u>State any seasonal variations for the performance of live music</u> (please read guidance note 5)		
Fri			
Sat	<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 6)		
Sun			

F

Recorded music Standard days and timings (please read guidance note 7)			Will the playing of recorded music take place indoors or outdoors or both – please tick (please read guidance note 3)	Indoors	
Day	Start	Finish		Outdoors	
Mon	<u>Please give further details here</u> (please read guidance note 4)	Both	
Tue			
Wed			
Thur	<u>State any seasonal variations for the playing of recorded music</u> (please read guidance note 5)		
Fri			
Sat	<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 6)		
Sun			

Appendix 2

G

Performances of dance Standard days and timings (please read guidance note 7)			Will the performance of dance take place indoors or outdoors or both – please tick (please read guidance note 3)	Indoors		
Day	Start	Finish		Outdoors		
Mon		Please give further details here (please read guidance note 4)	Both	
Tue				
Wed	State any seasonal variations for the performance of dance (please read guidance note 5)			
Thur				
Fri	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 (please read guidance note 6)			
Sat				
Sun				

H

Anything of a similar description to that falling within (e), (f) or (g) Standard days and timings (please read guidance note 7)			Please give a description of the type of entertainment you will be providing			
Day	Start	Finish	Will this entertainment take place indoors or outdoors or both – please tick (please read guidance note 3)	Indoors		
Mon		Please give further details here (please read guidance note 4)	Outdoors	
Tue	Both			
Wed	State any seasonal variations for entertainment of a similar description to that falling within (e), (f) or (g) (please read guidance note 5)			
Thur				
Fri	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 (please read guidance note 6)			
Sat				
Sun				

Appendix 2

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

J

Supply of alcohol Standard days and timings (please read guidance note 7)			Will the supply of alcohol be for consumption – please tick (please read guidance note 8)	On the premises		
Day	Start	Finis h		Off the premises	X	
07:00 to 23:00	Mon	07:00 AM	11:00 PM	State any seasonal variations for the supply of alcohol (please read guidance note 5)		
07:00 to 23:00	Tue	07:00 AM	11:00 PM		N/A	
07:00 to 23:00	Wed	07:00 AM	11:00 PM			
07:00 to 23:00	Thur	07:00 AM	11:00 PM		Non standard timings. Where you intend to use the premises for the supply of alcohol at different times to those listed in the column on the left, please list (please read guidance note 6)	
07:00 to 23:00	Fri	07:00 AM	11:00 PM			
07:00 to 23:00	Sat	07:00 AM	11:00 PM			N/A
08:00 to 22:00	Sun	08:00 AM	10:00 PM			

Appendix 2

State the name and details of the individual whom you wish to specify on the licence as designated premises supervisor (Please see declaration about the entitlement to work in the checklist at the end of the form):

Name	HEWAD SHINWARI		
Date of birth	28/03/1996		
Address	[REDACTED] ROTHERHAM		
Postcode	S65 1HE		
Personal licence number (if known)	RM3995		
Issuing licensing authority	A	A	⋮
Rotherham			Council

K

Please highlight any adult entertainment or services, activities, other entertainment or matters ancillary to the use of the premises that may give rise to concern in respect of children (please read guidance note 9).

Appendix 2

L

Hours premises are open to the public Standard days and timings (please read guidance note 7)			State any seasonal variations (please read guidance note 5)
Day	Start	Finish	
Mon	07:00	23:00	
Tue	07:00	23:00	
Wed	07:00	23:00	
Thur	07:00	23:00	
Fri	07:00	23:00	
Sat	07:00	23:00	
Sun	08:00	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 6)

M

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

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

I will operate the premises in full compliance with Licensing Act 2003 and All Four Licensing objectives at all times, staff will be properly trained, policies will be implemented and regularly reviewed and we will work closely with responsible authorities, a safe and well managed premises.

b) The prevention of crime and disorder

A CCTV will be installed with record of at least 28 days, A refusal register will be kept, staff will receive regular training, challenge 25 will be operated, accepting valid IDs, clear signage will be displayed. The premises will cooperate fully with police and other authorities.

Appendix 2

c) Public safety

A FIRE risk assessment will be completed and regularly reviewed, Fire Extinguishers will be installed and maintained, Emergency Exits will be clearly marked and kept free from obstruction. Maximum occupancy level will be observed at all time. Electrical and gas equipment will be regularly inspected.

d) The prevention of public nuisance

Clear signage will be displayed asking customers to respect neighbours and leave quietly. Litter outside the premises will be regularly cleared. Deliveries and waste collection will take place at reasonable hours. Staff will monitor customers outside the premises to prevent noise disturbance.

e) The protection of children from harm

A strict challenge 25 age verification policy will be in place, Acceptable ID will be passport, UK driving licence or PASS hologram card. Staff will receive training on age-restricted sales. A Refusal register will be maintained. Children will not allowed to purchase Age restricted items.

Checklist: Safeguarding concern will be reported to police.

Please tick to indicate agreement

<input checked="" type="checkbox"/>	I have made or enclosed payment of the fee.	✓	*
<input checked="" type="checkbox"/>	I have enclosed the plan of the premises.	✓	✓
<input checked="" type="checkbox"/>	I have sent copies of this application and the plan to responsible authorities and others where applicable.	✓	*

Appendix 2



<ul style="list-style-type: none"> I have enclosed the consent form completed by the individual I wish to be designated premises supervisor, if applicable. 	✓	✓
<ul style="list-style-type: none"> I understand that I must now advertise my application. 	✓	✓
<ul style="list-style-type: none"> I understand that if I do not comply with the above requirements my application will be rejected. [Applicable to all individual applicants, including those in a partnership which is not a limited liability partnership, but not companies or limited liability partnerships] I have included documents demonstrating my entitlement to work in the United Kingdom or my share code issued by the Home Office online right to work checking service (please read note 15). 	✓	✓

It is an offence, under Section 158 of the Licensing Act 2003, to make a false statement in or in connection with this application. Those who make a false statement may be liable on summary conviction to a fine of any amount.

It is an offence under Section 24b of the Immigration Act 1971 for a person to work when they know, or have reasonable cause to believe, that they are disqualified from doing so by reason of their immigration status. Those who employ an adult without leave or who is subject to conditions as to employment will be liable to a civil penalty under section 15 of the Immigration, Asylum and Nationality Act 2006 and pursuant to Section 21 of the same act, will be committing an offence where they do so in the knowledge, or with reasonable cause to believe, that the employee is disqualified.

Part 4 – Signatures (please read guidance note 11)

Signature of applicant or applicant's solicitor or other duly authorised agent (see guidance note 12). **If signing on behalf of the applicant, please state in what capacity.**

Declaration	<ul style="list-style-type: none"> [Applicable to individual applicants only, including those in a partnership which is not a limited liability partnership] I understand I am not entitled to be issued with a licence if I do not have the entitlement to live and work in the UK (or if I am subject to a condition preventing me from doing work relating to the carrying on of a licensable activity) and that my licence will become invalid if I cease to be entitled to live and work in the UK (please read guidance note 15). The DPS named in this application form is entitled to work in the UK (and is not subject to conditions preventing him or her from doing work relating to a licensable activity) and I have seen a copy of his or her proof of entitlement to work, or have conducted an online right to work check using the Home Office online right to work checking service which confirmed their right to work (please see note 15)
Signature	
Date	 25th March 2026
Capacity	OWNER

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

Appendix 2

Signature	
Date	
Capacity	

Contact name (where not previously given) and postal address for correspondence associated with this application (please read guidance note 14)

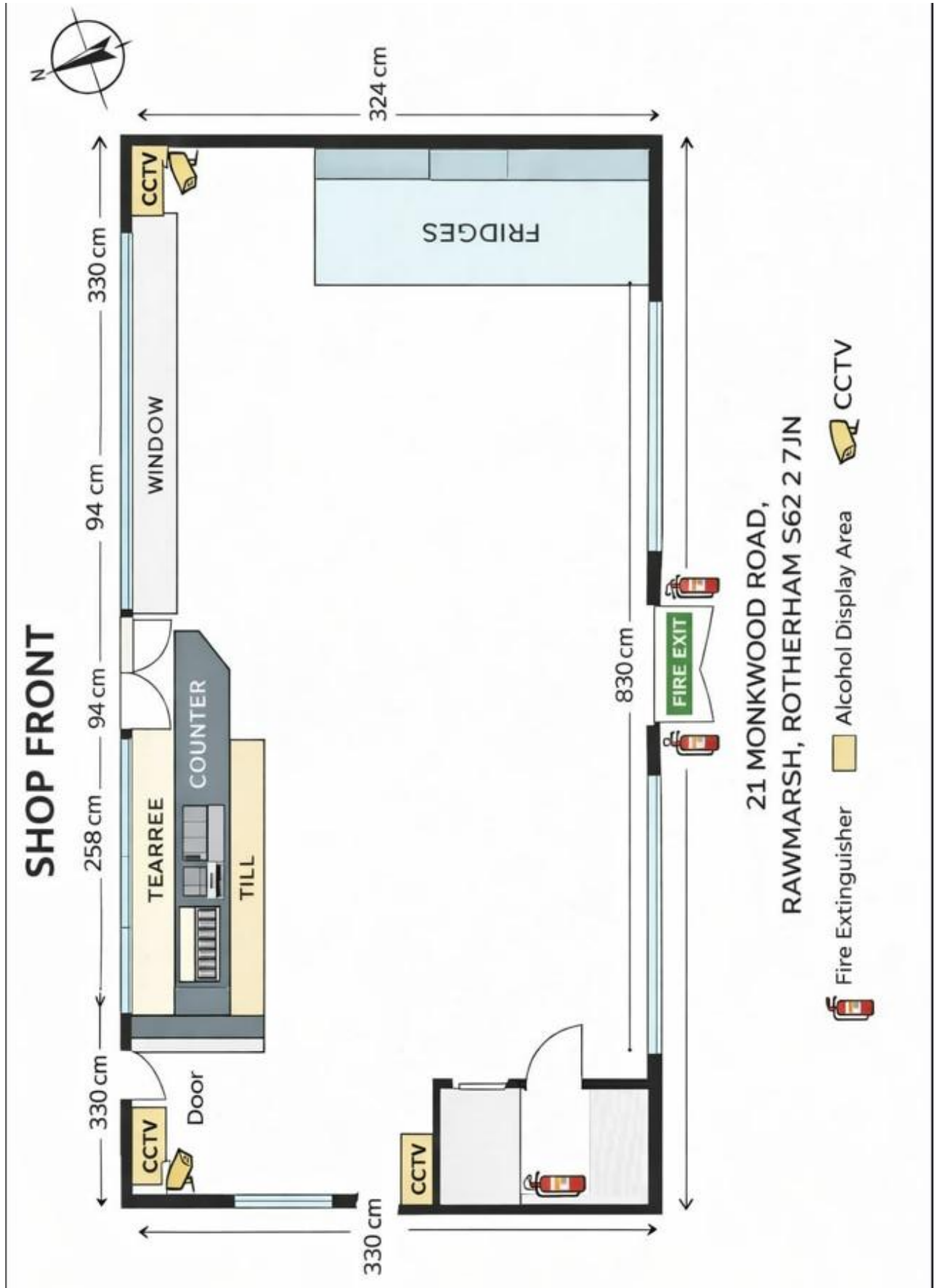
HEWAD SHINWARI

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

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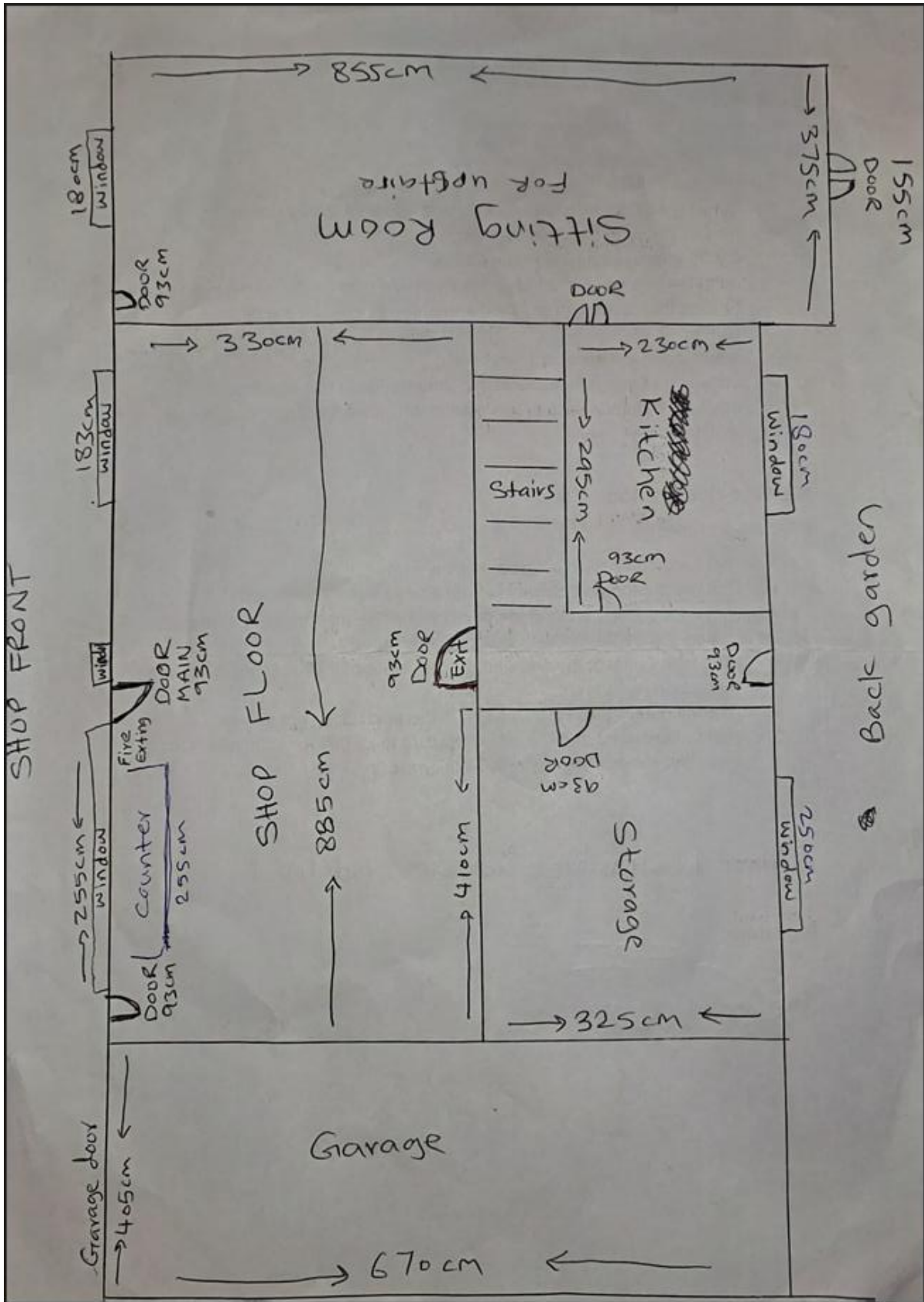
Appendix 3

PLAN - SHOP FLOOR



Appendix 3

PLAN - ENTIRE PREMSIES



Appendix 4

Other Person 1

Sent: 01 April 2026 15:07

To: Licensing <Licensing@rotherham.gov.uk>

Subject: Representation- 21 Monkwood Road, Rawmarsh, Rotherham, S62 7JN

I am writing to make a formal representation against the premises licence application for **Mr Hewad SHINWARI / Mr Vasanthan Chelliah, 21 Monkwood Road, Rawmarsh, Rotherham, S62 7JN**, located approximately 55 metres from S & S Convenience Store.

I wish to object to this application on the grounds that it is likely to undermine the licensing objectives, specifically:

1. Prevention of Crime and Disorder

The presence of another premises selling alcohol in such close proximity raises concerns about increased anti-social behaviour, including street drinking, disorder, and potential crime in the immediate area.

2. Prevention of Public Nuisance

There is a risk that granting this licence will contribute to increased noise, littering, and loitering, particularly during late hours, which would negatively impact local residents and nearby businesses.

3. Protection of Children from Harm

The proximity of multiple alcohol-selling premises may increase exposure and accessibility of alcohol to underage individuals, either directly or indirectly, which is a serious concern for the local community.

4. Public Safety

An increased concentration of alcohol outlets within a small area may lead to greater risk of incidents affecting public safety, particularly during evenings and weekends.

Given the close distance between this proposed premises and existing alcohol retailers, I believe granting this licence would contribute to an overconcentration of such businesses and negatively impact the local environment and community wellbeing.

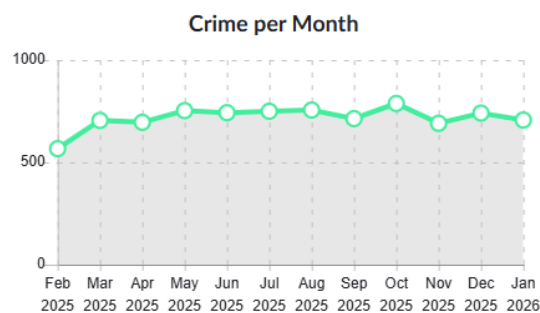
Top reported crimes

Most commonly reported crimes during Jan 2026

Violence and sexual offences	286
Anti-social behaviour	100
Shoplifting	82
Vehicle crime	56

Crime levels in your area

Crime for last year



Above taken from [South Yorkshire Police](#) local area.

Appendix 4

I have heard that the 'Owner' is parking and blocking pavement and is abusive when challenged (asked to move vehicle).

I request that my personal details are withheld from the applicant due to concerns about potential intimidation or conflict.

The reasons for this request are that I am concerned about the possibility of retaliation or confrontation as a result of submitting this representation. Given the nature of the objection and the proximity of the premises to my home/local area, I feel that disclosing my identity could place me at risk of unwanted attention, harassment, or conflict.

I believe these concerns are reasonable and respectfully ask the Council to consider withholding my personal details in order to protect my safety and wellbeing.

Thank you for considering my representation.

Other Person 2

Sent: 01 April 2026 21:13

To: Licensing <Licensing@rotherham.gov.uk>

Subject: 21 Monkwood Road

I am emailing due to a licensing application going. For 21 monkwood road. I wouldn't usually be one to oppose anyone's business, I am all for people having a successful business but is it really necessary that we have yet another alcohol shop in Rawmarsh?

I am contesting the license due the prevention of crime, public safety and preventing public nuisance in the area.

The new shop is just a few doors away from a shop that already sells alcohol and other products, this space/shop could be used better to provide the community with something better than alcohol and highly priced groceries in the area.

I [REDACTED] would much prefer a coffee shop or something that we don't already have with a few metres of it.

Other Person 3

Sent: 12 April 2026 11:28

To: Licensing <Licensing@rotherham.gov.uk>

Subject: 21 Monkwood road rawmarsh

I would like to put forward that I vehemently object to the sales of alcohol for this premises 21 Monkwood road Rawmarsh S627JN.

My reasoning being there are already two premises within proximity of one another and quite frankly there is no need for another in the neighbourhood that can lead to more unwarranted behaviour driven by the sales of alcohol. There has already been unwarranted behaviour and vandalism and we as a community do not need this.

I hope you take this objection seriously and give a lot of thought with what you could potentially be allowing into the area.

Appendix 4

Other Person 4

Sent: 13 April 2026 10:30

To: Licensing <Licensing@rotherham.gov.uk>

Subject: 21 Monkwood Road

I would like to go against the application. Reason being there is already a shop on the same block selling alcohol, we don't need to be affecting the business's already established in the same area.

Also another shop selling alcohol opposite a secondary school is not in the areas best interest, the owners of this new business have already been creating issues in the area, blocking paths so disabled people, people with pushchairs can not pass and when they asked politely to please could they move vehicle where met with swearing & abuse. There has already been criminal damage and wilful destruction of people's personal items, a car and a van, just because owner didn't move vehicles. These people and this type of business is the last thing the area needs. I'm sure there will be many more issues coming up which will be an extra drain on police services etc and effecting local people.

Other Person 5

Sent: 16 April 2026 20:59

To: Licensing <Licensing@rotherham.gov.uk>

Subject: 21 monkwood road Rawmarsh Rotherham S62 7NJ

I would like to object to the license application made by the owners of this shop.

I represent the parish community as the safeguarding officer for the parish. I don't think it would be a good idea being so close to the school and the current antisocial behaviour that is currently ongoing on this road. See pictures attached. It would be a safeguarding issue to the students and residents of Rawmarsh comprehensive across the road and community as it exposes them further to the already antisocial gatherings.



Other Person 6

Sent: 19 April 2026 22:29

To: Licensing <Licensing@rotherham.gov.uk>

Subject: Objection to grant 21 monkwood road. S62 7JN

I am writing formally object to the application for an off licence at 21 monkwood road, on the grounds that will negatively impact the local community and fails to meet several of the licensing objectives .

1. Increased risk on noise, disturbance and antisocial behaviour.

It is going to be a 3rd off license.

Alcohol premises often attract groups who gather outside, particularly during evenings and weekends. This can lead to raised noise levels, shouting and general disturbance late into the night. Unfortunately, antisocial behaviour is currently present on monkwood road. And I fear the opening of 3rd off license will increase this.

Appendix 4

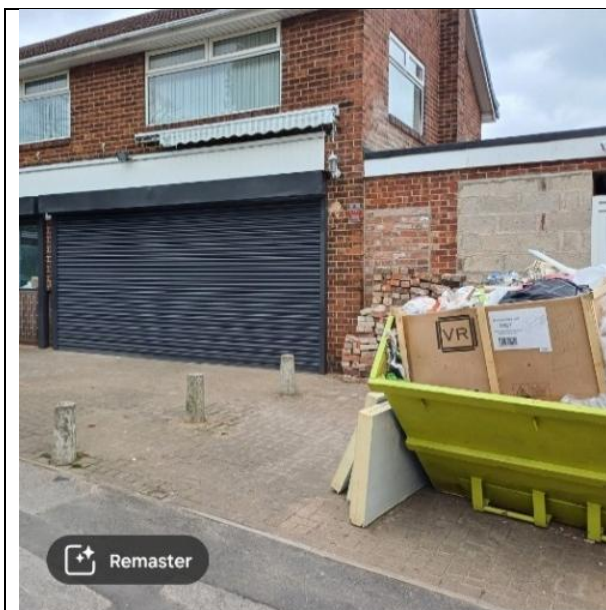
2. Potential for crime and disorder

Alcohol related antisocial behaviour is a recognised issue around alcohol premises. There is a legitimate concern that the shop could attract loitering, public drinking and disorderly conduct, especially if alcohol is sold late into the evening. This would compromise and security of residents, including children and elderly neighbours.

3. The blue notices not properly displayed 24/7 for 30 days as I have taken pictures it was missing some days with the date and time

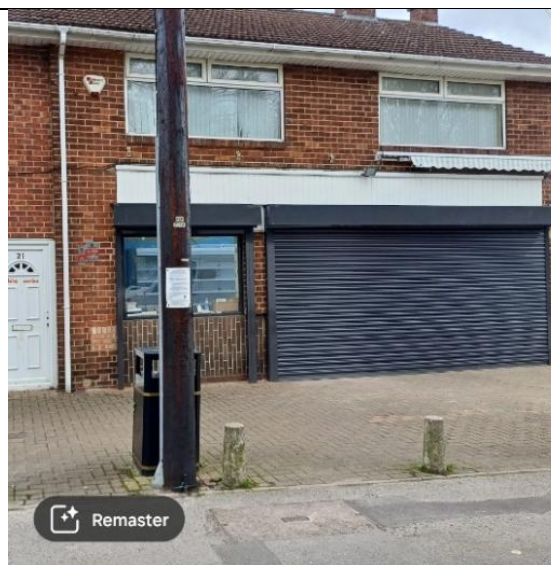
For these reasons, I respectfully request that the council refuse the application.

Thank you for considering my objection.



17 April 2026 · 11:35

Edit



17 April 2026 · 11:33

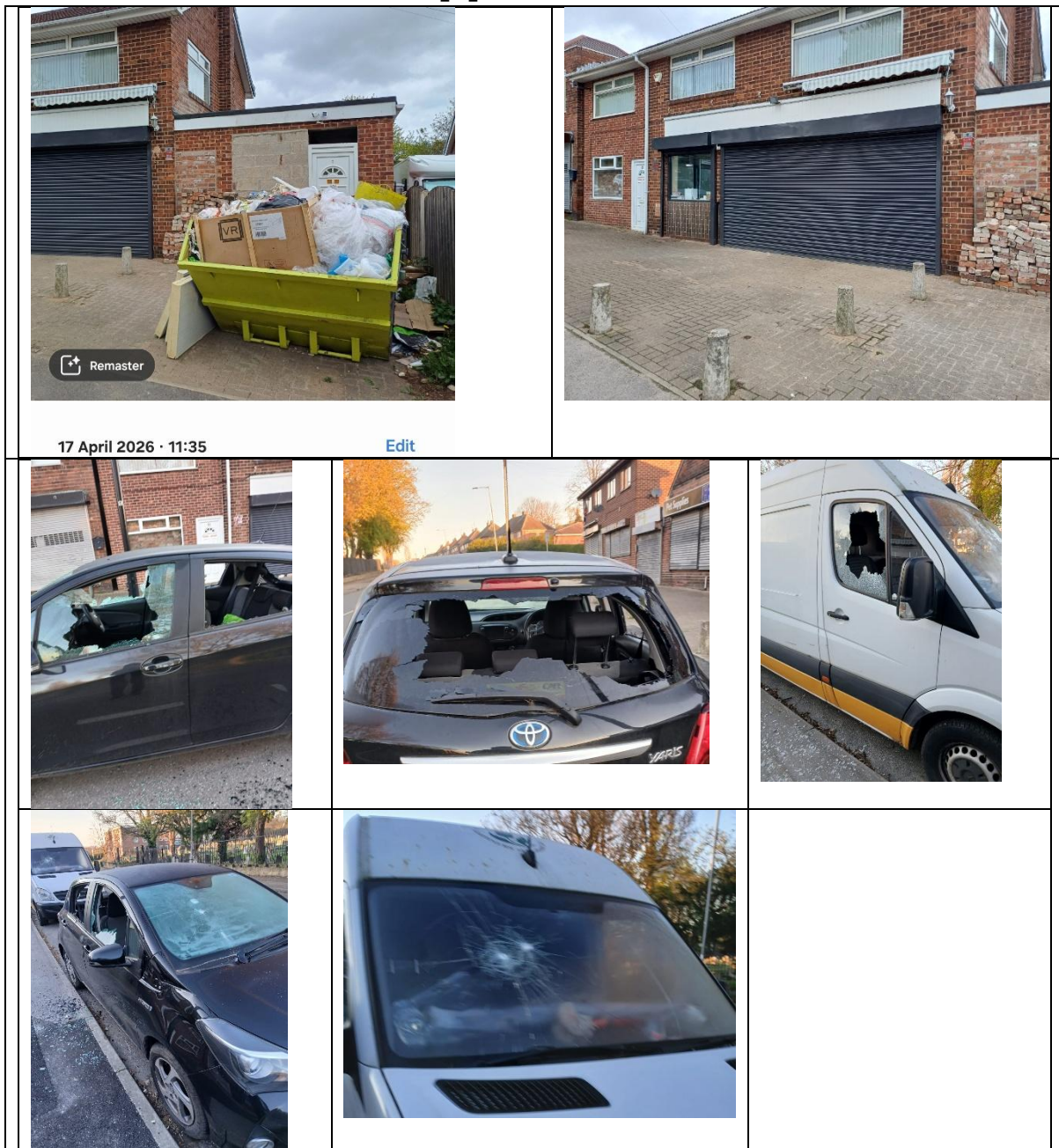
Edit



17 April 2026 · 11:33

Edit

Appendix 4



Other Person 7

Sent: 22 April 2026 01:30
To: Licensing <Licensing@rotherham.gov.uk>
Subject: Objection for 21 monkwood road. Rawmarsh

I am writing formally object to the application for an off licence at 21 monkwood road, on the grounds that will negatively impact the local community and fails to meet several of the licensing objectives .

1.PUBLI SAFETY

Increased risk on noise, disturbance and antisocial behaviour.
It is going to be a 3rd off license.

Alcohol premises often attract groups who gather outside, particularly during evenings and weekends. This can lead to raised noise levels, shouting and general disturbance late into the night. Unfortunately, antisocial behaviour is currently present on monkwood road. And I fear the opening of 3rd off license will increase this.

Appendix 4

2. PREVENTION OF CRIME AND DISORDER

Potential for crime and disorder

Alcohol related antisocial behaviour is a recognised issue around alcohol premises. There is a legitimate concern that the shop could attract loitering, public drinking and disorderly conduct, especially if alcohol is sold late into the evening. This would compromise and security of residents, including children and elderly neighbours.

3. PUBLIC SAFETY

increased traffic and parking congestion around the premises, particularly from short stay customers stopping outside pose risks to pedestrians, including children walking to and from school. The location is not suitable for a business that encourages frequent, quick turnover visits. There is not sufficient parking.

4 children protection

This premises is located next to the school. The proximity of 3 rd alcohol shop to a school environment is deeply concerning, particularly in terms of safeguarding young people and discouraging underage access to alcohol. I remembered there were some under age sales and safeguarding issues happened in 2024 and 2025 in the other premises.

5. Littering and negative impact on the local environment

Alcohol shops frequently contribute to increased litter such as bottles, cans and packaging strain on local services and reduces the overall quality of the environment for residents.

6 The Dps is not experienced and running a shop in darnell sheffield so he can't be in two places .

The applicant only had his personal licence in March 2026 apart from he is a director of Darnall news Ltd.

And running the shop 178 main road. Sheffield s95hq. Which licence is revoked in July 2024 when the current owner of 21 monkwood road Mr mohammed wasim ahmadi was dps.

For these reasons, I respectfully request that the council refuse the application.

Thank you for considering my objection.

Other Person 8

Sent: 22 April 2026 00:56

To: Licensing <Licensing@rotherham.gov.uk>

Subject: Objection 21 monkwood road s62 7jn

I am writing to formally object to the alcohol license application at 21 Monkwood Road, Rawmarsh.

1. Public Safety

There is already two existing off-licences (premier, 25 monkwood road granted alcohol license is going to be a off licence) located less than 10 seconds away from this site, which raises concerns about the over-concentration of alcohol outlets in such a small area. This risks contributing to increased anti-social behaviour, public nuisance, and potential harm to community wellbeing.

2. Protecting children from harm

In addition, the premises is located directly next to a comprehensive school. The proximity of third alcohol outlet to a school environment is deeply concerning, particularly in terms of safeguarding young people and discouraging underage access to alcohol.

Appendix 4

Furthermore, I understand that the prospective owner has previously had an alcohol licence revoked at another premises due to repeated failures to uphold licensing objectives. Given this history, there are serious concerns about their willingness to comply with licensing laws, which only heightens the risks associated with this application.

For these reasons, I strongly urge the licensing authority to carefully consider the cumulative impact on the local area and to prioritise the prevention of crime, disorder, public nuisance, and the protection of children from harm by refusing this application.

Thank you for your time and consideration. I'm happy to attend the hearing.

Other Person 9

Sent: 22 April 2026 11:22

To: Licensing <Licensing@rotherham.gov.uk>

Subject: Objection for 21 monk wood.rawmarsh old monk wood chippies

I am a resident lives in monk wood road , rawmarsh. I am writing formally object to the grant alcohol licence to the above property under the following licensing objectives.

1. Protection of children from harm

This property is located within close proximity of the school.

Historically a previous convenience store adjoining this premises had problem in last year for being sold alcohol to school aged children and safeguarding. This demonstrates a real and relevant risk, not a speculative concern.

Allowing a third off licence very close to the school increases the risk of children being exposed to alcohol related nuisance and behaviours.

There is also concern about the potential for proxy purchasing and underage access to alcohol which would be difficult to prevent in a location so closely connected to children daily activities.

2, Public nuisance

The external lights and noise from shutters especially early morning and late at night is not really acceptable.

What about their waste/rubbish are they going to have a skip and where will it be sited? No rear adequate access to the property for storage and waste removal. Another hazard for pedestrians and encouraging vermin.

Extended alcohol availability especially during the evening increases the likelihood of loitering street drinking, noise and disorderly behaviours.

The proposed premises is located within a quite residential settings in fact a wall separates the shop and the house in which a retired nurse and her husband lives.

3. DPS is not experienced enough and running 2 businesses.

I am putting the following questions at the hearing.

1. What are the licensing objectives?

2. What is proxy sales means?

3. What is safeguarding children have you done the safeguarding training as the school next to you.

4. What is challenge 25 means ?

In my observation at the property the shop plan in which alcohol displays shows is different from where they are to display alcohol is different as they are putting up a Beer Cave next door.

Appendix 4

Prevention of crime and disorder.

The sale of alcohol 7am to 11pm in close proximity of school and residential properties creates foreseeable risk of increased anti social behaviour, street drinking, noise disturbance and disorder.

Recently there is a allegations against them for damaging a resident's vehicles parking outside their shop legally.

The applicant fails to demonstrate how crime and disorder will be effectively prevented.

Finally the proposed DPS is currently running a shop S A news, 178 main road ,Darnell S9;5hq (ref no 90/24) which licence got revoked when the current shop keeper of the monk wood chippies Mr Mohammed Wasim ahmadi was DPS. For undermining the licensing objectives.

Please consider my objections and do the needful for the community. I am happy to attend the hearing.

Other Person 10

Sent: 22 April 2026 19:36

To: Licensing <Licensing@rotherham.gov.uk>

Subject: Objection to grant alcohol licence 21 monkwood road.

I would like to put my objection to grant alcohol licence to 21 monkwood road. Rawmarsh under the following licensing objectives.

1. Protection of children from harm

Through my research on the applicant and the lease holder (shop keeper) Mr. Mohammed wasim ahmadi.

I have personally seen the applicant, relative of mohammed wasim ahmadi currently working at S A news, 178 Darnall road, Sheffield S9 5HQ.

This place licence was revoked in July 2023 when Mohammed wasim was Dps for undermining the licensing objectives because of this he put his relative as the Dps for his own shop at 21 monkwood road.

Mr Hewad Shinwari can not be present in both the premises. He is a new personal licence holder which means he is not even know what is stand for proxy sales and children safeguarding.

Prevention of crime and disorder.

I have made police complaint twice for the threats i have received from mr mohammed wasim ahmadi to move my vehicles which legally parked. They've called twice police on me to remove the vehicles and the police had no issues as it was legally parked. I have been using the same parking spots for more than 4 years had no issues at all.

Eventually my van tires got slashed and both the vehicles windows smashed.

Thank you for taking the time to consider this representation.

Appendix 5

Community Safety and Street Scene
Licensing, Riverside House, Main Street, Rotherham, S60 1AE
Direct Line: 01709 807827
E.mail: lisa.parkin@rotherham.gov.uk



My Reference:

Your Reference:

Please ask for:
Lisa Parkin

Date:
22nd April 2026

To: Diane Kraus diane.kraus@rotherham.gov.uk

Copy to: Audrey Bailey audrey.bailey@rotherham.gov.uk

Dear Mrs Kraus,

21 Monkwood Road, Rawmarsh, Rotherham, S62 7JN

I note that the applicant has not responded to my previous correspondence dated 22nd April 2026, regarding the representation made in relation to the above named premises.

To promote the licensing objectives, I feel the offered conditions within the application could be strengthened to improve management control. Should the Licensing Sub-committee be minded to grant the application, I would respectfully ask the following conditions be added to the licence:

1. A Challenge 25 Policy shall be in operated. This Policy shall require any person who appears to be under the age of 25 to provide ID prior to being served alcohol. Acceptable forms of ID are:
 - a) a passport;
 - b) a UK photo driving licence; or
 - c) a military ID card.
2. All challenges made under the Challenge 25 Policy shall be logged in a bound book. This log must show:
 - a) date of the challenge was made;
 - b) member of staff who made the challenge;
 - c) if allowed, the type of id accepted; and
 - d) if refused, whether fake ID was seized.
3. Signs shall be displayed inside the premises that advertise that the premises operates "Challenge 25".
4. A bound incident book shall be maintained, in which the following shall be recorded:
 - a) All incidents of crime and disorder occurring at the premises; and
 - b) Details of when the Police are called.
5. The Challenge 25 log and the incident book shall be kept on the premises and shall be available for inspection upon request by the Police or an authorised officer of the Licensing Authority.

Appendix 5

6. The DPS, or their nominated deputy, shall check the Challenge 25 log and the incident book at least once a week, and sign and date each check.
7. The CCTV system installed at the premises, shall:
 - a) be maintained fully at all times;
 - b) make and retain clear images; and
 - c) show an accurate date and time that the images were made.
8. All CCTV images shall be retained for a period of not less than 31 days.
9. CCTV images shall be immediately made available for review upon request of the Police or an authorised officer of the Licensing Authority.
10. A copy of a CCTV image shall be provided within 24 hours upon request of the Police or an authorised officer of the Licensing Authority.
11. A record of each member of staff who is authorised to sell alcohol shall be kept on the premises. This record shall include the staff members full name, address, and date of birth.
12. All staff shall receive training on induction and year thereafter, on:
 - a) operation of the 'Challenge 25' Policy, including types of acceptable ID and the method of recording challenges;
 - b) refusing sales of alcohol to persons who appear to be drunk;
 - c) preventing proxy sales;
 - d) incident recording and when to call the Police;
 - e) operation of the "ask Angela Scheme"; and
 - f) how to review the CCTV system if requested.
13. Staff training shall be recorded, records shall be kept of the premises and shall, on request, be made available for inspection by the Police or an authorised officer of the Licensing Authority.

Yours sincerely,

Lisa Parkin

Licensing Enforcement Officer

Proposals Withdrawn

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By virtue of paragraph(s) 1 of Part 1 of Schedule 12A
of the Local Government Act 1972.

Document is Restricted

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