

Licensing Sub-Committee

14/04/2026



Subject	Application for a new Premises Licence 21b Clarence Street Staines TW18 4SU		
Purpose	For determination		
Report of	Deputy Chief Executive	Ward	Staines
Contact	Hannah McCully Licensing Enforcement Officer 07939256077		

Description and Location	<p>The premises is located at 21b Clarence Street, Staines, TW184SU. Clarence street is the A308, closely located to Staines bridge connecting the North and South side of the river Thames.</p> <p>The premises is flanked by businesses on both sides and residential properties are located above and directly opposite.</p> <p>Map of location Appendix A</p>
The Application	<p>The application is for a new premises licence to permit the sale of alcohol for consumption on the premises, Late night refreshment and regulated entertainment (recorded music).</p> <p>The hours proposed for the sale of alcohol are:</p> <p>Sunday to Wednesday 1100 – 2300</p> <p>Thursday to Saturday 1100 - 0000</p> <p>The hours proposed open to the Public are:</p> <p>Sunday to Wednesday 1100 – 2330</p> <p>Thursday to Saturday 1100 – 0030</p> <p>The hours proposed for Late night refreshment are:</p> <p>Thursday, Friday, Saturday 2300 – 0000</p> <p>The hours proposed for the provision of recorded music are:</p> <p>Thursday, Friday, Saturday 2300 - 0000</p>

	<p>An extract of the relevant pages regarding hours applied for from the application form is attached at Appendix B.</p> <p>Full Application and plans Appendix C (Received 16/02/2026)</p>
<p>Representations</p>	<p>Relevant representations received from:</p> <p>Licensing Spelthorne Borough council Appendix D (Received 16/03/2026)</p> <p>Environmental health Spelthorne borough Council Appendix E (received 16/03/2026)</p> <p>Surrey Police Appendix F (Received 16/03/2026)</p> <p>Home office Immigration Appendix G (Received 16/03/2026)</p> <p>Other Persons Appendix H (Received 16/03/2026)</p> <p>Letters of representation are attached at Appendices D - G</p>
<p>Options</p>	<ol style="list-style-type: none"> 1. The Sub-Committee is requested to consider the application for the grant of a premises licence on its merits. 2. Having had regard to the representations, the Sub-Committee must decide on one or more of the following options as it considers appropriate for the promotion of the licensing objectives: <ul style="list-style-type: none"> ▪ To grant the application subject only to such conditions as are consistent with the operating schedule and the mandatory conditions; or ▪ To grant the application and modify the conditions of the licence, by alteration, addition or omission or ▪ To reject the whole or part of the application.

1. Background

- 1.1 The Applicant is Mr Bobby Dhunay, applying as a business, Bando Bar Staines Limited registered on companies' house under number 13192659, Private limited company.

The applicant has used an agent to process the application. Mr Peter Mayhew of Beyond the Blue Limited, private limited company, registered with companies house number 05556483.

The Premises licence holder is Bando Bar Staines Limited, Limited company registered on companies house number 13192659.

2. Application Summary

- 2.1 The new application was received by Spelthorne borough council on 15th February 2026 and is described by the applicant as a "relaxed lounge wine bar experience" serving wine, beer, cocktails with small plates and snacks. The applicant does discuss the history of the premises and the lessons learnt from the experience.

- 2.2 Licensable activities applied for are Sale by retail of alcohol on the premises only , Regulated entertainment (recorded music) and Late-night refreshment Hours of activities and operation applied for can be viewed in **Appendix B**

- 2.3 Non-standard timings requested are on any day preceding a Bank Holiday the hours for Licensable Activities at the premises will reflect those for a Saturday

- 2.4 No DPS has been suggested on the application as they will be appointed on the issue of the premises licence

- 2.5 Consultation/notices

The application was received by Spelthorne Borough council on the 16th of February 2026.

The application was served to Responsible authorities on 16th of February 2026.

The applicant displayed the notice in The Gazette newspaper 26th February 2026.

The Public statutory Blue notice notification was displayed at the premises on 26th February 2026. and checks were carried out twice weekly by Licensing enforcement Officers to ensure it was sufficiently displayed.

An additional Blue notice was placed outside Aldous house due to the previous history of complaints

3. History of Premises

- 3.1 The Applicant Mr Bobby Dhunay has been involved with the premises, previous named Vegan Pind a restaurant / bar since 2021. He held responsibility as the Designated Premises Supervisor (DPS) and was also the sole director of Vegan Pind Ltd, the company that held the premises licence (PLH). This premises licence was revoked on 9th December 2022 by a Licensing Review hearing. Decision notice see : **Appendix K**.

4. Promotion of the Licensing Objectives

4.1 The Licensing Objectives together with examples from Government Guidance are set out below for information:

Prevention of crime and disorder

- Criminal behaviour on, or directly attributable to, the premises.
- Underage sales
- Anti-social behaviour on, or directly attributable to, the premises.

Public safety

- E.g. overcrowding, fire safety, emergency exits and anything related to the safety of the public within the premises.

Prevention of public nuisance

- Noise/light or odour nuisance
- Litter

Protection of children from harm

- In relation to off sales of alcohol, the most relevant issue under this licensing objective is the prevention of sales of alcohol to under 18s

4.2 Section P of the application form, at **Appendix C**, details the proposed steps to be taken to promote the licensing objectives. Should the licence be granted, these will be translated, where appropriate for the promotion of the licensing objectives, into enforceable conditions which will be attached to the licence.

5. Representations

5.1 i) Representations from Responsible Authorities

5.2 Relevant representation has been received from Licensing Spelthorne Borough council and is attached at **Appendix D**.

Summary

The Licensing Authority objects to the application for a new premises licence at 21B Clarence Street, Staines for The Rose Bar, submitted by Mr Bobby Dhunay (Bando Bar Staines Ltd). The objection is based on a significant history of non-compliance at the same location under the same operator.

A previous premises licence at this address—also held by Bobby Dhunay under a former business name—was revoked in December 2022 following serious and repeated breaches, including excessive noise, failure to manage the balcony area, and the serving of a Noise Abatement Notice. Environmental Health, Surrey Police, members of the public, and the Licensing Authority all supported that Review. An illegal gaming machine was also found on the premises in February 2025.

Although the applicant claims this is a “new concept,” the licensable activities sought are similar, and management remains unchanged. The Authority has no confidence that the issues previously experienced—particularly noise disturbance and poor compliance—would not reoccur. Concerns are heightened by the absence of an appointed DPS and the likelihood that Mr Dhunay could assume this role.

The Authority also questions the effectiveness and clarity of several proposed conditions. Despite 37 conditions being offered, many are poorly drafted or insufficient, including those relating to CCTV coverage, door supervision, admissions control, staff management, and balcony noise mitigation. The balcony has historically been a key source of nuisance, and the proposed controls are considered inadequate.

Given that the location, proximity to residents, and management remain the same as during the previous problematic operation, the Licensing Authority does not believe the premises can be operated without undermining the licensing objectives. If granted, any future issues could only be addressed through a formal review process, during which the premises would be legally permitted to continue operating, posing an ongoing risk to local residents.

For these reasons, the Licensing Authority maintains its objection and recommends refusal of the application.

5.3 Relevant representation has been received from Environmental Health Spelthorne borough Council and is attached at **Appendix E**

Environmental Health Spelthorne Borough Council object to the application for a premises licence in relation to The Rose Bar, 21B Clarence Street, Staines, TW18 4SU on the following grounds:

The premises is located very close to residential flats, particularly at the rear overlooking the balcony area, making it highly sensitive to noise from music, patrons, and customer dispersal. The applicant previously operated a licensed premises at the same address which caused significant noise disturbance.

Previously and despite licence conditions intended to control noise—such as a noise limiter, balcony restrictions, and limits on patron numbers—Environmental Health received persistent complaints throughout 2022 relating to loud amplified music (especially bass), late-night entertainment, and balcony use after permitted hours. This accumulated in August 2022, with officers witnessing noise at a level constituting a statutory nuisance, leading to the service of a Noise Abatement Notice. Further complaints continued even after adjustments to the noise limiter and engagement with the operator.

Environmental Health have reviewed the current application and proposed conditions but remain unconvinced that the issues were due to a lack of conditions rather than poor management. The proposed operation is like the previous licence, and it is considered that noise disturbance will recur, particularly given concerns around inadequate supervision—such as the proposal for only one door supervisor to control the premises and balcony.

Environmental Health concur that the applicant has not demonstrated that the premises can be operated without undermining the licensing objective of preventing public nuisance.

- 5.4 Relevant representation has been received from Surrey Police and is attached at **Appendix F**

Summary

Surrey Police object to the application for a new premises licence for Rose Bar, 21B Clarence Street, on the basis that the Director, Bobby Dhunay, previously held a licence at the same location and has a significant history of non-compliance.

Despite the applicant referring to “lessons learned,” reduced hours, and additional conditions, Police remain unconvinced. Under the previous licence the premises repeatedly breached conditions, including operating after hours, selling alcohol beyond permitted times, and using the balcony outside authorised hours. Police also found over 50 people on the premises at 03:20 on 27 February 2022, noted incorrect CCTV timing, uncooperative behaviour from staff, and acceptance of phone-based ID.

The 2022 Review Hearing led to the licence being revoked, with the Committee identifying poor management and repeated breaches. Mr Dhunay admitted he failed to ensure compliance by the former DPS, raising concerns about his ability to responsibly act as Premises Licence Holder.

Police note that the applicant has not demonstrated how the premises would now be managed differently. He did not attend Pubwatch as previously advised, nor has he evidenced further training or experience. Concerns also remain about the premises layout, particularly the lack of seating shown at the rear, which may indicate space for dancing.

If the licence is granted, Surrey Police request strengthened conditions, including 24-hour CCTV covering all areas, a minimum of two door supervisors, mandatory Pubwatch/radio scheme participation, six-monthly staff training, and plastic containers only in external seating areas.

Given the repeated breaches, poor cooperation, and lack of evidence of improved management, Surrey Police have little confidence in the responsible operation of the premises and therefore object to the licence being granted.

- 5.5 Relevant representation has been received from Home Office Immigration and is attached at **Appendix G**

Summary

Immigration Enforcement object to the application for a premises licence in relation to The Rose Bar, 21B Clarence Street, Staines, TW18 4SU on the following grounds

History of Non-Compliance: A visit conducted by immigration Officers from the South-Central Immigration Compliance and Enforcement (ICE) Team on 6th February 2025 identified one individual was working illegally at the premises. Checks completed detailed that the worker was remunerated through free food and rent being paid on his behalf in return for his work contribution. The illegal worker had not left the UK on expiry of his visa, nor did he submit any further applications to regularise his immigration status and became an overstayer as result.

The illegal worker employer was Mr Bobby Dhunay. After an interview was conducted it was established that no employee records were kept for the illegal workers hours, and he admitted that HMRC had not been informed. Mr Dhunay also claimed he was unaware that the worker did not hold a legal right to work in the UK. This contradicts his later statement that employee checks are carried out approximately every six months. Following on from this, A £45,000 penalty was issued to Bando Bar Staines Ltd on 17 March 2025 in respect of 1 individual with no right to work. The penalty was due for payment on 26 May 2025. No payments have been received; the penalty was referred to a third-party debt collection agency.

Considering that an illegal worker has been found at the premises previously for which a civil penalty was issued and remains unpaid, coupled with the revocation of the licence in December 2022. The Home Office considers that allowing the application would prejudice the licensing objectives.

ii) Representations from 'other persons'

Four relevant representations have been received from other persons and are attached at **Appendix H**.

Summary of representations from Other Persons include:

- Concerns around Exceeding licencing hours causing unacceptable noise and nuisance as previously experienced
- Impact on neighbourhood and lack of understanding on the nuisance caused by the premises and lack of respect
- Noise disturbance especially from the balcony with shouting, swearing, door staff radio noise and general disruption
- Since previous licence has been revoked, the area has been noticeably quieter and more peaceful. Residents would like to maintain this improved environment as opposed to the previous two years of ongoing disturbance.
- Concerns about levels of crime in the Staines area being increased by a venue such as this. Staines town receiving negative press.
- Increase of litter, discarded bottles and antisocial behaviour associated by alcohol consumption

5.6 The grounds for objection are summarised below in relation to each Licensing Objective.

General – all four licensing objectives

- There has been a history of non-compliance when various breaches of the Licensing Act 2003 have been identified and the licence holder/DPS has been made aware of these on many occasions and failed to take rectify them. These breaches have been noted by the Licensing Authority and Surrey police.

Prevention of crime and disorder

- There has been a history of non-compliance surrounding an illegal worker that has not been closed, and no payments have been received for the issued £45,000 penalty. the Premises licence holder / DPS did not carry out right to work checks and ignored correct procedure as an employee. This PLH /DPS mentioned is one and the same as the applicant for the new licence, Mr Bobby Dhunay.

Prevention of public nuisance

- The premises (operating as has a history of causing noise disturbance to nearby residential properties associated with the operation of the previous licensed premises at this address.
- Previous premises was issued with a noise abatement notice due to the extreme noise disturbance. Noise continued until the premises licence was revoked and the venue closed down.

5.7 Issues which are not relevant to the licensing objectives and cannot be considered by a Licensing Sub-Committee:

- Objections based on need, or lack of need, for premises to sell alcohol
- Parking, or other issues relating to general amenity rather than licensing objectives

6. Licensing Policy

6.1 The following sections of the Council's Licensing Policy are relevant.

- 16.32 Prevention of Public Nuisance, applicants' consideration for Proximity to residents for late night venues
- 16.33 Prevention of Public Nuisance, applicants' consideration for Smoking location considerations
- 16.34 Prevention of Public nuisance, applicants' consideration for potential causes of nuisance
- 19 Licensing conditions consideration for conditions suggested, enforceable, speak with responsible authorities, no duplications

See Appendix I

7. National Guidance

7.1 The following sections of the Guidance issued by the Secretary of State under section 182 of the Licensing Act 2003 are relevant in the consideration of this application:

- List Paragraphs of Guidance and to what each relates J
- Paragraph 9.1 General determining applications

- Paragraph 9.42, 9.43, 9.44 - Determining actions that are appropriate for the promotion of the licensing objectives
- Paragraph 2.15, dispersal and safe departure from premises, reducing impact on residents

See Appendix J

8. Making a decision

- 8.1 In making its decision the Sub-Committee must promote the licensing objectives only, considering National Guidance and Spelthorne's Statement of Licensing Policy.
- 8.2 The Sub-Committee must give reasons for its decision.
- 8.3 It is only where additional and supplementary measures are appropriate to promote the licensing objectives that there will be a requirement for appropriate, proportionate conditions to be attached.
- 8.4 Conditions on licences must:
- be precise and enforceable;
 - be unambiguous;
 - not duplicate other statutory provisions;
 - be clear in what they intend to achieve; and,
 - be appropriate, proportionate and justifiable.
- 8.5 It is important in considering the promotion of the licensing objective on prevention of public nuisance, that the Sub-Committee focuses on any disproportionate or unreasonable effect the licensable activities at the premises, have on persons living and working in the area around the premises.
- 8.6 In determining the application, the Sub-Committee will need to consider whether there is actual evidence of problems in relation to the licensing objectives at this premises. Where the representations are unable to provide evidence of observed problems, as in the case of a new licence application, the Sub-Committee should be convinced that there is a very real threat of the fears or the dangers described in the representations actually occurring, before applying any conditions to address such fears or dangers.

Appendices:

Appendix A Map of location

Appendix B Extract of relevant pages regarding hours

Appendix C Full Application

Appendix D Local Authority representation

Appendix E Environmental health representation

Appendix F Surrey Police representation

Appendix G Home office immigration representation

Appendix H Other persons representations

Appendix I Relevant sections of Spelthorne Statement of licensing policy

Appendix J Relevant sections of Guidance issued by the Secretary of State

under section 182 of the Licensing Act 2003

Appendix K Decision notice see link [SPELTHORNE BOROUGH COUNCIL](#)