



Dear Councillor

LICENSING SUB-COMMITTEE - WEDNESDAY, 23 SEPTEMBER 2026

I am now able to enclose for consideration at the above meeting the following documents that were unavailable when the agenda was printed.

**Agenda Item
No.**

5. KFC, 37 GREAT NORTH ROAD, EATON SOCON, ST NEOTS PE19 8EN(Pages 3 - 188)

To consider an application to Grant a Premises Licence

Applicant: Alderforce Limited, 34-36 London Road, Wembley, HA9 7EX

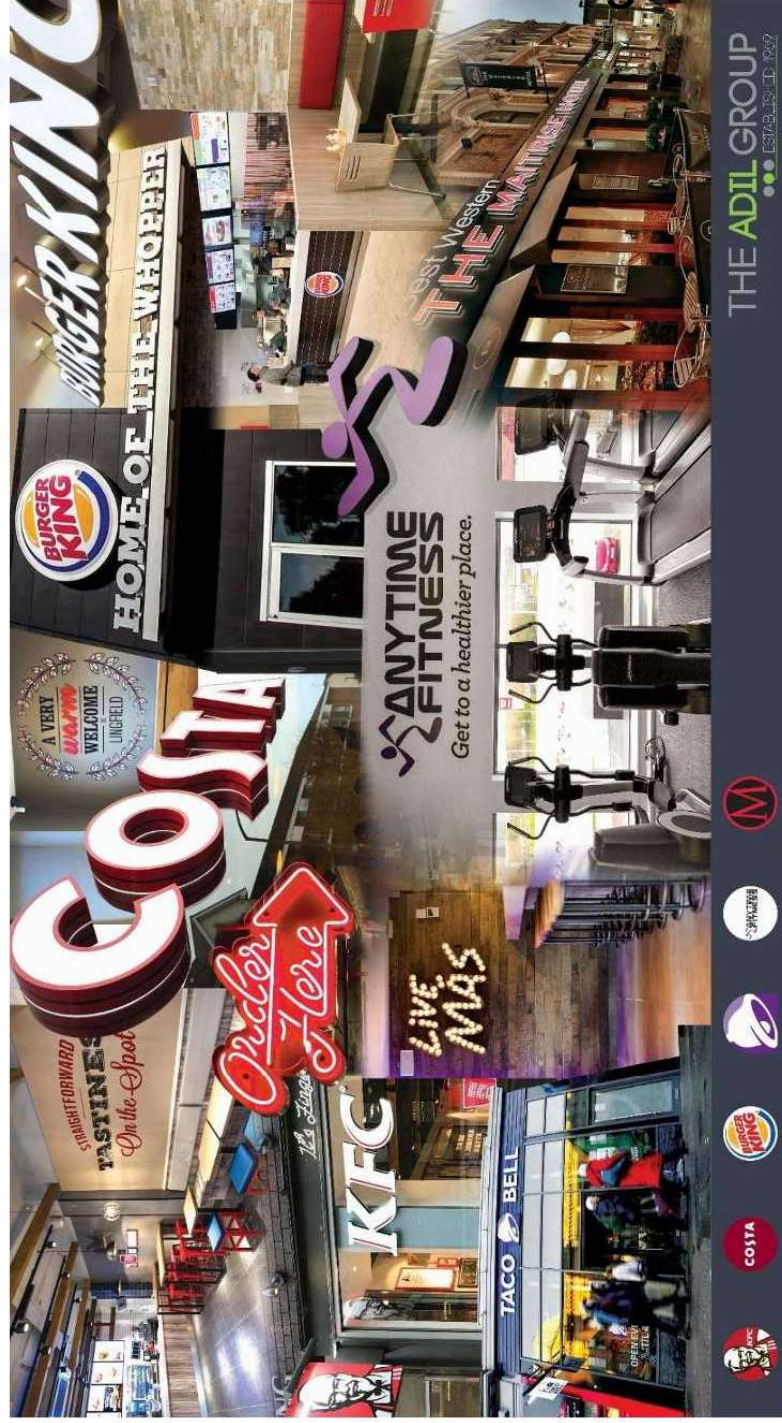
Premises: KFC, 37 Great North Road, Eaton Socon, St Neots PE19 8EN

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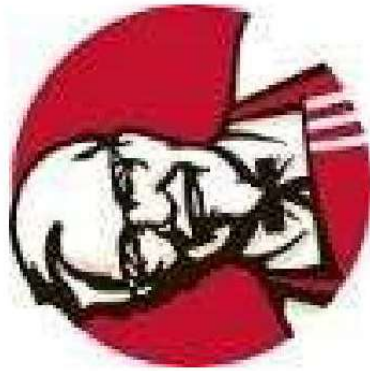
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Restaurants & Coffee Shops

We are major growth Partners for World renowned brands including KFC, Costa, Burger King and Taco Bell throughout England and Scotland.



Our Hotels



We own and operate four Boutique Maitrise Hotels in the heart of London

Property Investment & Development

We own and manage a substantial investment property portfolio, comprising of residential and commercial properties.



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Our portfolio of brands - Great track record of growth



#1 Global chicken brand

- 111 Restaurants
- Go To Franchisee for all aspects of the business
- Largest Franchise owner of Freehold KFC Sites in UK



#1 Coffee brand in UK

- 49 Restaurants
- Grown from 1 in 2012
- 100% organic growth
- Sole Franchise Partner with a Drive-Thru Asset



#2 #Global burger brand

- 17 Restaurants
- Pioneering Franchisee for Drive-Thru concept in UK
- Lead Franchisee testing delivery concept in the UK.



#1 Global Tex Mex Brand

- 29 Restaurants in London, Scotland & East Midlands
- Complimentary brand to existing partners



1 Hotels

- All Hotels are in prime locations of London.
- Great hotels for short stays, near to all Tourist attractions
- Situated in: Kilburn, Paddington, Wembley & West Ealing



1 Gym

- Kilburn Anytime Fitness Gym.
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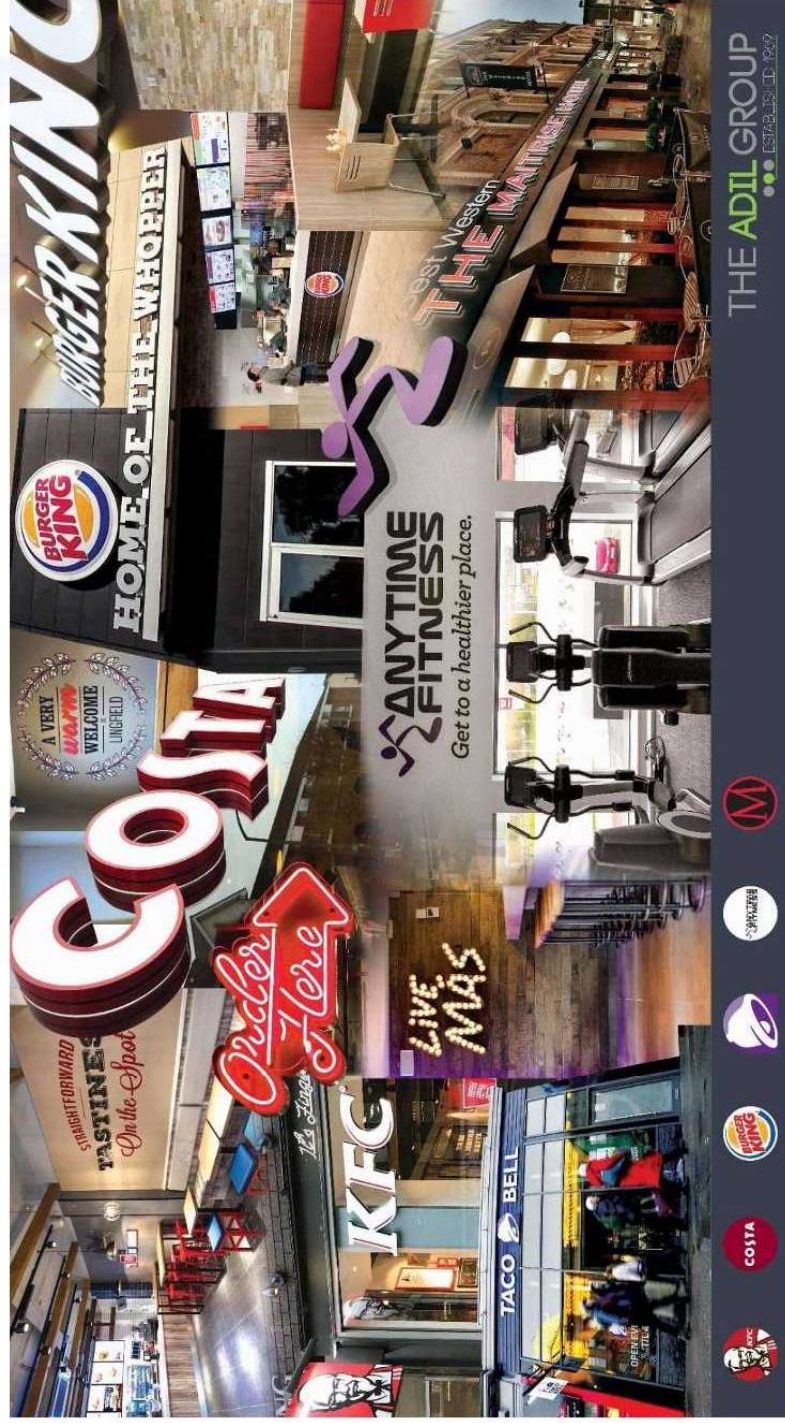


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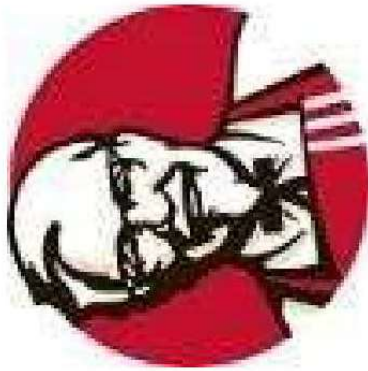
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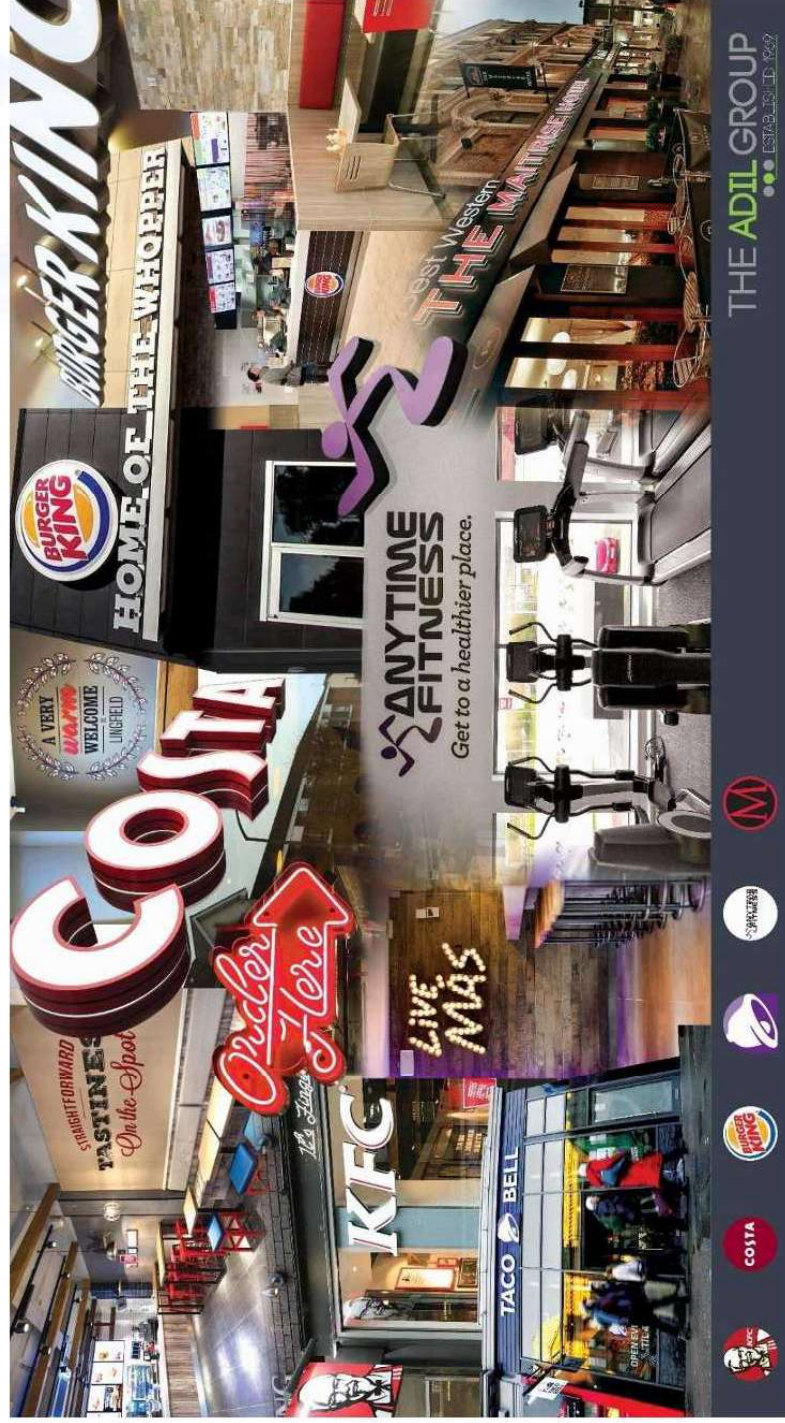


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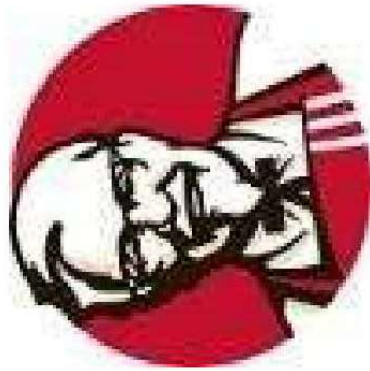
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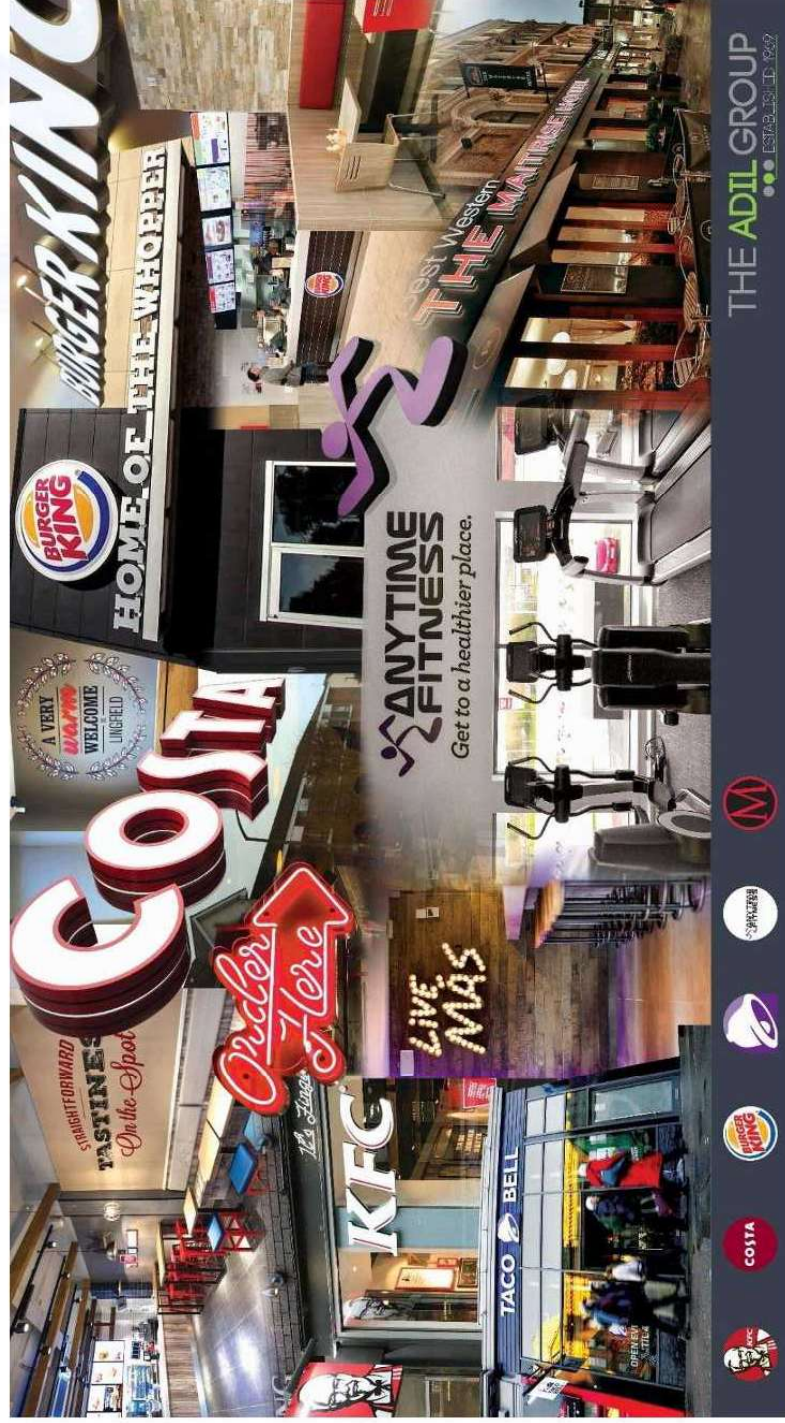


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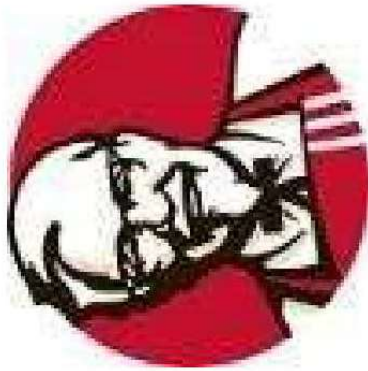
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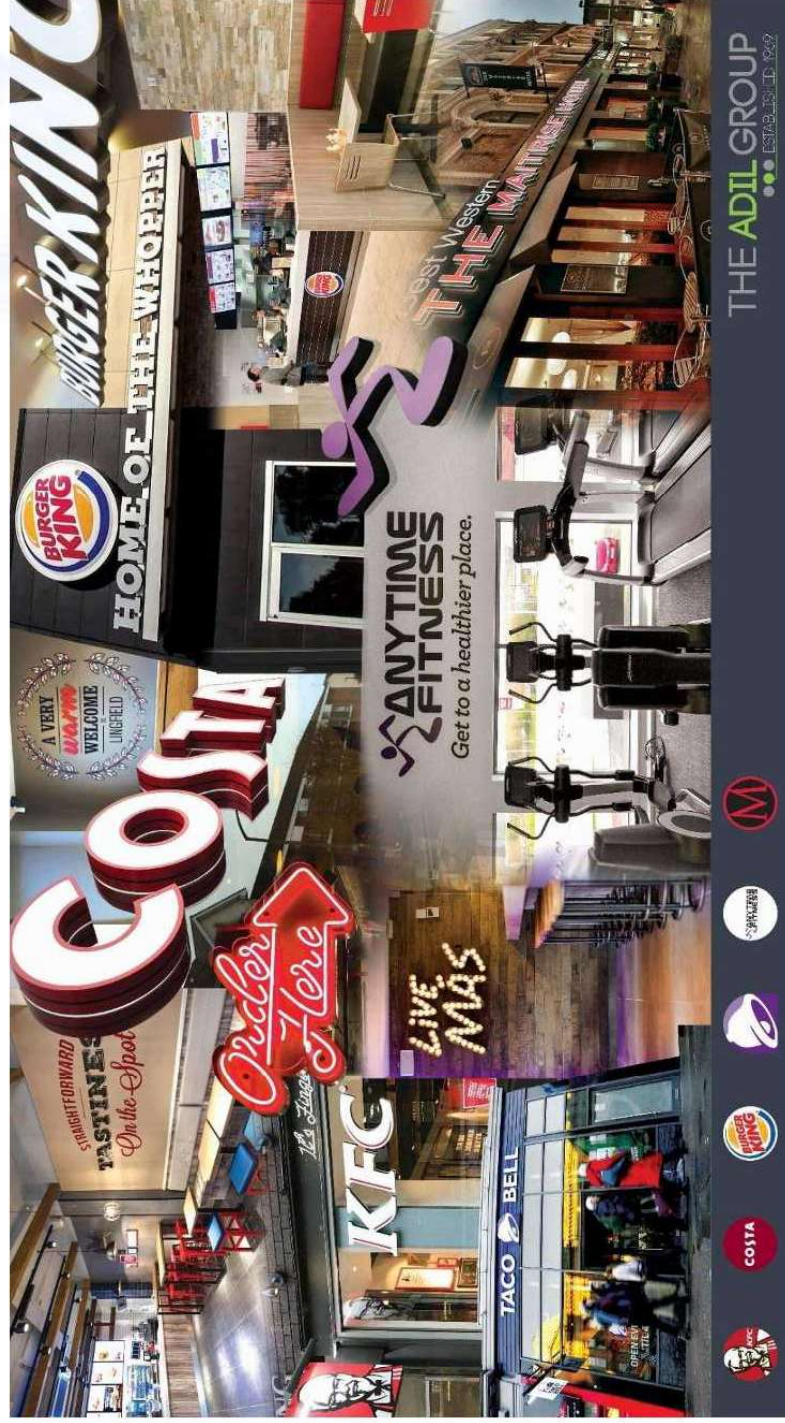


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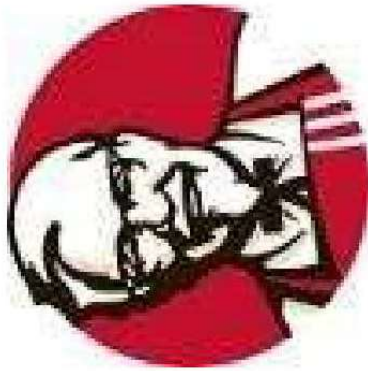
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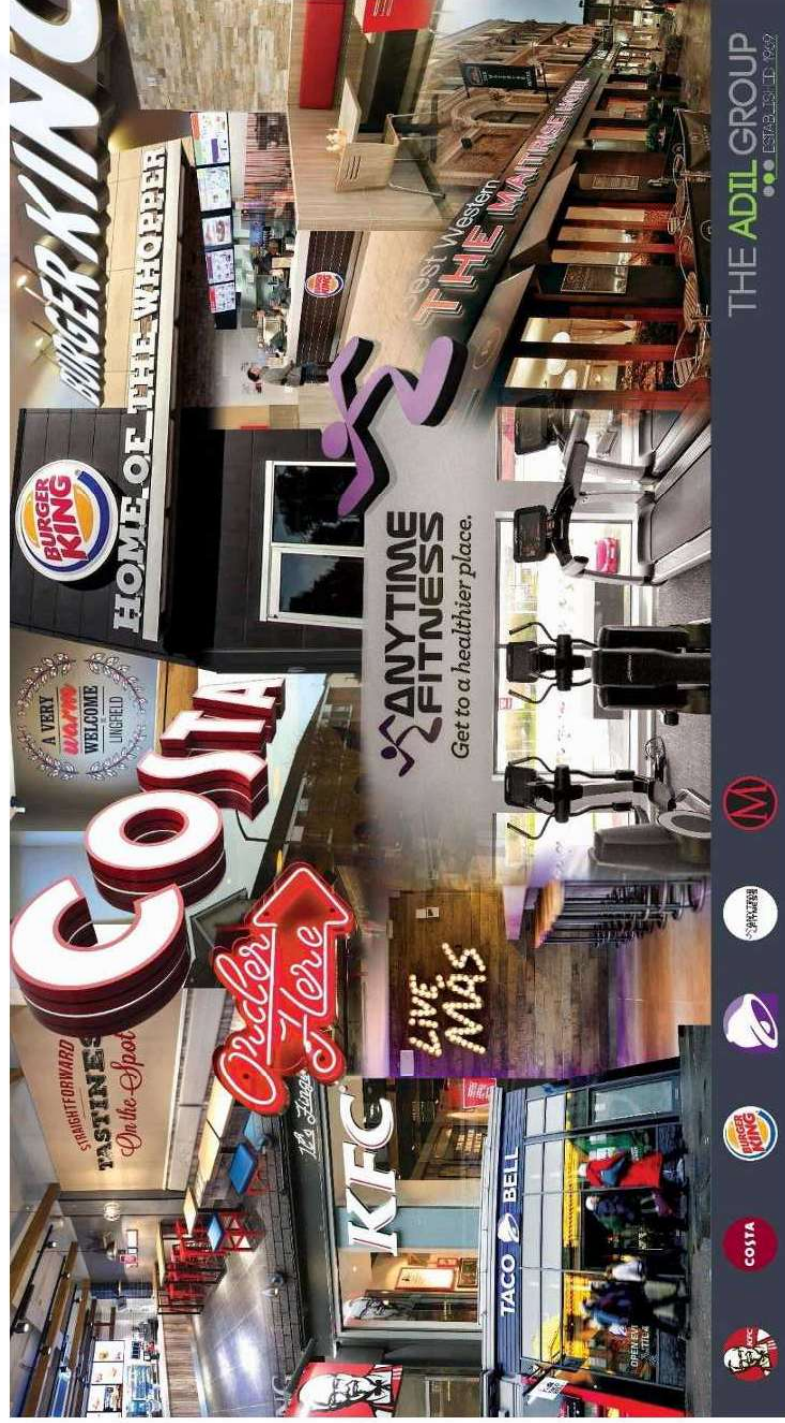


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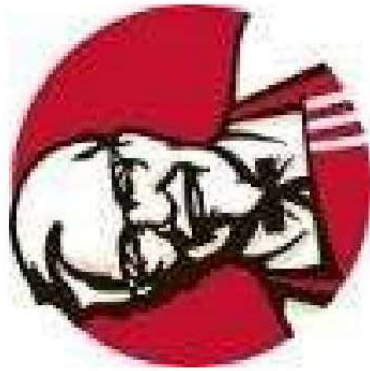
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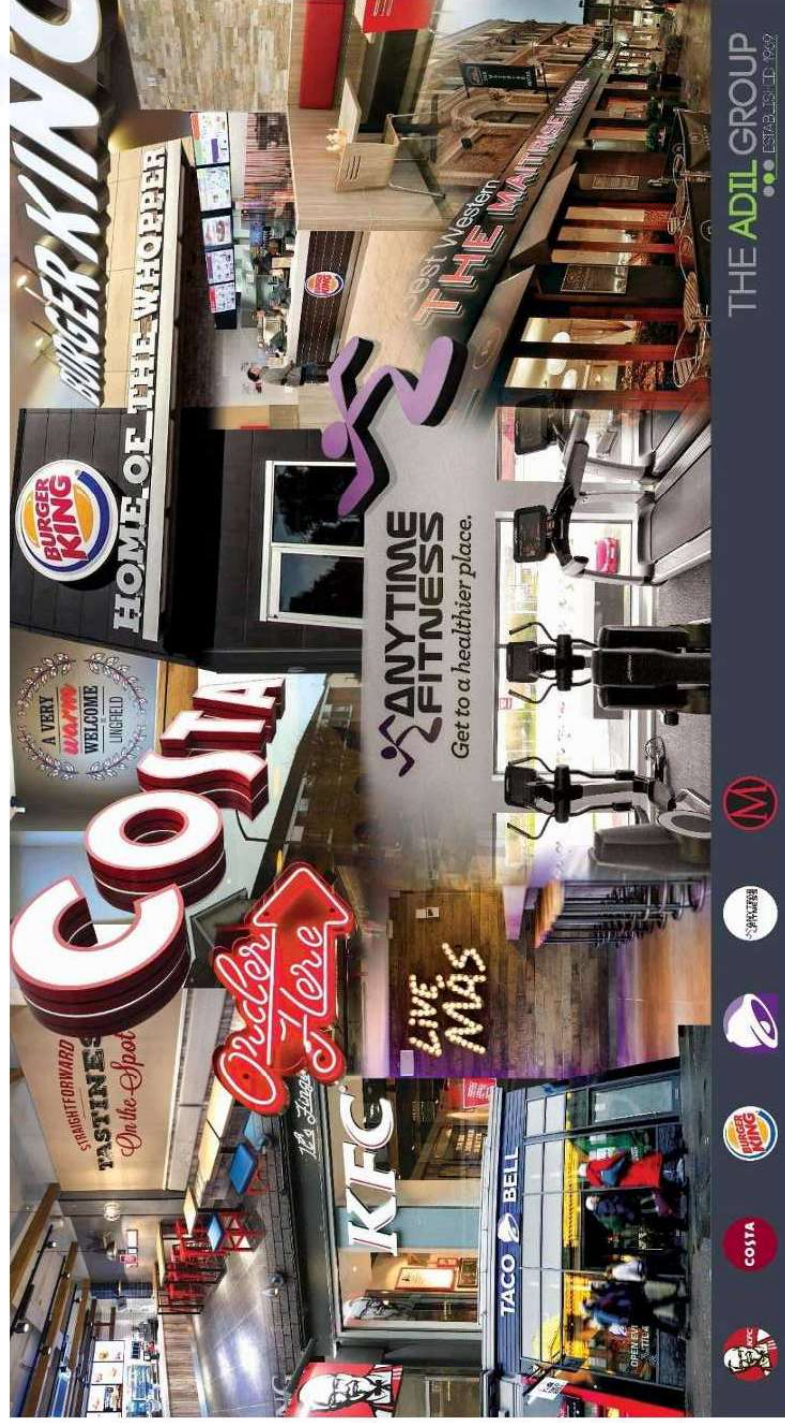


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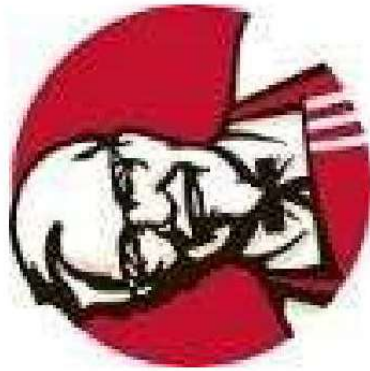
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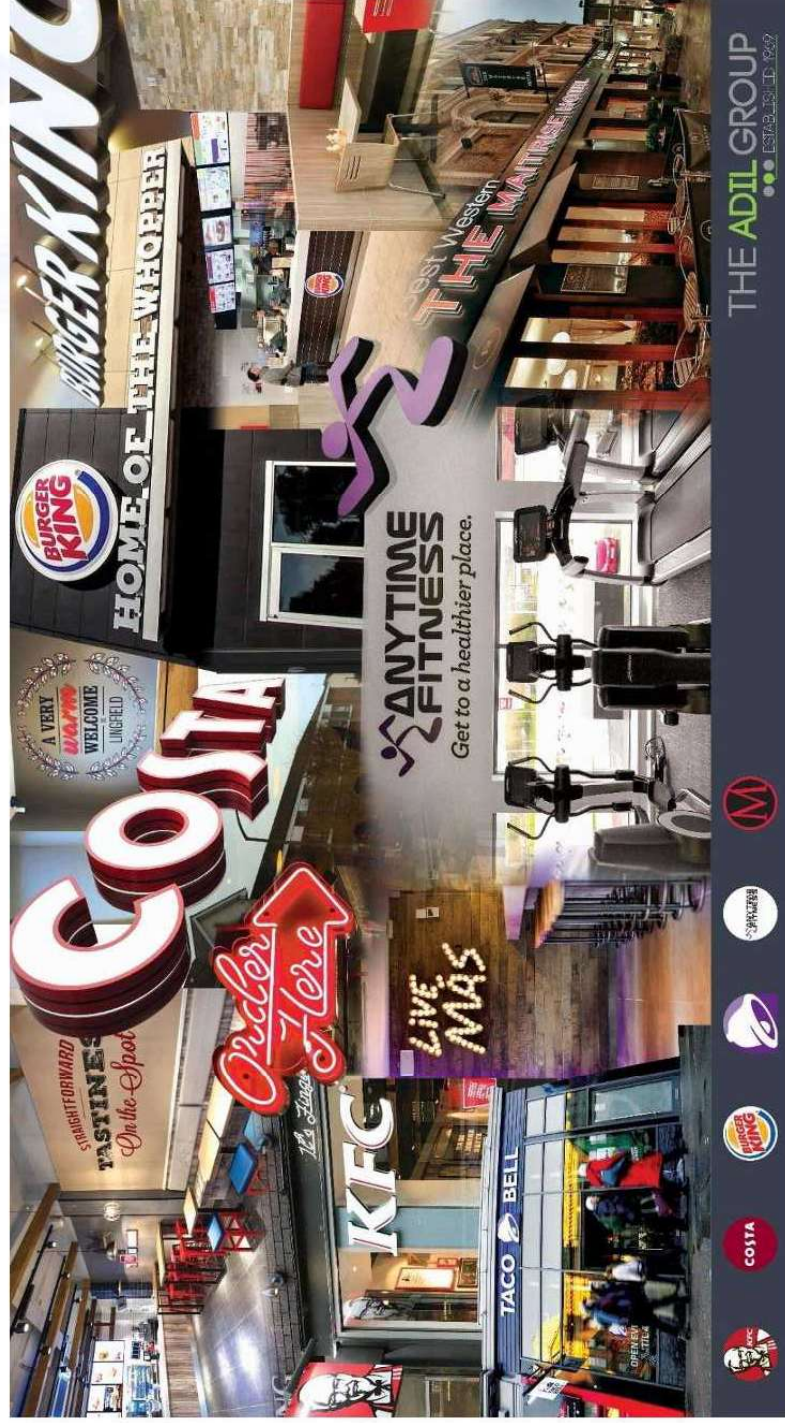


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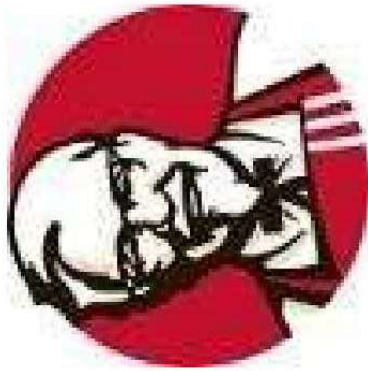
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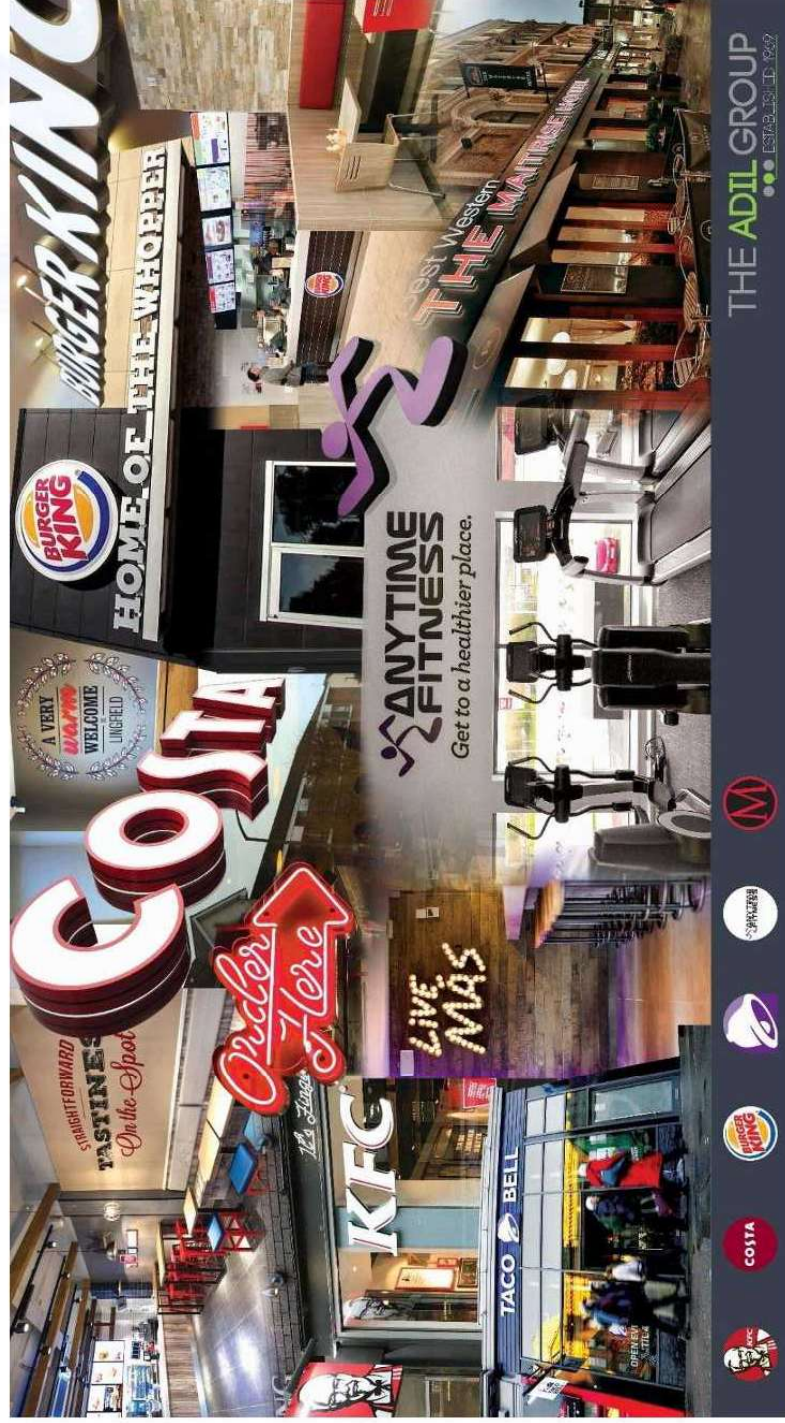


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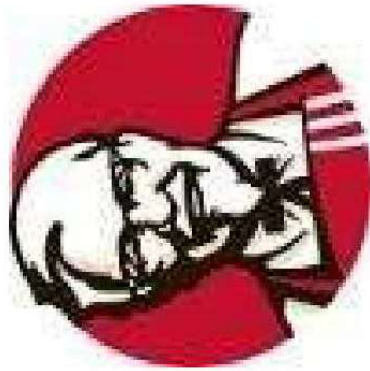
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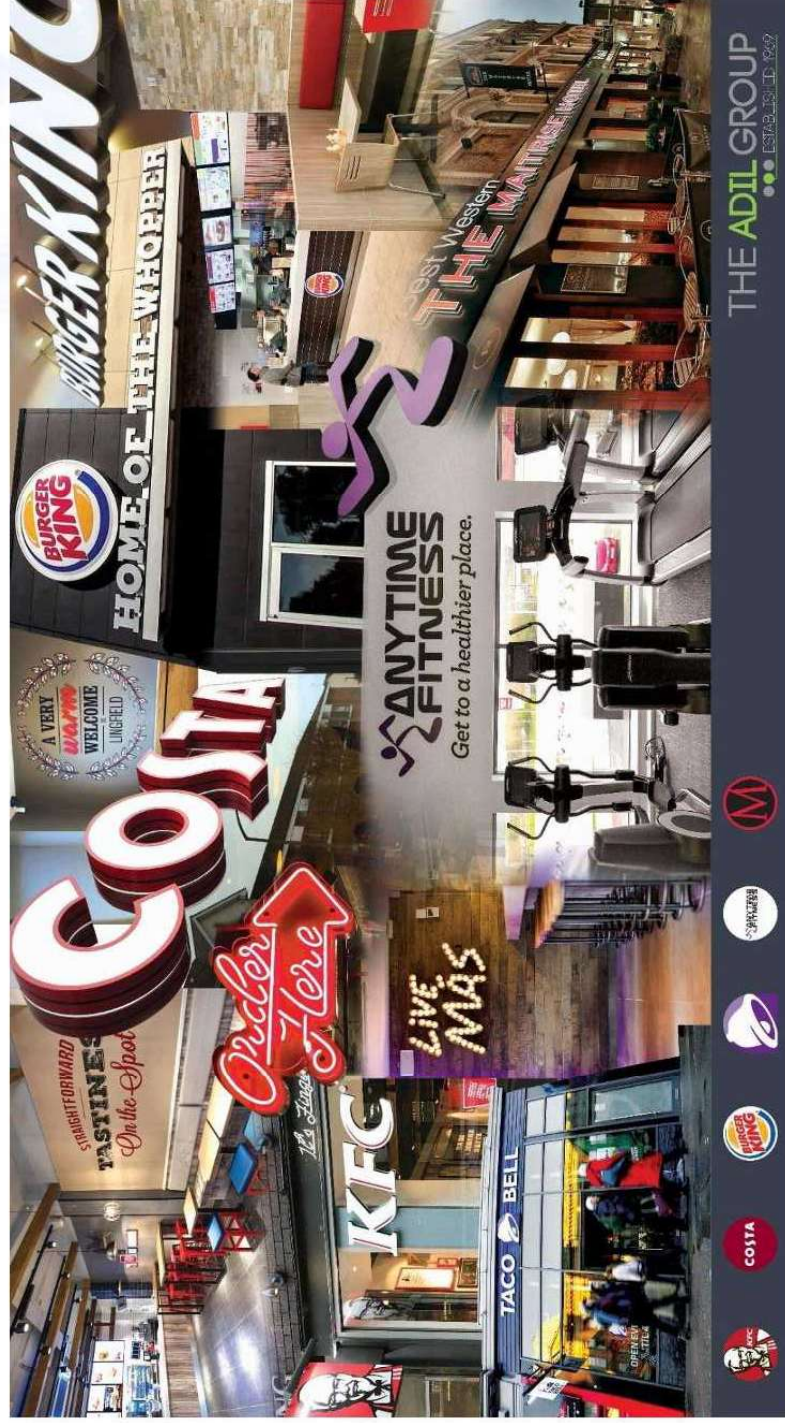


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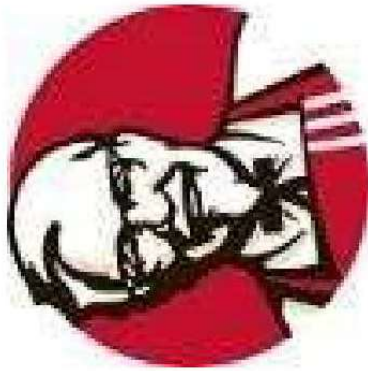
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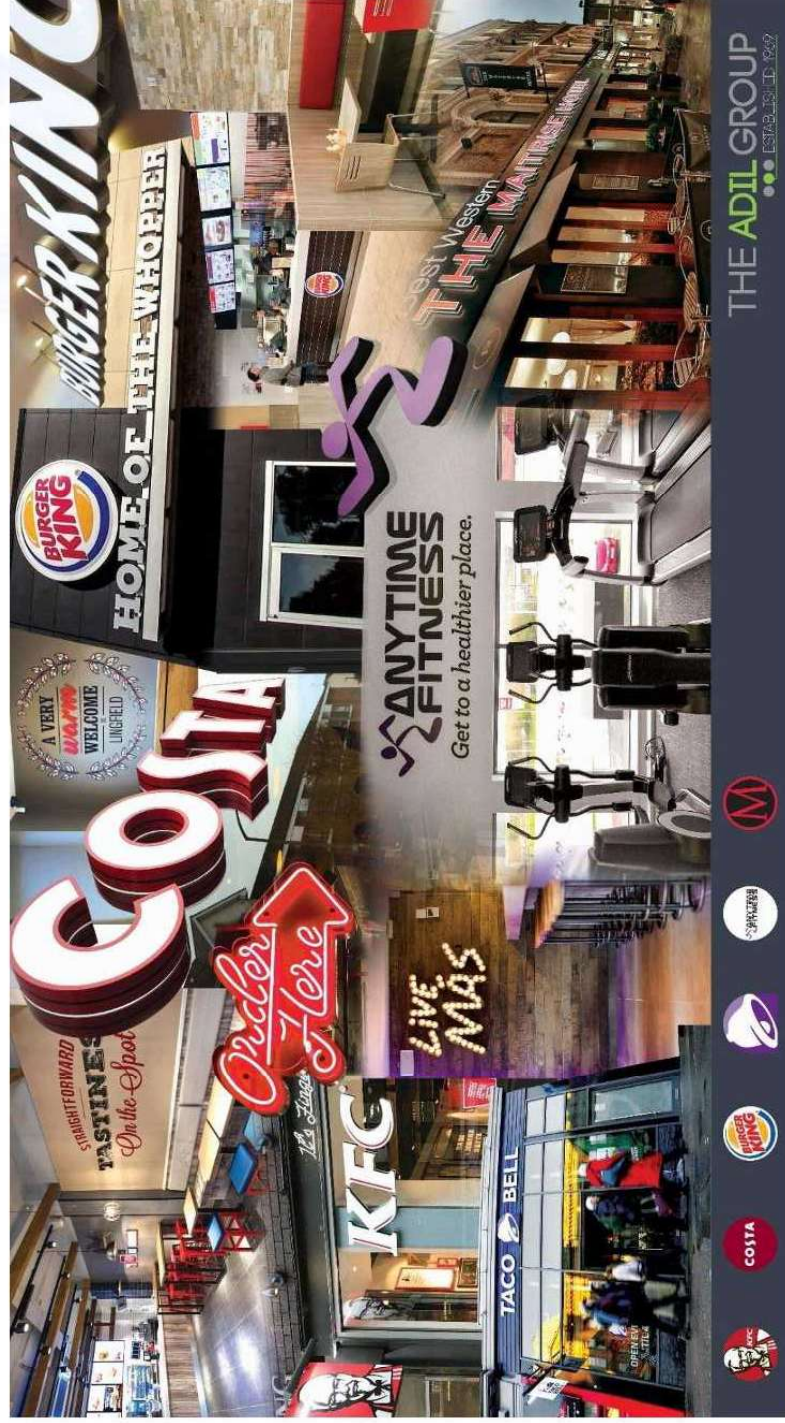


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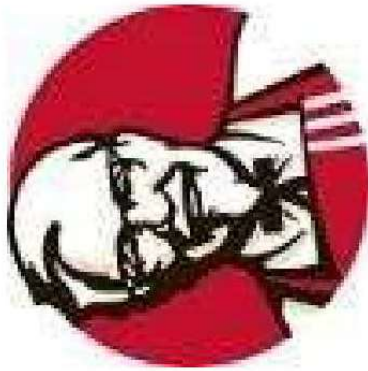
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Each brands core DNA are maintained through operational silos and strong brand standards!

To be the best Franchise Operator & Partner consistently delivering
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Restaurants & Coffee Shops

We are major growth Partners for World renowned brands including KFC, Costa, Burger King and Taco Bell throughout England and Scotland.



Our Hotels



We own and operate four Boutique Maitrise Hotels in the heart of London

Property Investment & Development

We own and manage a substantial investment property portfolio, comprising of residential and commercial properties.



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ESTABLISHED 1969

Our portfolio of brands - Great track record of growth



#1 Global chicken brand

- 111 Restaurants
- Go To Franchisee for all aspects of the business
- Largest Franchise owner of Freehold KFC Sites in UK



#1 Coffee brand in UK

- 49 Restaurants
- Grown from 1 in 2012
- 100% organic growth
- Sole Franchise Partner with a Drive-Thru Asset



#2 #Global burger brand

- 17 Restaurants
- Pioneering Franchisee for Drive-Thru concept in UK
- Lead Franchisee testing delivery concept in the UK.



#1 Global Tex Mex Brand

- 29 Restaurants in London, Scotland & East Midlands
- Complimentary brand to existing partners



1 Hotels

- All Hotels are in prime locations of London.
- Great hotels for short stays, near to all Tourist attractions
- Situated in: Kilburn, Paddington, Wembley & West Ealing



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- Kilburn Anytime Fitness Gym.
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in Wembley

Over 4500 Employees

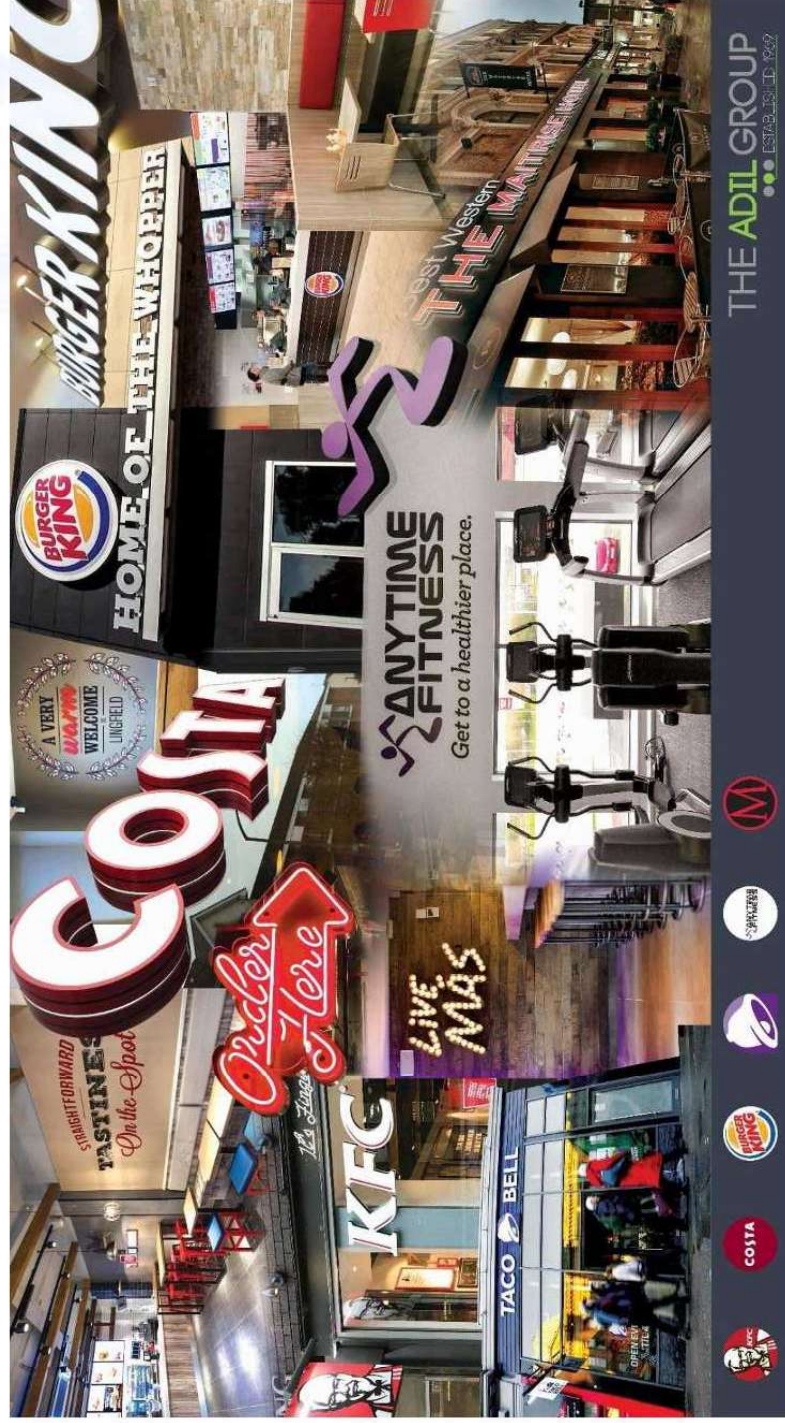


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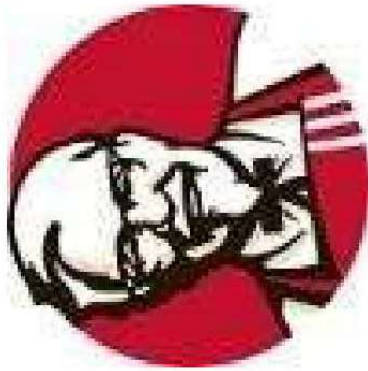
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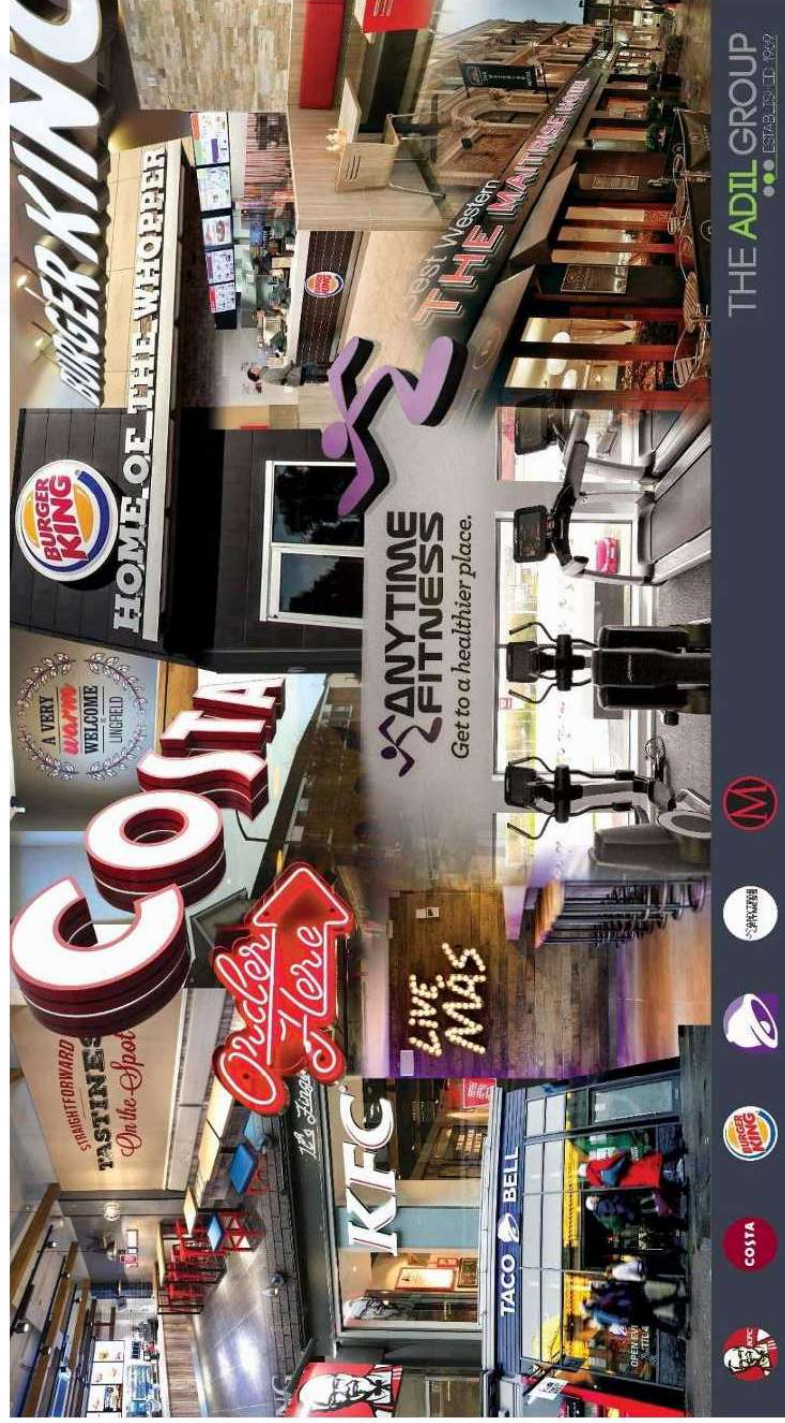


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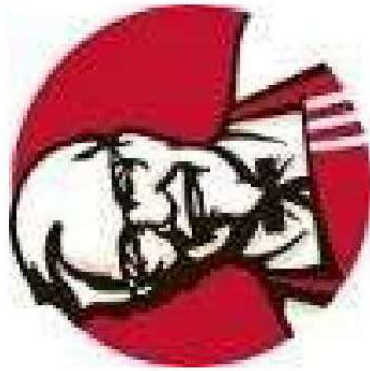
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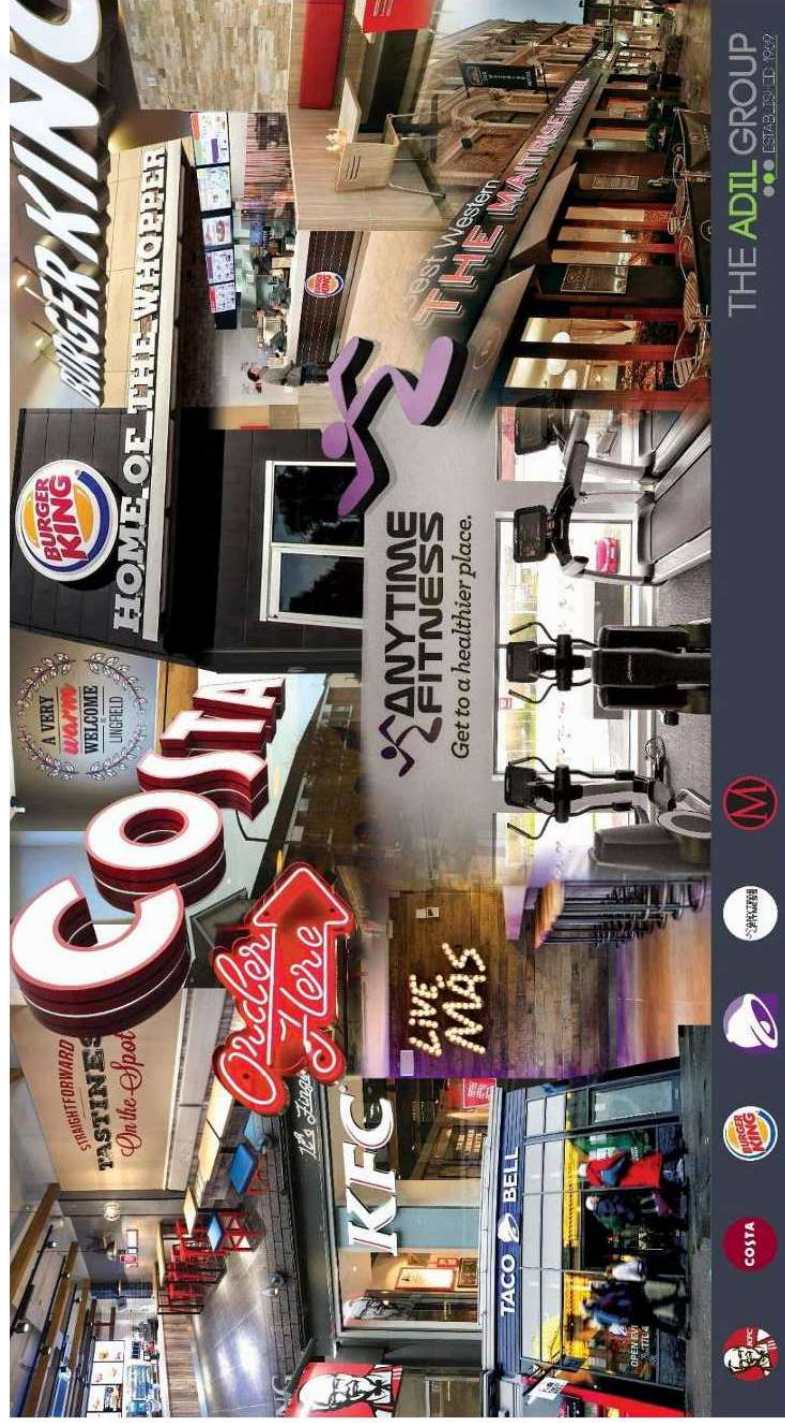


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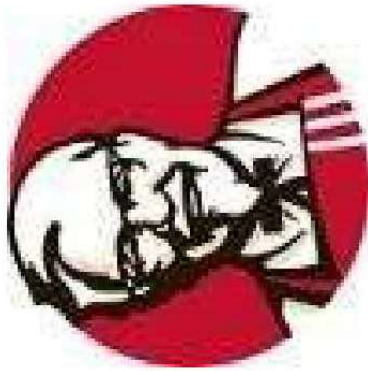
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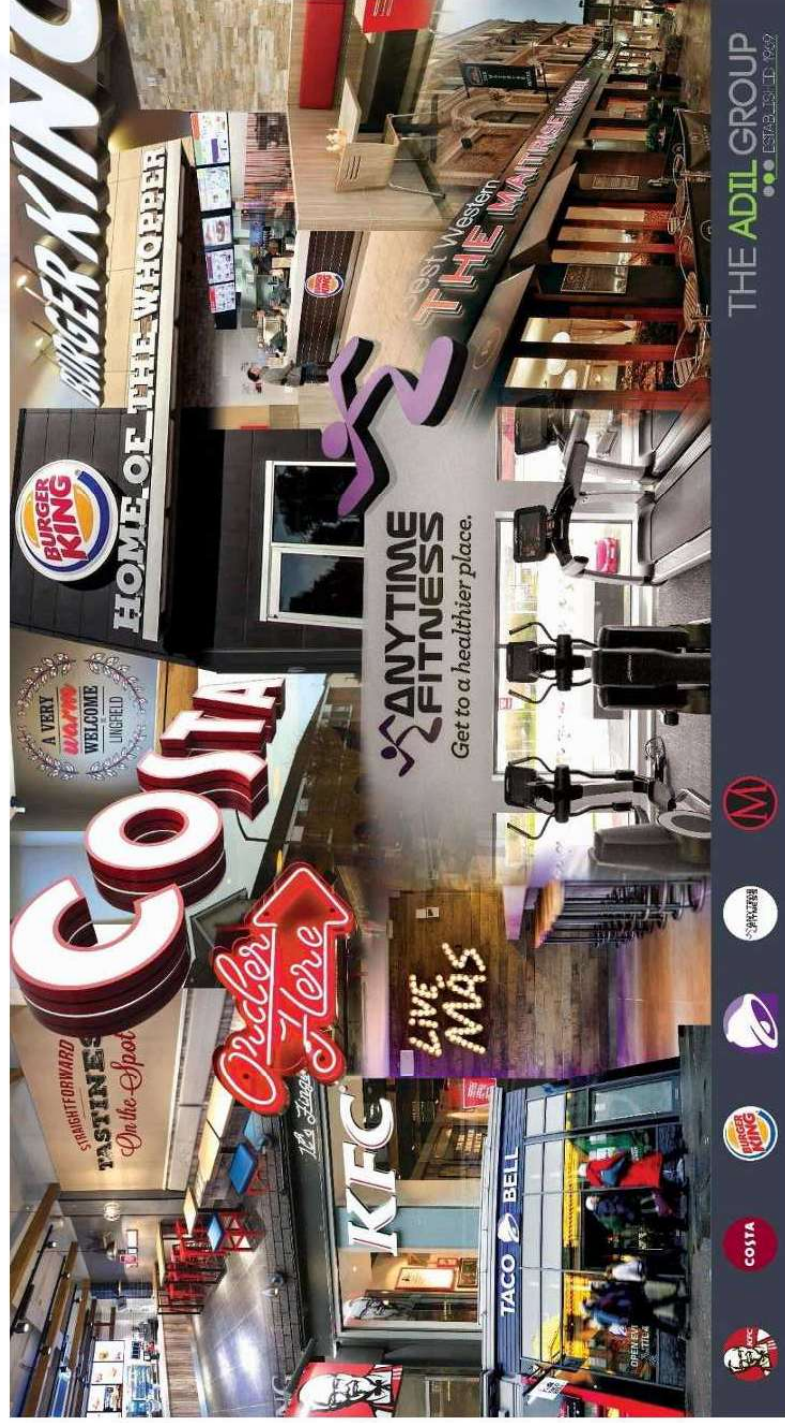


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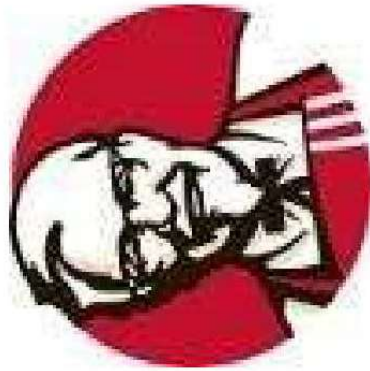
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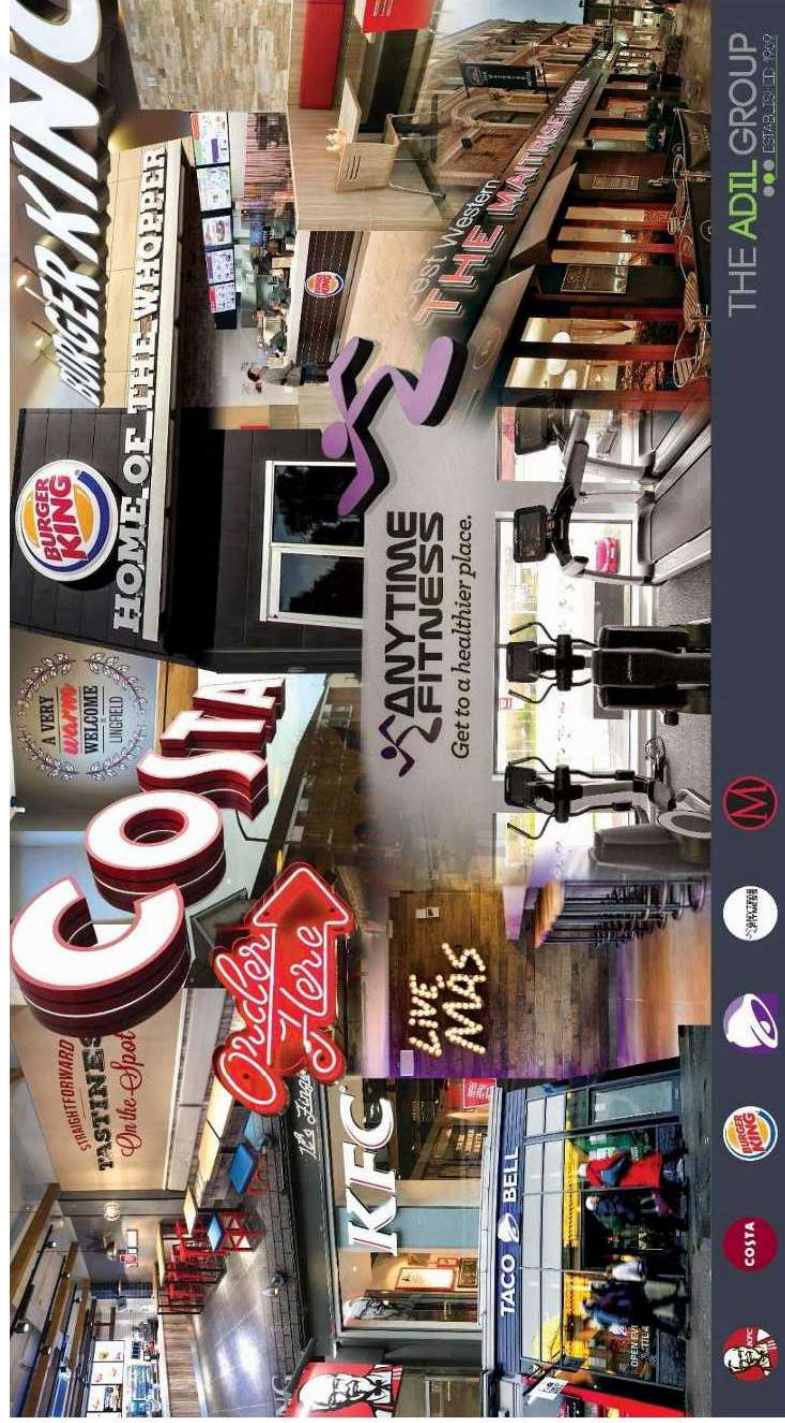


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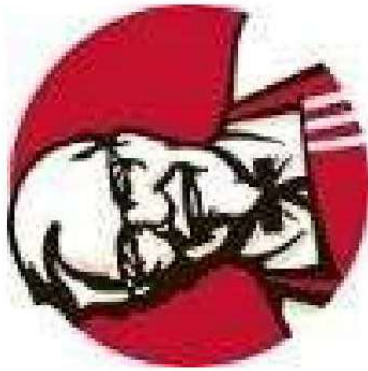
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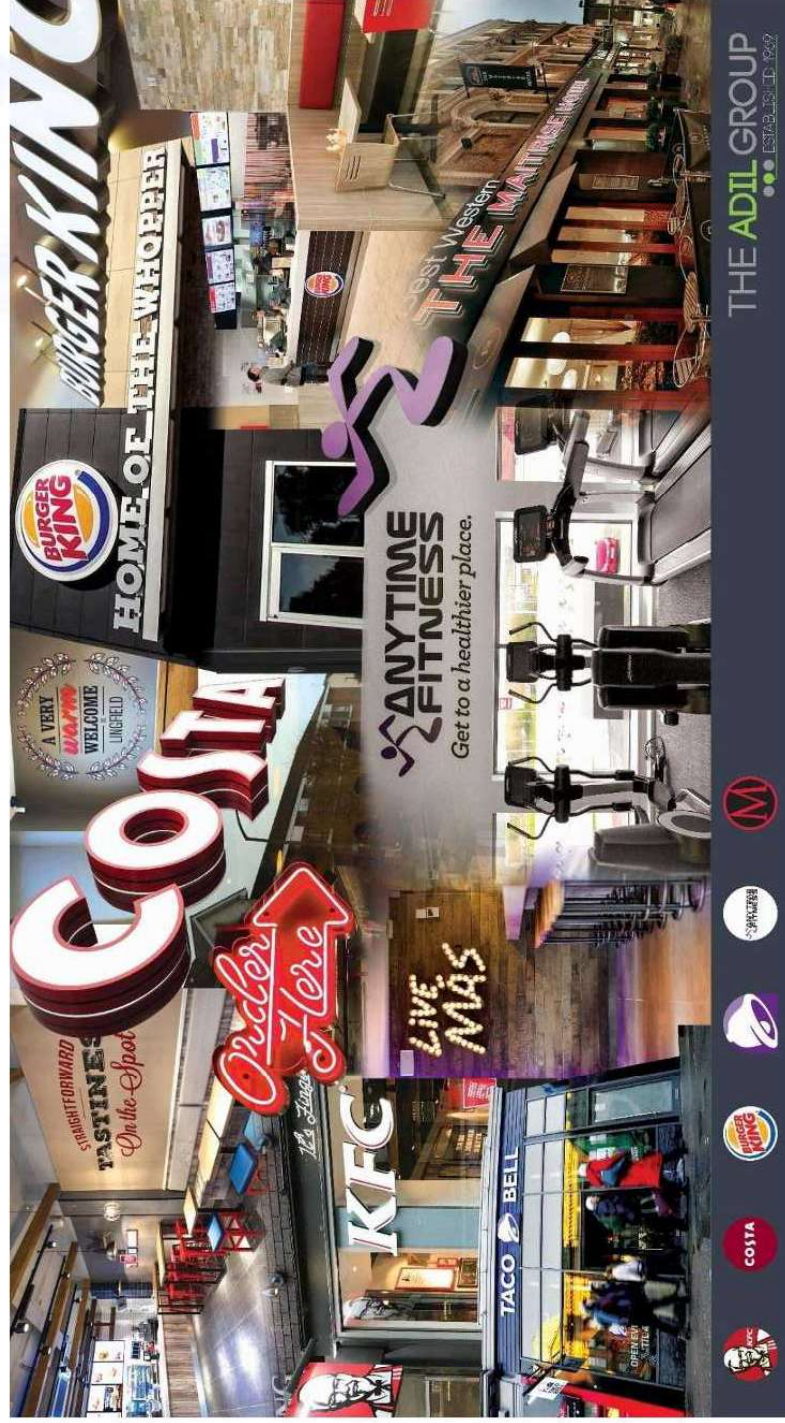


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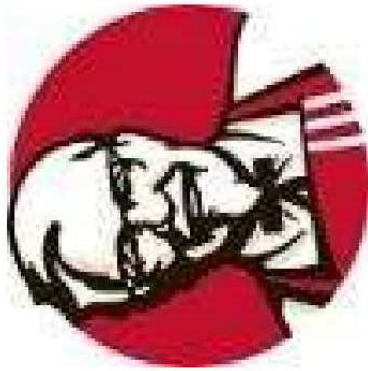
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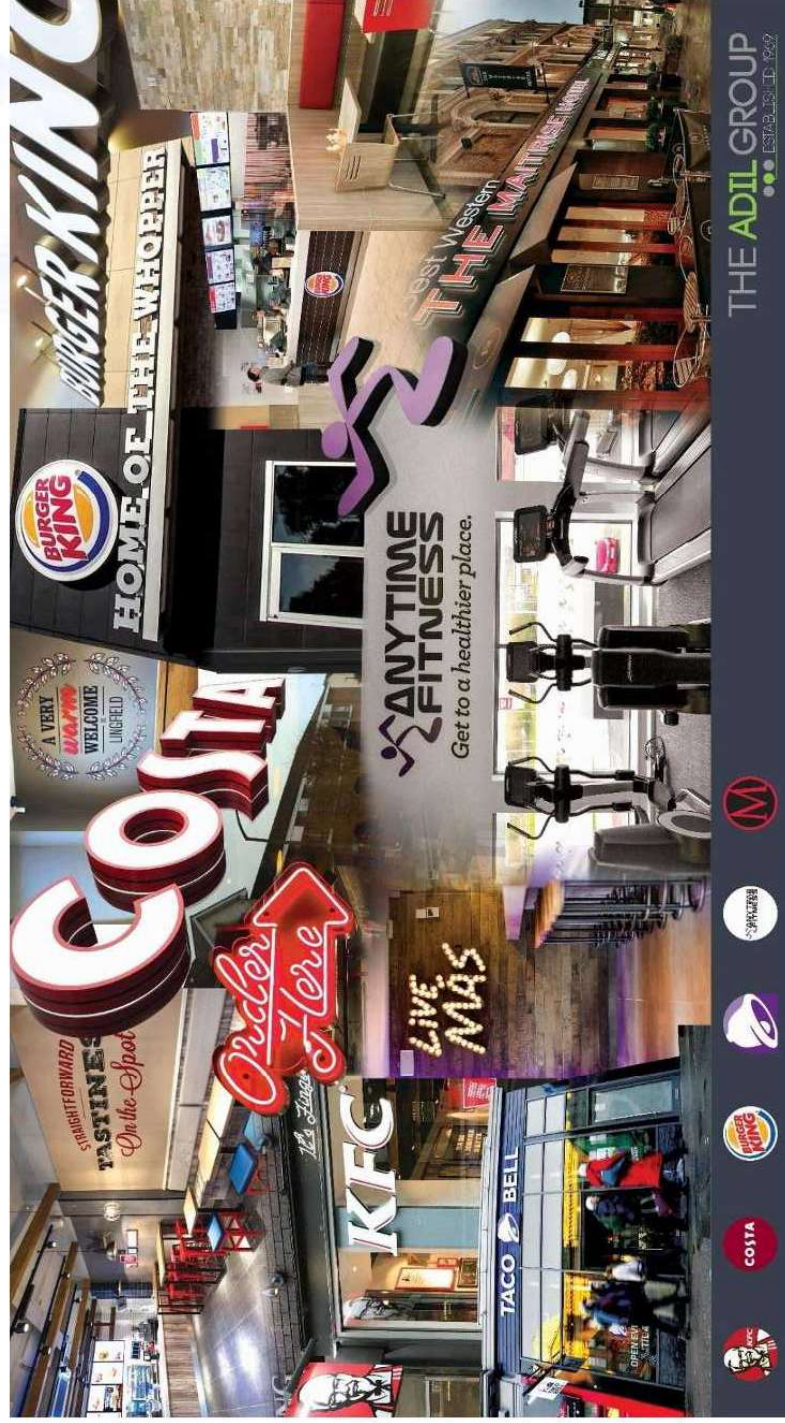


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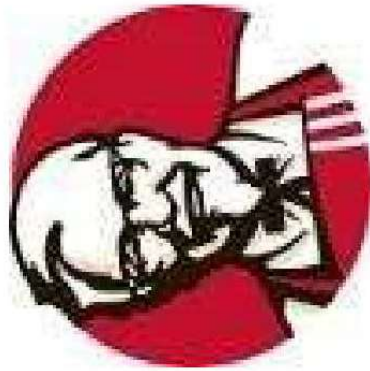
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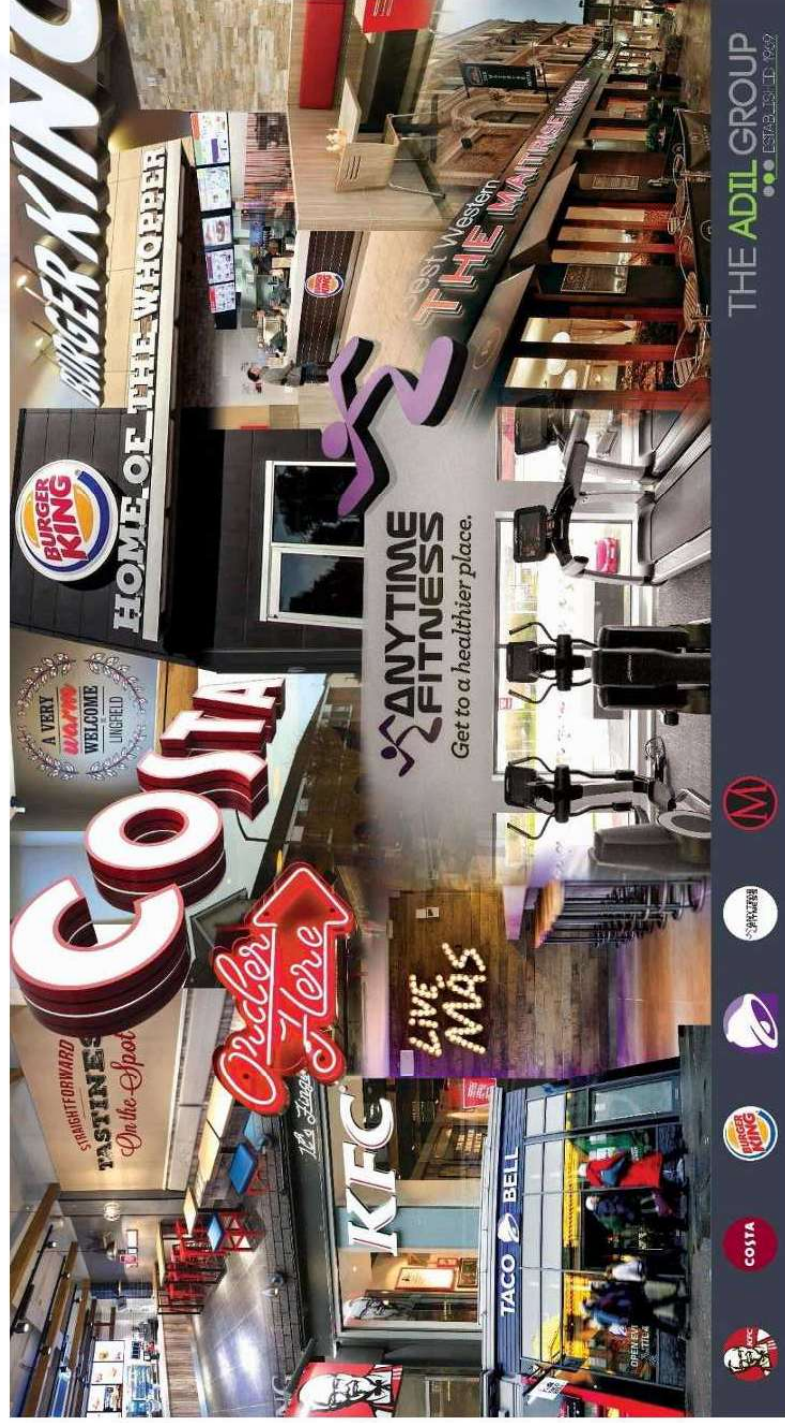


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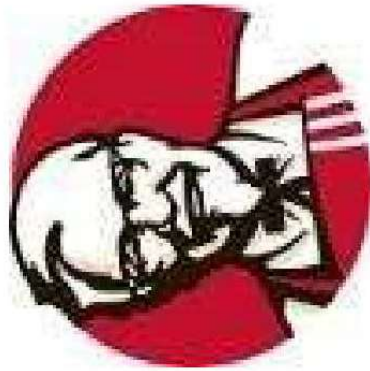
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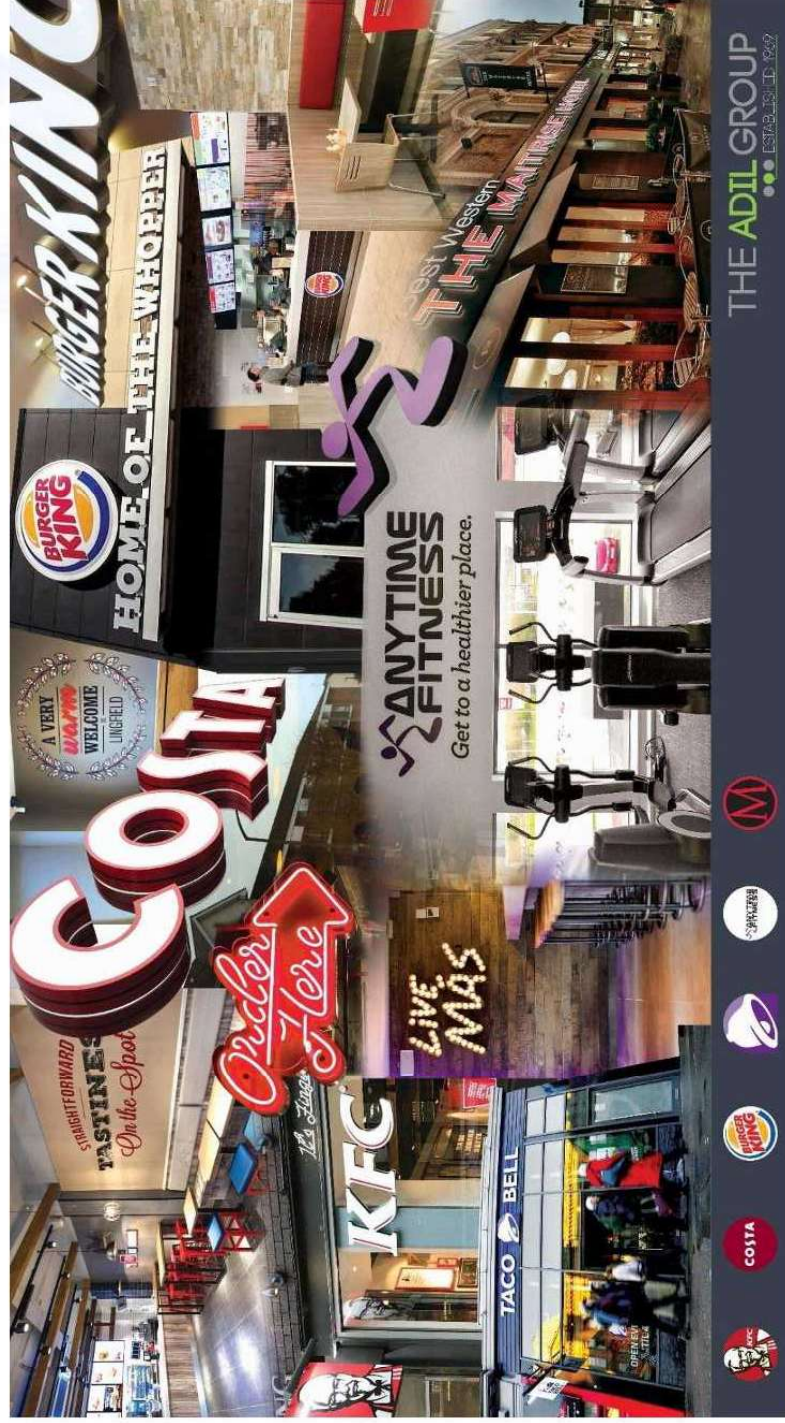


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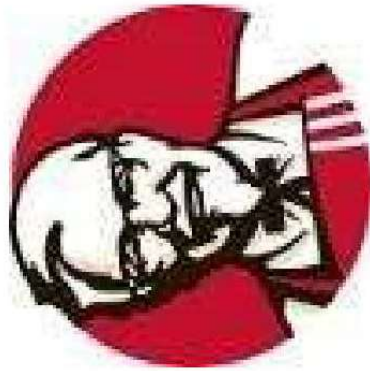
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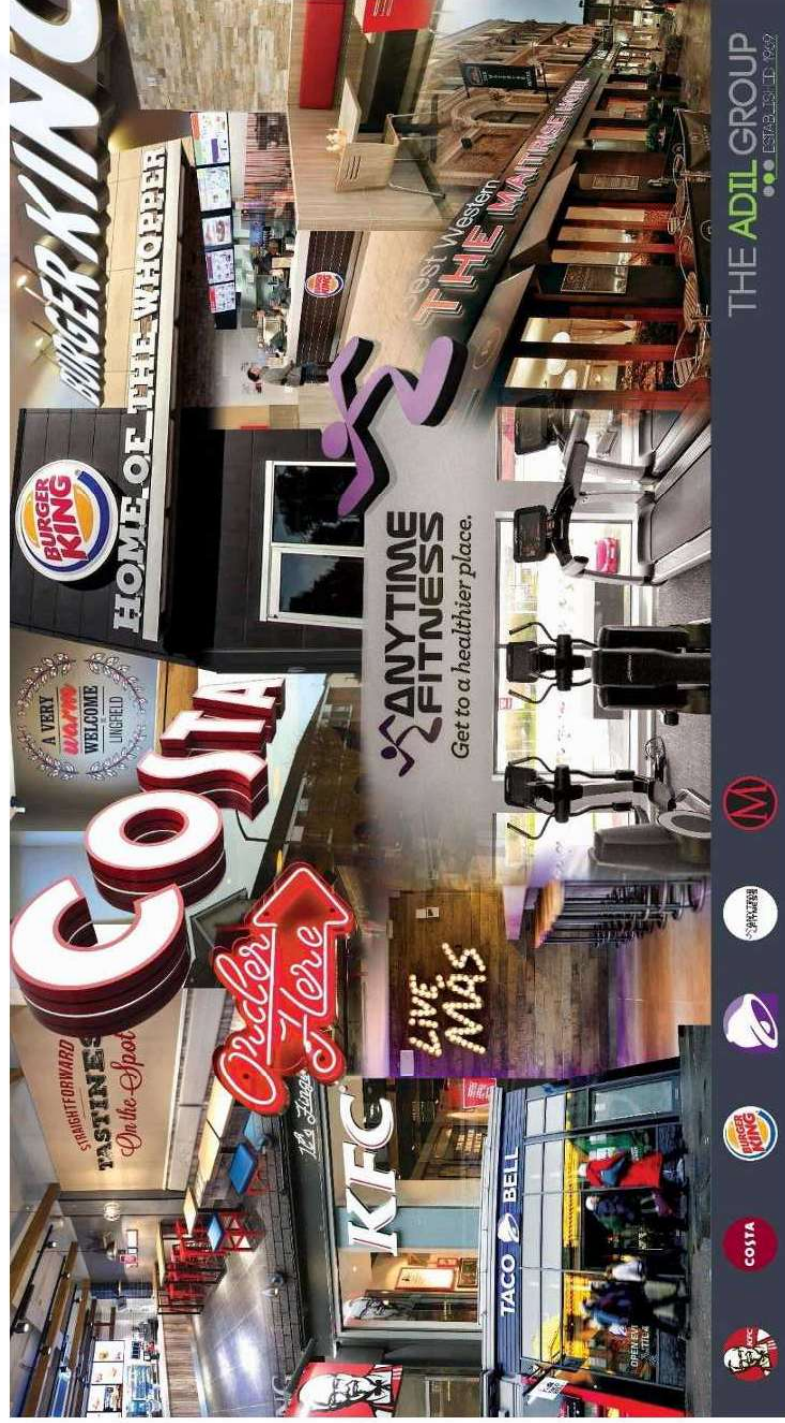
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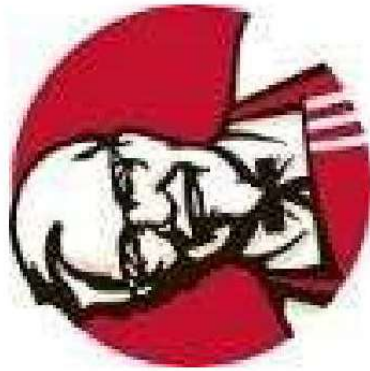
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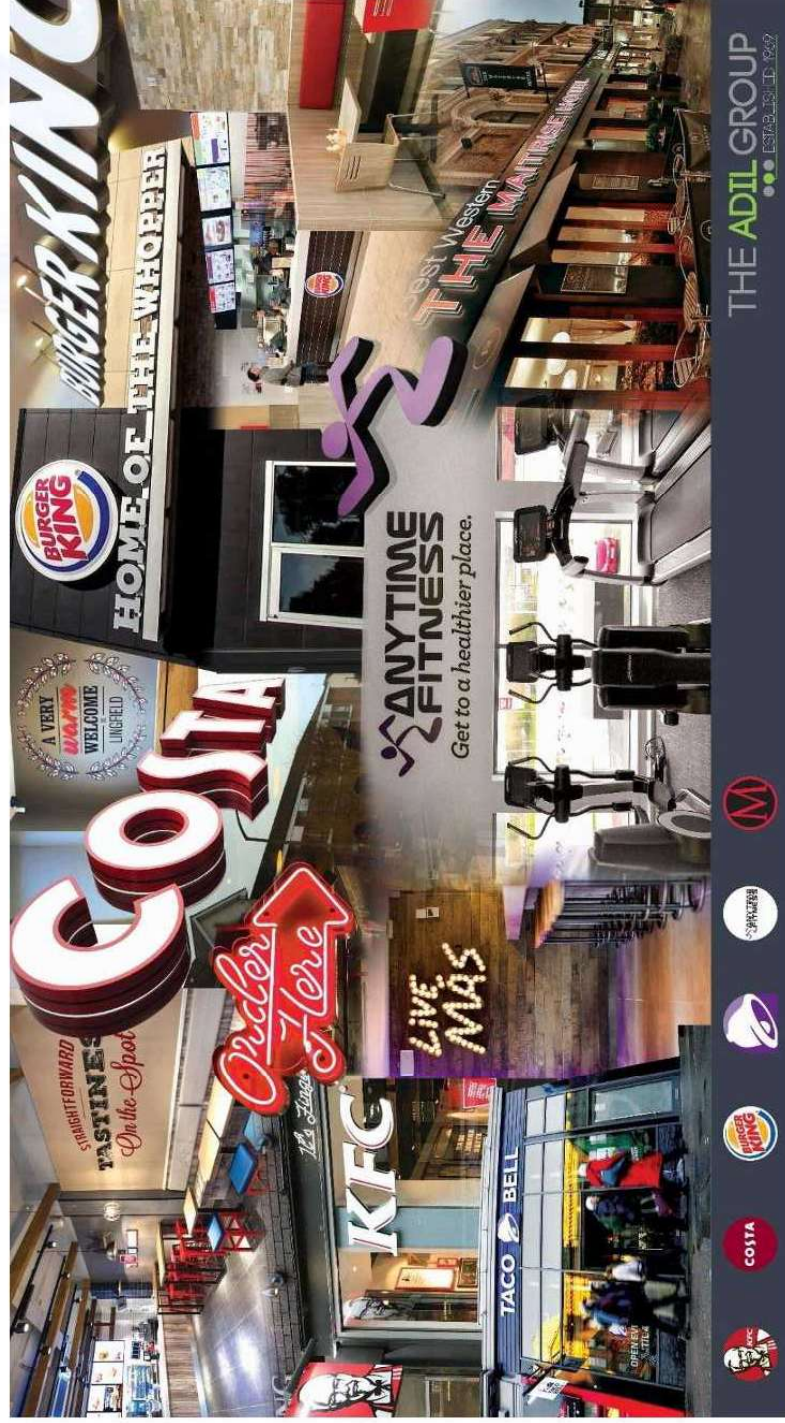


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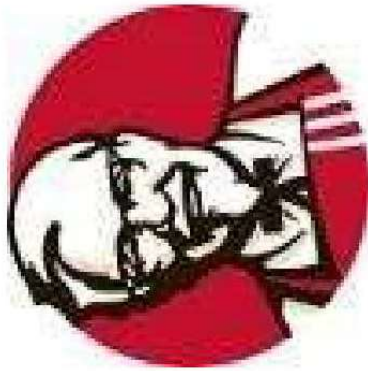
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Outstanding
Operations, Delighting
Customers & Creating
Value...for over 50
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A family business with a corporate mindset and structure.

We love operating world class brands



Each brands core DNA are maintained through operational silos and strong brand standards!

To be the best Franchise Operator & Partner consistently delivering
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Restaurants & Coffee Shops

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Our Hotels



We own and operate four Boutique Maitrise Hotels in the heart of London

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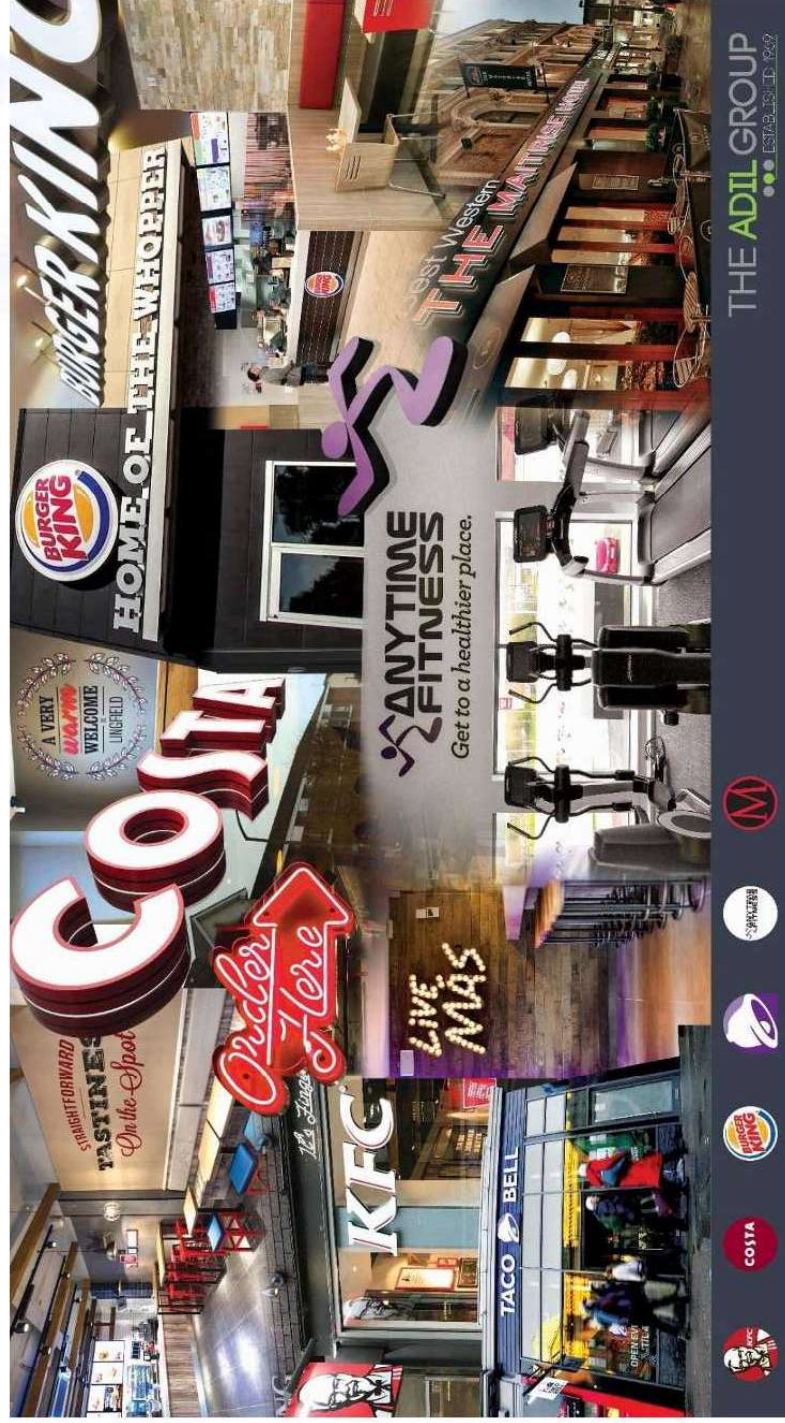


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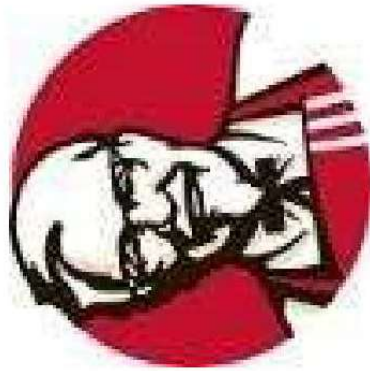
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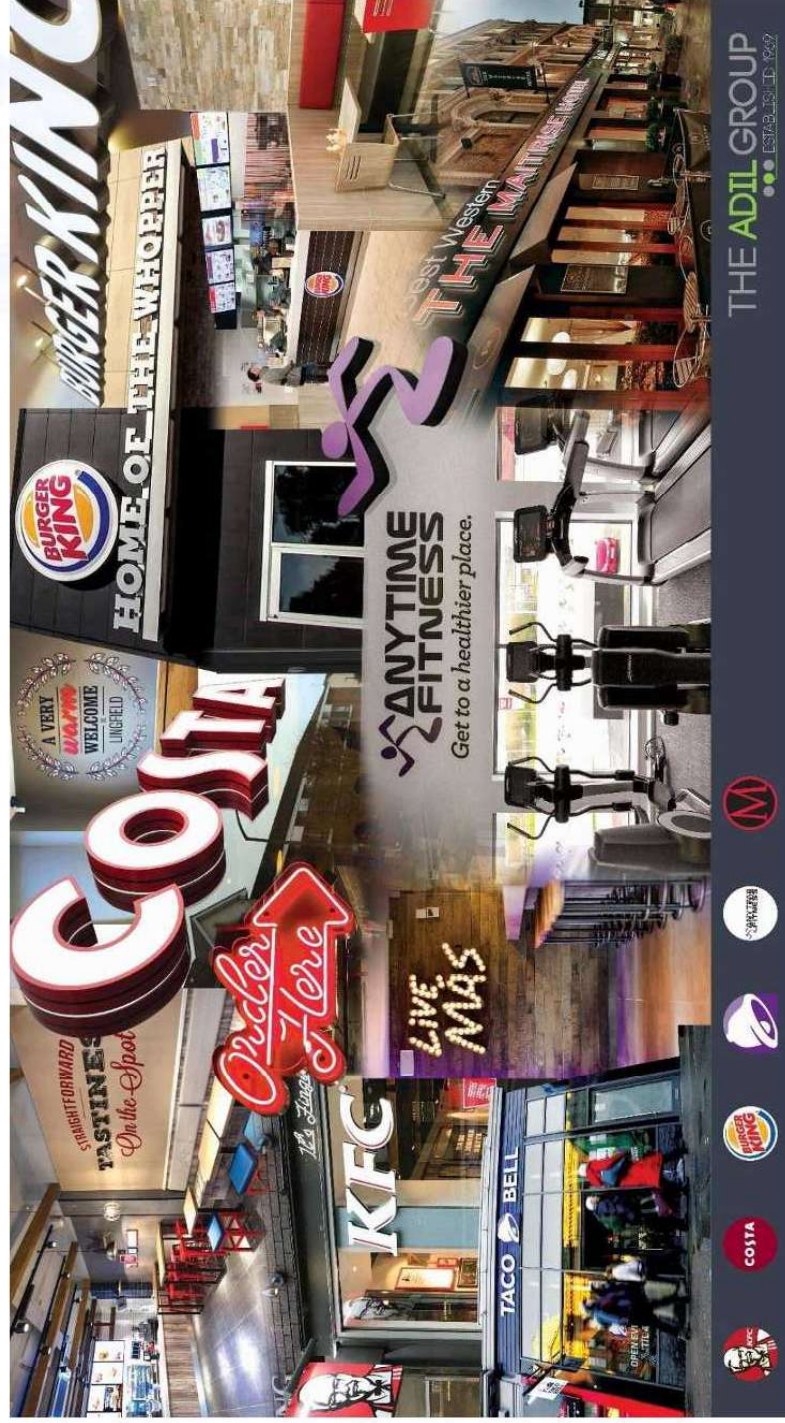


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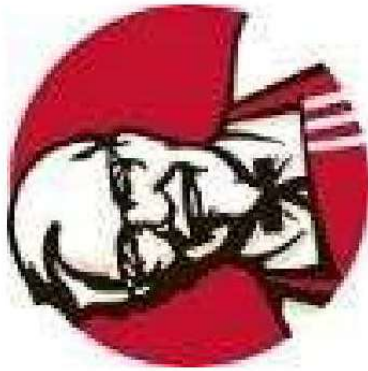
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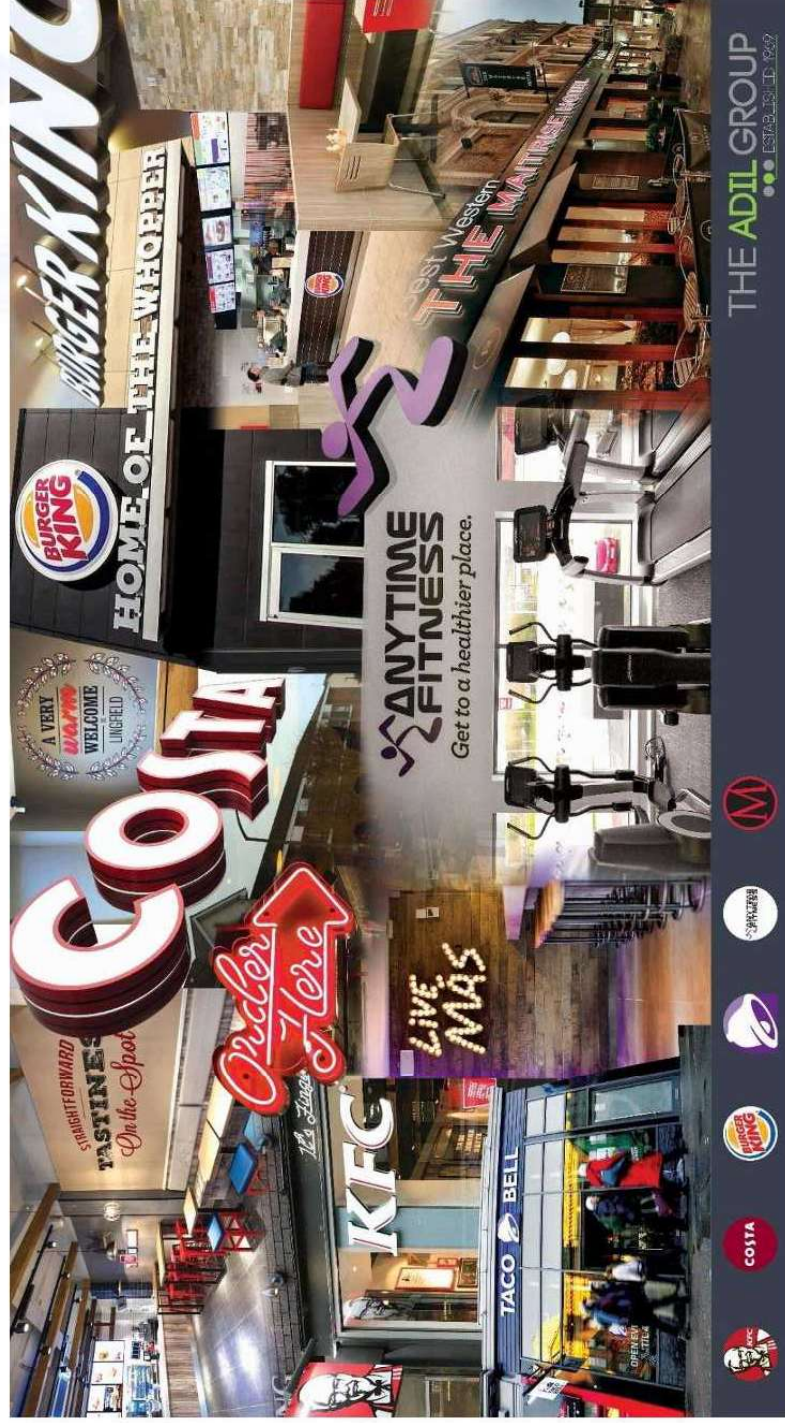


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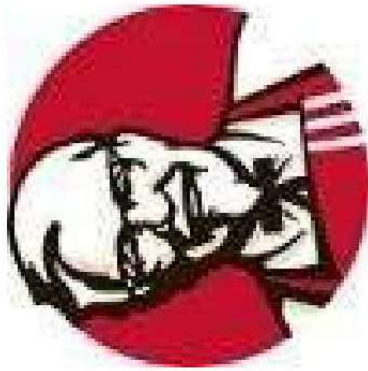
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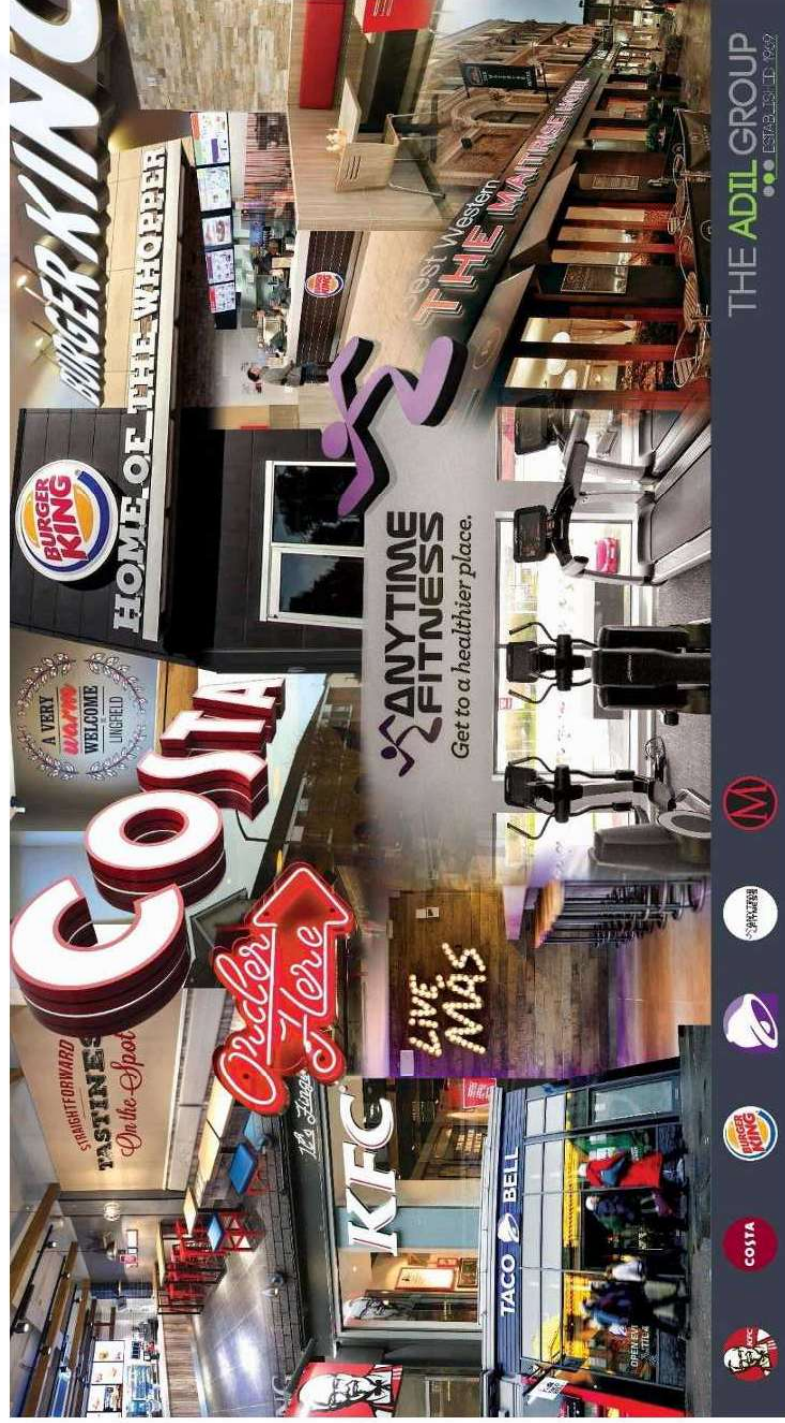


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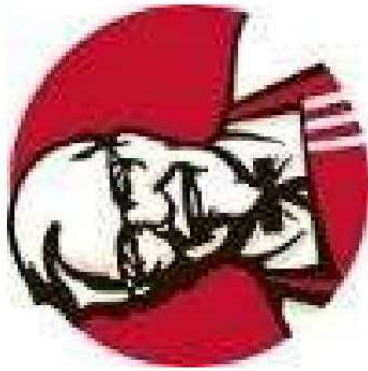
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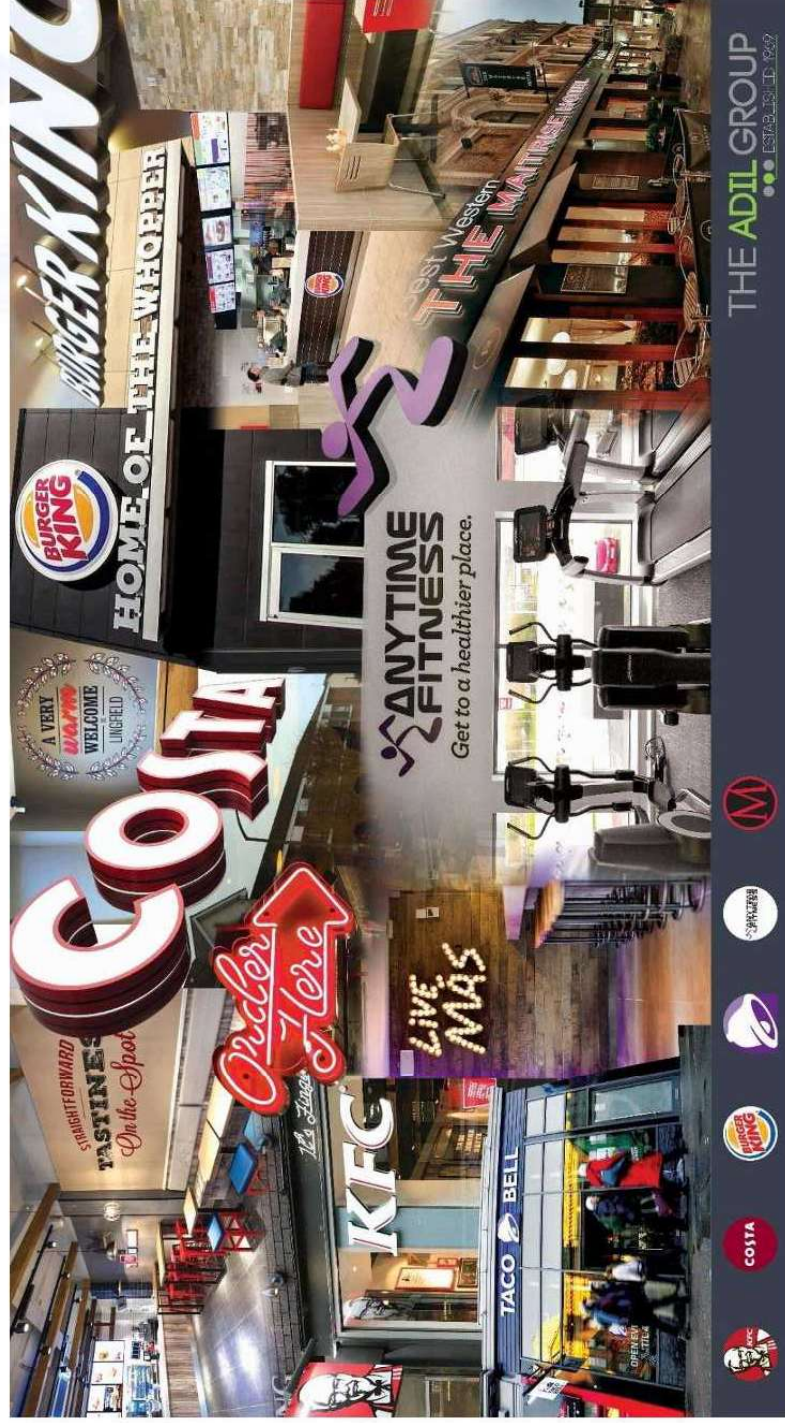


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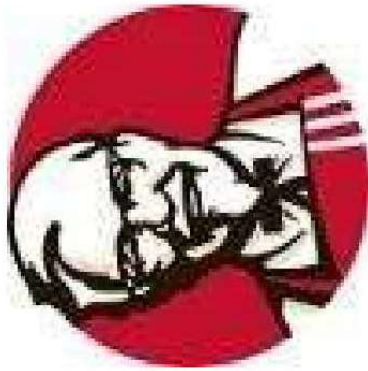
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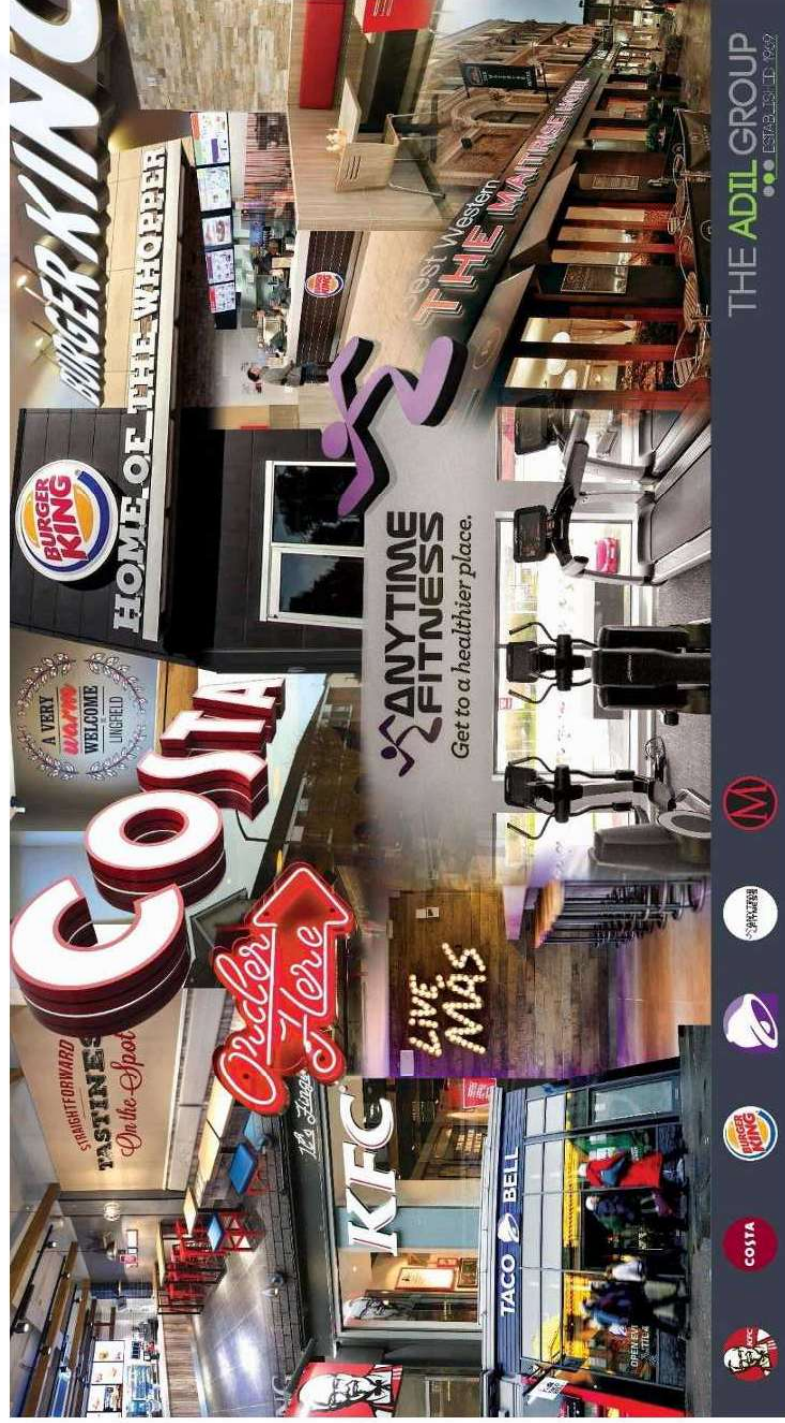


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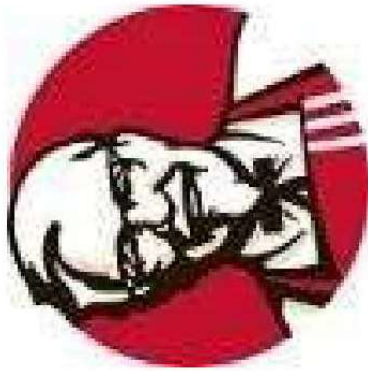
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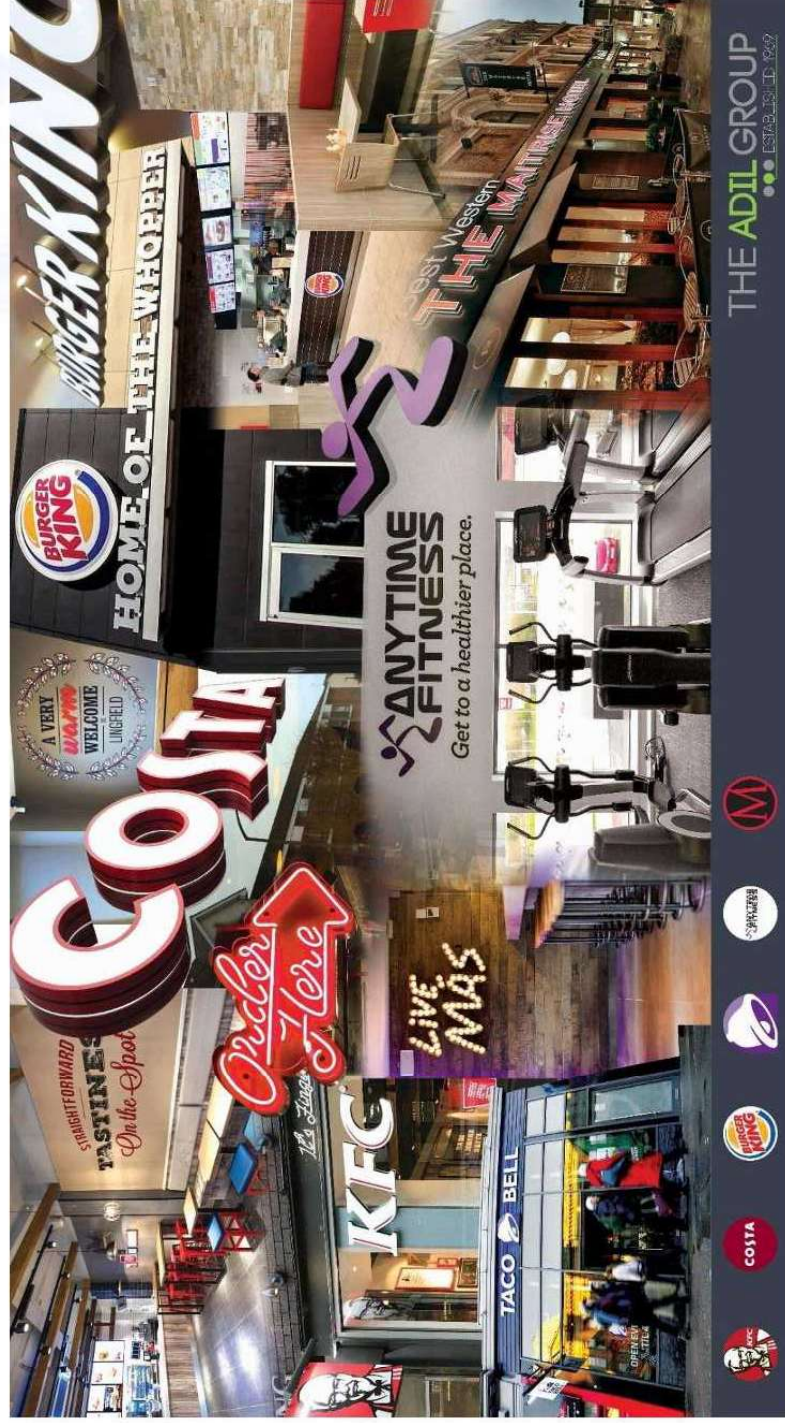


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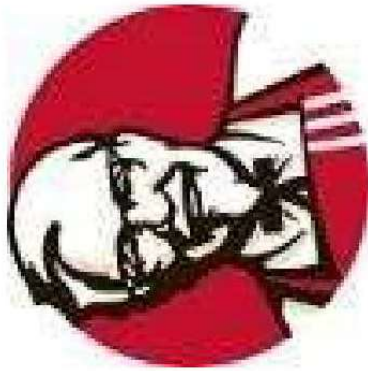
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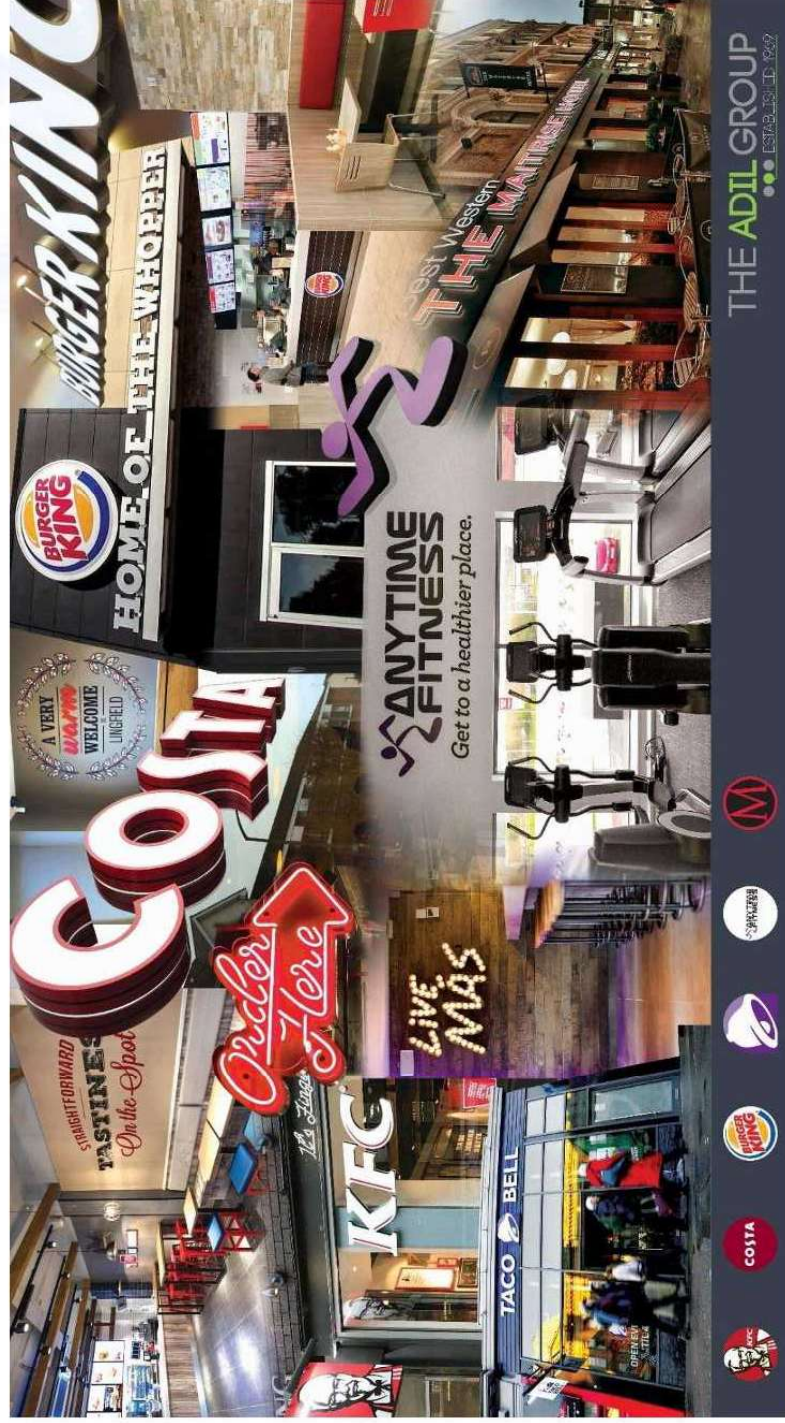


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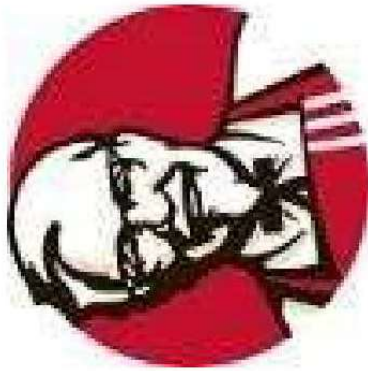
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From: Christopher [REDACTED]
Sent: Fri, 18 Sep 2026 13:43:27 +0100
To: "'Licensing (HDC)'" [REDACTED]
Cc: "Amy [REDACTED]"
Subject: RE: KFC St Neots, New premises application - 305107

Good Afternoon Sarah,

Although we are certain there will be no issues in relation to litter or antisocial behaviour, could you please forward on to Mr [REDACTED], the store's direct phone number - [REDACTED], the Store manager's name is Arman. He will then have a direct point of contact, should he need it.

Many thanks

Chris

Christopher [REDACTED]

Woods Whur

Tel [REDACTED]

Mobile: [REDACTED]

[REDACTED]
Woods Whur, St James House, 28 Park Place, Leeds, LS1 2SP

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From: Licensing (HDC) [REDACTED]
Sent: 01 September 2026 13:15
To: Christopher [REDACTED]
Cc: Amy [REDACTED]
Subject: Re: KFC St Neots, New premises application - 305107

Good Afternoon Chris

I am in the process for drafting the full report for Committee, But in the mean time please find the relevant representation and our mediation attempt.

Kind regards

Sarah



Kind Regards,
Sarah [REDACTED]

Licensing Officer

Phone: [REDACTED]
Team Email: [REDACTED]
SAG Email: [REDACTED]

From: Christopher [REDACTED]
Sent: Thursday, August 27, 2026 12:30 PM
To: Licensing (HDC) [REDACTED]
Cc: Amy [REDACTED]
Subject: RE: KFC St Neots, New premises application - 305107

Hi William,

Thank you for this.

Can you please let me have a copy of the representation. Can you also please let me have finalised hearing details when you can.

Many thanks

Chris

Christopher [REDACTED]

Woods Whur
Tel: [REDACTED]
Mobile [REDACTED]

[REDACTED]
Woods Whur, St James House, 28 Park Place, Leeds, LS1 2SP

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From: Licensing (HDC) [REDACTED]
Sent: 26 August 2026 14:38
To: Christopher [REDACTED]
Cc: Amy [REDACTED]
Subject: Re: KFC St Neots, New premises application - 305107

Good afternoon,

I write to inform you that the application has received an objection on the grounds of public nuisance. Attempts to mediate have been undertaken but there is likely no positive outcome by the end of consultation.

A hearing will be scheduled, unless mediation occurs before the date, with a likely date of the 17th Sept. We will be in touch with further details in due course.



Kind Regards,

William [REDACTED]
Licensing Team Leader

Phone: [REDACTED]

Team Email: [REDACTED]

SAG Email: [REDACTED]

From: Christopher [REDACTED]
Sent: 25 August 2026 03:00
To: Licensing (HDC) [REDACTED]
Cc: Amy [REDACTED]
Subject: RE: KFC St Neots, New premises application - 305107

Good morning Hayden,

Many thanks for your email. Yes - our client is willing to accept the redrafted condition, namely:

"The licence holder shall ensure that litter attributable to the premises is collected within a 100-metre radius of the premises at regular intervals during the provision of late-night refreshment and at the close of business."

Many thanks

Chris

Christopher [REDACTED]

Woods Whur

Tel: [REDACTED]

Mobile: [REDACTED]

[REDACTED]
Woods Whur, St James House, 28 Park Place, Leeds, LS1 2SP

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From: Licensing (HDC) [REDACTED]
Sent: 20 August 2026 15:23
To: Amy [REDACTED]
Subject: KFC New premises application - 305107

Good afternoon,

I have reviewed the new premises licence application for the KFC in St Neots, and I happened to find a condition you have suggested which would be difficult to enforce. This condition is;

1. 6.Litter picking to be undertaken by the licence holder in accordance with your company policy, i.e. within 100m of the premises and to take place 4 times each day at suitably spaced intervals. If you wish to amend the conditions at any time in the future, this will be dealt with by correspondence with the Licensing Section as opposed to a formal variation of the licence.

This condition, if enforced would mean that the licence holders will need to litter pick 4 times a day but only when the licensable activities are taken place. This would be from 23:00hrs to 05:00hrs. Could you please confirm if you wish to keep this condition as is or if you would like to amend it.

I have re worded the condition to make it easier for yourselves to enforce. - The licence holder shall ensure that litter attributable to the premises is collected within a 100-metre radius of the premises at regular intervals during the provision of late-night refreshment and at the close of business.

Please can you respond if you wish to accept this condition instead. I look forward to your response, thank you.



Kind Regards,

Hayden [REDACTED]
Licensing Compliance Officer

Team Email: [REDACTED]
SAG Email: [REDACTED]

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