

# Notice of Meeting

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## Licensing Sub-Committee

**Tuesday, 30 November 2010 at 2.00 pm**  
in Council Chamber Council Offices  
Market Street Newbury

### Members Interests

Note: If you consider you may have an interest in any Application included on this agenda then please seek early advice from the appropriate officers.

Members' Pre-Meeting will be held in the Members' Boardroom at 1.30pm

Date of Despatch of Agenda: 18 November 2010

### FURTHER INFORMATION FOR MEMBERS OF THE PUBLIC

If you require further information about items in this Agenda, or wish to inspect any background documents mentioned in the attached reports, please ask for Moira Fraser, Democratic Services Manager – Tel: (01635) 519045. E-mail: [mfraser@westberks.gov.uk](mailto:mfraser@westberks.gov.uk)

57 Station Road, Thatcham



**To:** Councillors Adrian Edwards (*Chairman*), Billy Drummond, Andrew Rowles

**Substitutes:** Councillors Ieuan Tuck

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# Agenda

## Part I

- 1. Declarations of Interest**  
To receive any declarations of interest from Members.
- 2. Schedule of Licensing Applications**

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<b>Item No</b>	<b>Application No. and Ward</b>	<b>Proposal, Location and Applicant</b>	<b>.</b>
(1)	10/01459/LQN Thatcham South and Crookham	57 Station Road, Thatcham, RG19 4PZ	1 - 52

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Andy Day  
Head of Policy and Communication

West Berkshire Council is committed to equality of opportunity. We will treat everyone with respect, regardless of race, disability, gender, age, religion or sexual orientation.

If you require this information in a different format, such as audio tape, or in another language, please ask an English speaker to contact Moira Fraser on telephone (01635) 519045, who will be able to help.



## Licensing Act 2003

### Application for a Premises Licence Number 10/01459/LQN 57 Station Road, Thatcham, RG19 4PZ

#### Appendices

Appendix A – Application

Appendix B – Objection from Sharon, Samuel and Mathew Williams (including response from Licensing)

Appendix C – Objection from Mr and Mrs Biss (including response from Licensing)

Appendix D – Objection from Mr and Mrs Thompson (including response from Licensing)

Appendix E – Objection from Mr Jenkins (Senior Deputy Head Kennet School) – *Please note that two letters of objection were received one dated the 25 October and the second 02 November 2010* (including response from Licensing)

Appendix F – Objection from Thatcham Town Council (including response from Licensing)

Appendix G – Objection from D.F. Barnes

Appendix H – Objection from Hazel Oram (including response from Licensing)

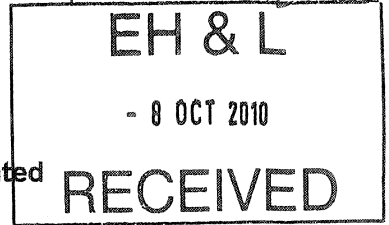
Appendix I – Objection from Andy and Sally Evans (including response from Licensing)

Appendix J – Objection from Paula Dyson (including response from Licensing)

Appendix K – Objection from Nick Willcocks (including response from Licensing)

Appendix L – Objection from Joanna Wood (including response from Licensing)

Appendix M – Proposed Plan



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 RAVINDER SACHDEVA

*(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 57 STATION ROAD			
Post town	THATCHAM	Post code	RG19 4PZ

Telephone number at premises (if any)	
Non-domestic rateable value of premises	£11000

Part 2 - Applicant Details

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

- a) an individual or individuals \*  please complete section (A)
- b) a person other than an individual \*
  - i. as a limited company  please complete section (B)
  - ii. as a partnership  please complete section (B)
  - iii. as an unincorporated association or  please complete section (B)
  - iv. other (for example a statutory corporation)  please complete section (B)
- c) a recognised club  please complete section (B)
- d) a charity  please complete section (B)



- 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  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:

Please tick yes

- 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)**

Mr <input checked="" type="checkbox"/>	Mrs <input type="checkbox"/>	Miss <input type="checkbox"/>	Ms <input type="checkbox"/>	Other Title (for example, Rev)	
Surname SACHDEVA			First names RAVINDER		
I am 18 years old or over				<input checked="" type="checkbox"/> Please tick yes	
Current postal address if different from premises address		41 CLUNBURY AVENUE			
Post Town	SOUTHALL			Postcode	UB2 5SN
Daytime contact telephone number			07949760550		
E-mail address (optional)					

**SECOND INDIVIDUAL APPLICANT (if applicable)**

Mr <input type="checkbox"/>	Mrs <input type="checkbox"/>	Miss <input type="checkbox"/>	Ms <input type="checkbox"/>	Other Title (for example, Rev)	
Surname			First names		
I am 18 years old or over				<input type="checkbox"/> Please tick yes	

Current postal address if different from premises address			
Post Town		Postcode	
Daytime contact telephone number			
E-mail address (optional)			

**(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)
E-mail address (optional)

**Part 3 Operating Schedule**

When do you want the premises licence to start?

Day	Month	Year
<input type="text"/>	<input type="text"/>	<input type="text"/>

If you wish the licence to be valid only for a limited period, when do you want it to end?

Day	Month	Year
<input type="text"/>	<input type="text"/>	<input type="text"/>

Please give a general description of the premises (please read guidance note1)  
CONVENIENCE STORE & OFFLICENSE

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 of the Licensing Act 2003 and Schedules 1 and 2 to the Licensing Act 2003)

**Provision of regulated entertainment**

**Please tick yes**

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

**Provision of entertainment facilities:**

- |   |                          |
|---|--------------------------|
| i) making music (if ticking yes, fill in box I)   | <input type="checkbox"/> |
| j) dancing (if ticking yes, fill in box J)  | <input type="checkbox"/> |
| k) entertainment of a similar description to that falling within (i) or (j) (if ticking yes, fill in box K) | <input type="checkbox"/> |

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

**Supply of alcohol** (if ticking yes, fill in box M)

In all cases complete boxes N, O and P

A

Plays Standard days and timings (please read guidance note 6)			<b>Will the performance of a play take place indoors or outdoors or both – please tick</b> (please read guidance note 2)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish			
Mon			<b>Please give further details here</b> (please read guidance note 3)		
Tue					
Wed			<b>State any seasonal variations for performing plays</b> (please read guidance note 4)		
Thur					
Fri			<b>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</b> (please read guidance note 5)		
Sat					
Sun					

**B**

<b>Films</b> Standard days and timings (please read guidance note 6)			<b><u>Will the exhibition of films take place indoors or outdoors or both – please tick</u></b> (please read guidance note 2)	Indoors <input type="checkbox"/>
				Outdoors <input type="checkbox"/>
				Both <input type="checkbox"/>
Day	Start	Finish	<b><u>Please give further details here</u></b> (please read guidance note 3)	
Mon				
Tue				
Wed			<b><u>State any seasonal variations for the exhibition of films</u></b> (please read guidance note 4)	
Thur				
Fri			<b><u>Non standard timings. Where you intend to use the premises for the exhibition of films at different times to those listed in the column on the left, please list</u></b> (please read guidance note 5)	
Sat				
Sun				

C

Indoor sporting events Standard days and timings (please read guidance note 6)			<u>Please give further details</u> (please read guidance note 3)
Day	Start	Finish	
Mon			
Tue			<u>State any seasonal variations for indoor sporting events</u> (please read guidance note 4)
Wed			
Thur			<u>Non standard timings. Where you intend to use the premises for indoor sporting events at different times to those listed in the column on the left, please list</u> (please read guidance note 5)
Fri			
Sat			
Sun			

**D**

<b>Boxing or wrestling entertainments</b> Standard days and timings (please read guidance note 6)			<b>Will the boxing or wrestling entertainment take place indoors or outdoors or both – please tick</b> (please read guidance note 2)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
<b>Day</b>	<b>Start</b>	<b>Finish</b>			
Mon			<b>Please give further details here</b> (please read guidance note 3)		
Tue					
Wed			<b>State any seasonal variations for boxing or wrestling entertainment</b> (please read guidance note 4)		
Thur					
Fri			<b>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</b> (please read guidance note 5)		
Sat					
Sun					

E

<b>Live music</b> Standard days and timings (please read guidance note 6)			<b>Will the performance of live music take place indoors or outdoors or both – please tick</b> (please read guidance note 2)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish	<b>Please give further details here</b> (please read guidance note 3)		
Mon					
Tue					
Wed			<b>State any seasonal variations for the performance of live music</b> (please read guidance note 4)		
Thur					
Fri			<b>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</b> (please read guidance note 5)		
Sat					
Sun					



F

<b>Recorded music</b> Standard days and timings (please read guidance note 6)			<b><u>Will the playing of recorded music take place indoors or outdoors or both – please tick</u></b> (please read guidance note 2)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
<b>Day</b>	<b>Start</b>	<b>Finish</b>	<b><u>Please give further details here</u></b> (please read guidance note 3)		
Mon					
Tue			<b><u>State any seasonal variations for the playing of recorded music</u></b> (please read guidance note 4)		
Wed					
Thur			<b><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></b> (please read guidance note 5)		
Fri					
Sat					
Sun					

G

Performances of dance Standard days and timings (please read guidance note 6)			<u>Will the performance of dance take place indoors or outdoors or both – please tick</u> (please read guidance note 2)	Indoors	<input type="checkbox"/>
Day	Start	Finish		Outdoors	<input type="checkbox"/>
Mon			<u>Please give further details here</u> (please read guidance note 3)	Both	<input type="checkbox"/>
Tue					
Wed			<u>State any seasonal variations for the performance of dance</u> (please read guidance note 4)		
Thur					
Fri			<u>Non standard timings. Where you intend to use the premises for the performance of dance at different times to those listed in the column on the left, please list</u> (please read guidance note 5)		
Sat					
Sun					

H

<p>Anything of a similar description to that falling within (e), (f) or (g) Standard days and timings (please read guidance note 6)</p>			<p><u>Please give a description of the type of entertainment you will be providing</u></p>		
Day	Start	Finish	<p><u>Will this entertainment take place indoors or outdoors or both – please tick</u> (please read guidance note 2)</p>	Indoors	<input type="checkbox"/>
Mon				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Tue			<p><u>Please give further details here</u> (please read guidance note 3)</p>		
Wed					
Thur			<p><u>State any seasonal variations for entertainment of a similar description to that falling within (e), (f) or (g)</u> (please read guidance note 4)</p>		
Fri					
Sat			<p><u>Non standard timings. Where you intend to use the premises for the entertainment of a similar description to that falling within (e), (f) or (g) at different times to those listed in the column on the left, please list</u> (please read guidance note 5)</p>		
Sun					

<b>Provision of facilities for making music</b> Standard days and timings (please read guidance note 6)			<b><u>Please give a description of the facilities for making music you will be providing</u></b>			
			<b><u>Will the facilities for making music be indoors or outdoors or both – please tick</u></b> (please read guidance note 2)		Indoors <input type="checkbox"/> Outdoors <input type="checkbox"/> Both <input type="checkbox"/>	
Day	Start	Finish	<b><u>Please give further details here</u></b> (please read guidance note 3)			
Mon						
Tue						
Wed					<b><u>State any seasonal variations for the provision of facilities for making music</u></b> (please read guidance note 4)	
Thur						
Fri					<b><u>Non standard timings. Where you intend to use the premises for provision of facilities for making music at different times to those listed in the column on the left, please list</u></b> (please read guidance note 5)	
Sat						
Sun						

J

<b>Provision of facilities for dancing</b> Standard days and timings (please read guidance note 6)			<b><u>Will the facilities for dancing be indoors or outdoors or both – please tick</u></b> (see guidance note 2)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
			<b><u>Please give a description of the facilities for dancing you will be providing</u></b>		
Day	Start	Finish			
Mon			<b><u>Please give further details here</u></b> (please read guidance note 3)		
Tue					
Wed			<b><u>State any seasonal variations for providing dancing facilities</u></b> (please read guidance note 4)		
Thur					
Fri			<b><u>Non standard timings. Where you intend to use the premises for the provision of facilities for dancing entertainment at different times to those listed in the column on the left, please list</u></b> (please read guidance note 5)		
Sat					
Sun					

K

<b>Provision of facilities for entertainment of a similar description to that falling within i or j</b> Standard days and timings (please read guidance note 6)			<b><u>Please give a description of the type of entertainment facility you will be providing</u></b>		
Day	Start	Finish	<b><u>Will the entertainment facility be indoors or outdoors or both – please tick</u></b> (please read guidance note 2)	Indoors	<input type="checkbox"/>
Mon				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Tue			<b><u>Please give further details here</u></b> (please read guidance note 3)		
Wed					
Thur			<b><u>State any seasonal variations for the provision of facilities for entertainment of a similar description to that falling within i or j</u></b> (please read guidance note 4)		
Fri					
Sat			<b><u>Non standard timings. Where you intend to use the premises for the provision of facilities for entertainment of a similar description to that falling within i or j at different times to those listed in the column on the left, please list</u></b> (please read guidance note 5)		
Sun					

L

<b>Late night refreshment</b> Standard days and timings (please read guidance note 6)			<b>Will the provision of late night refreshment take place indoors or outdoors or both – please tick (please read guidance note 2)</b>	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish			
Mon			<b><u>Please give further details here</u></b> (please read guidance note 3)		
Tue					
Wed			<b><u>State any seasonal variations for the provision of late night refreshment</u></b> (please read guidance note 4)		
Thur					
Fri			<b><u>Non standard timings. Where you intend to use the premises for the provision of late night refreshment at different times, to those listed in the column on the left, please list</u></b> (please read guidance note 5)		
Sat					
Sun					

**M**

<b>Supply of alcohol</b> Standard days and timings (please read guidance note 6)			<b>Will the supply of alcohol be for consumption (Please tick box)</b> (please read guidance note 7)	On the premises	<input type="checkbox"/>
				Off the premises	<input checked="" type="checkbox"/>
				Both	<input type="checkbox"/>
<b>Day</b>	<b>Start</b>	<b>Finish</b>	<b>State any seasonal variations for the supply of alcohol</b> (please read guidance note 4)		
Mon	08.30	23.00			
	HRS	HRS			
Tue	08.30	23.00			
	HRS	HRS			
Wed	08.30	23.00			
	HRS	HRS			
Thur	08.30	23.00			
	HRS	HRS			
Fri	08.30	24.00			
	HRS	HRS			
Sat	08.30	24.00			
	HRS	HRS			
Sun	08.30	23.00			
	HRS	HRS			
			<b>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</b> (please read guidance note 5)		

State the name and details of the individual whom you wish to specify on the licence as premises supervisor

<b>Name</b> RAVINDER SACHDEVA	
<b>Address</b> 41 CLUNBURY AVENUE SOUTHALL	
<b>Postcode</b>	UB2 5SN
<b>Personal Licence number (if known)</b>	
<b>Issuing licensing authority (if known)</b> LONDON BOROUGH OF HOUNSLOW	



N

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 8)  
 NONE

O

Hours premises are open to the public Standard days and timings (please read guidance note 6)			State any seasonal variations (please read guidance note 4)
Day	Start	Finish	
Mon	08.00	24.00	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 5)
	HRS	HRS	
Tue	08.00	24.00	
	HRS	HRS	
Wed	08.00	24.00	
	HRS	HRS	
Thur	08.00	24.00	
	HRS	HRS	
Fri	08.00	24.00	
	HRS	HRS	
Sat	08.00	24.00	
	HRS	HRS	
Sun	08.00	24.00	
	HRS	HRS	

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

**a) General – all four licensing objectives (b,c,d,e) (please read guidance note 9)**

IMPLIMENTING CHALLENGE 25 STRICTLY  
SEPRATING ALCOHOL FROM CHILDRENS SECTION  
ALL STAFF TO BE TRAINED IN RESPONSIBLE ALCOHOL RETAILING  
KNOWING YOUR CUSTOMERS WELL  
CCTV IN OPERATION ALL THE TIMES 24HRS RECORDING & MONTHLY STORING  
SYSTEM OF RECORDING.  
JOINING NEIGHBOURHOOD SCHEMES & KEEPING IN TOUCH WITH THE POLICE

**b) The prevention of crime and disorder**

TRAIN ALL STAFF & DEVELOP THE RIGHT ATMOSPHERE WITH CUSTOMERS  
WINDOWS, DOORS & FRAMES TO BE REINFORCED MAKING IT MORE DIFFICULT FOR  
INTRUSION.  
CCTV INSTALLED INSIDE AND OUTSIDE.JOIN RETAILWATCH SCHEMES  
KEEP A CLOSE WATCH ON ALL CUSTOMERS & KEEP CLEAR VIEW OF PREMISES  
LIASE WITH THE LOCAL POLICE  
BE CALM AND DECISIVE & DO NOT REACT TO PROVOCATION  
MAINTAIN HIGH STANDARDS & UPHOLD THE LAW

**c) Public safety**

HEALTH & SAFETY RISK ASSESSMENTS TO BE CARRIED OUT REGULARLY  
INSTALLATION OF APPROPRIATE & ADEQUATE SAFETY EQUIPMENT.  
INSTALLATION OF EMERGENCY LIGHTING AND EVACUATION PROCEDURES BE IN  
PLACE WITH WARNING SIGNS .  
STAFF TO BE TRAINED IN FIRST AID & FIRE EVACUATION PROCEDURES.  
TO COMPLY WITH ALL CURRENT, FIRE AND HEALTH AND SAFETY LEGISLATION AS  
REQUIRED BY THE LAW

**d) The prevention of public nuisance**

A MANAGEMENT POLICY IN PLACE TO TAKE INTO ACCOUNT THE EXTERNAL AREAS  
OF THE PREMISES AND THE CONDUCT OF THE CUSTOMERS .  
NOTICE TO CUSTOMERS REGARDING CONSIDERATION FOR NEIGHBOURS.  
TO MONITOR ANTI SOCIAL BEHAVIOUR BY USE OF CCTV  
JOIN RETAILWATCH SCHEMES  
STRICT POLICY NOT TO SERVE DRUNKEN CUSTOMERS.  
CHALLENGE 25 IN FORCE ALL THE TIME

**e) The protection of children from harm**

CHALLENGE 25 TO BE IMPLIMENTED STRICTLY  
ALCOHOL TO BE KEPT AWAY FROM CHILDRENS CONFECTIONERY SHELVES  
SIGNS TO BE PUT ON SHELVES REGARDS TO NO ID NO SALE ON ALCOHOL SHELVES  
CIGARETTES & SPIRITS TO BE KEPT BEHIND THE COUNTER AWAY FROM CHILDREN.  
STAFF FULLY TRAINED ON NO ID NO SALE CHALLENGE 25 SCHEME  
HEALTH & SAFETY MEASURES ARE IN PLACE WHERE EQUIPMENT IS OF DANGER TO  
YOUNG PERSONS.


Please tick yes

- I have made or enclosed payment of the fee
- I have enclosed the plan of the premises
- I have sent copies of this application and the plan to responsible authorities and others where applicable
- I have enclosed the consent form completed by the individual I wish to be premises supervisor, if applicable
- I understand that I must now advertise my application
- I understand that if I do not comply with the above requirements my application will be rejected

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

**Part 4 – Signatures** (please read guidance note 10)

**Signature of applicant or applicant’s solicitor or other duly authorised agent** (See guidance note 11). If signing on behalf of the applicant please state in what capacity.

Signature	
Date	5 <sup>th</sup> OCTOBER 2010
Capacity	AGENT

**For joint applications signature of 2<sup>nd</sup> applicant or 2<sup>nd</sup> applicant’s solicitor or other authorised agent.** (please read guidance note 12). If signing on behalf of the applicant please state in what capacity.

Signature	
Date	
Capacity	

**Contact name (where not previously given) and postal address for correspondence associated with this application** (please read guidance note 13)

PLT  
S.PANCHAL  
12 PARKWAY

Post town	HILLINGDON	Post code	UB10 9JX
-----------	------------	-----------	----------

Telephone number (if any)	01895 259891
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If you would prefer us to correspond with you by e-mail your e-mail address (optional)  
wensons@aol.com

**Consent of individual to being specified as premises supervisor**

RAVINDER SACHDEVA

-----  
*[full name of prospective premises supervisor]*

of

41 CLUNBURY AVENUE  
SOUTHALL  
UB2 5SN

-----  
*[home address of prospective premises supervisor]*

hereby confirm that I give my consent to be specified as the designated premises supervisor in relation to the application for

PREMISES LICENSE

-----  
*[type of application]*

by

RAVINDER SACHDEVA

-----  
*[name of applicant]*

relating to a premises licence

-----  
*[number of existing licence, if any]*

for

57 STATION ROAD  
THATCHAM  
RG19 4PZ

-----  
*[name and address of premises to which the application relates]*

and any premises licence to be granted or varied in respect of this application made by

RAVINDER SACHDEVA

-----  
*[name of applicant]*

concerning the supply of alcohol at

57 STATION ROAD  
THATCHAM  
RG19 4PZ

-----  
*[name and address of premises to which application relates]*

I also confirm that I am applying for, intend to apply for or currently hold a personal licence, details of which I set out below.

Personal licence number

-----  
*[insert personal licence number, if any]*

Personal licence issuing authority

LONDON BOROUGH OF HOUNSLOW

-----  
*[insert name and address and telephone number of personal licence issuing authority, if any]*

Signed

*Ravinder*

Name (please print)

RAVINDER SACHDEVA

Date

5<sup>th</sup> OCTOBER 2010

## APPENDIX B

**Emilia Matheou**

---

**From:** Emilia Matheou  
**Sent:** 10 November 2010 08:48  
**To:** 'Sharon WILLIAMS'  
**Subject:** <v9\_SmartSaved/> RE: Alcohol License app 10/01459/LQN Station Road, Thatcham  
**Categories:** SmartSaved

Mrs Williams,

**57 Station Road, Thatcham, Berkshire, RG19 4PZ**

Thank you for your representations regarding the above application. Although your comments are noted, to some extent most of them are not valid. All representations must be about the likely effect of granting the licence on the promotion of at least one of the four licensing objectives. The four licensing objectives are:

The prevention of crime and disorder;  
Public safety;  
The prevention of public nuisance; and  
The protection of children from harm.

If as an interested party you believe that granting the licence in the terms it has been applied for is likely to have an effect on the promotion of one or more of the objectives then any representations you make should be explicitly linked to one or more of the objectives. However, the Licensing Officer dealing with the case will bring any relevant points to the attention of the members of the Licensing Sub-Committee prior to any hearing.

Your comments will also be made available to the applicant and any comments in answer will be communicated to you either directly by the applicant or through this department.

If a hearing of the application before the Licensing Sub-Committee is necessary, details of the date and time will be sent out by the Policy and Performance Unit at least ten days before the date of the hearing.

Regards

Emilia Matheou  
Property and Public Protection  
Environmental Health & Licensing  
Tel: 01635 519184 Ext: 3208

---

**From:** Sharon WILLIAMS [mailto:[taffyw@btinternet.com](mailto:taffyw@btinternet.com)]  
**Sent:** 03 November 2010 23:04  
**To:** Licensing  
**Subject:** Alcohol License app 10/01459/LQN Station Road, Thatcham

Please find attached letter regarding the above application.

Many thanks  
Sharon Williams

emailed .

24 Neville Drive  
Thatcham  
Berks  
RG19 4PY

West Berkshire Council  
Licensing Dept  
Environmental Health  
Faraday Road  
Newbury  
Berks  
RG14 2AF

2<sup>ND</sup> November 2010

Dear Sir

**Ref Alcohol License App 10/01459/LQN**

We write to object to the above application.

We were concerned to see this application posted last week. (Incidentally half term when potentially interested parties from the nearby school would not be around)

We wish to object to the opening of licensed premises with such long opening hours AND in such close proximity to a secondary school.

This area is primarily residential and we are already well served by shops licensed to sell alcohol within a few hundred yards in each direction.

We cannot help but think a license to sell alcohol at such late hours will create a public nuisance.

Please take our objections into account when you consider this application.

Yours truly  
Mrs Sharon Williams  
Mr Samuel Williams  
Mr Matthew Williams

8 November 2010

Mr & Mrs Biss  
51 Station Road  
Thatcham  
Berkshire  
RG19 4PZ

Dear Mr & Mrs Biss

**Licensing Act 2003 - Representation concerning Premises Licence  
57 Station Road, Thatcham, Berkshire, RG19 4PZ**

Thank you for your representations regarding the above application. Although your comments are noted, to some extent most of them are not valid. All representations must be about the likely effect of granting the licence on the promotion of at least one of the four licensing objectives. The four licensing objectives are:

- The prevention of crime and disorder;
- Public safety;
- The prevention of public nuisance; and
- The protection of children from harm.

If as an interested party you believe that granting the licence in the terms it has been applied for is likely to have an effect on the promotion of one or more of the objective then any representations you make should be explicitly linked to one or more of the objectives.

However, as one of your comments are pertinent the Licensing Officer dealing with the case will bring the 'relevant' point to the attention of the members of the Licensing Sub- Committee prior to any hearing. Your comments will also be made available to the applicant and any comments in answer will be communicated to you either directly by the applicant or through this department.

If a hearing of the application before the Licensing Sub-Committee is necessary, details of the date and time will be sent out by the Policy and Performance Unit at least ten days before the date of the hearing.

Yours sincerely



Emilia Matheou  
Technical Licensing Officer

**Property and Public Protection  
Environmental Health & Licensing**  
West Berkshire District Council  
Council Offices  
Faraday Road Newbury  
Berkshire RG14 2AF

**Our Ref:** 10/01459/LQN

**Your Ref:**

**Please ask for:** Licensing Team

**Direct Line:** 01635 519209

**Fax:** 01635 519172

**e-mail:** [licensing@westberks.gov.uk](mailto:licensing@westberks.gov.uk)



Scanned

EH & L  
5 - NOV 2010  
RECEIVED

Mr & Mrs Biss,  
51 Station Rd,  
Thatcham  
Berks  
RG19 4PZ

4 Nov. 2010

Dear Sir / Madam,

with reference to application  
10/01459/LON - 57 Stn Rd, Thatcham.  
We object to the grant of a license to sell  
alcohol at 57 Stn Rd.

There are more than adequate outlets for  
alcohol in Thatcham centre and the  
Burdwood shop already. This is a  
residential area close to Kennet School.

There is frequent disturbance at weekends  
from people walking along Station Road  
through noise and broken glass. (presumably  
a result of excess alcohol). Bottles, cans  
and takeaways are often thrown in our  
front garden. Traffic levels are high  
enough so we feel this application is  
neither necessary or welcome.

yours faithfully,

B Biss, 

## APPENDIX D

**Emilia Matheou**

---

**From:** Emilia Matheou  
**Sent:** 08 November 2010 15:43  
**To:** 'james.thompson@awe.co.uk'  
**Subject:** <v9\_SmartSaved/> Licensing Act 2003 - Representations  
**Categories:** SmartSaved

Mr and Mrs Thompson,

**57 Station Road, Thatcham, Berkshire, RG19 4PZ**

Thank you for your representations regarding the above application. Although your comments are noted, to some extent most of them are not valid. All representations must be about the likely effect of granting the licence on the promotion of at least one of the four licensing objectives. The four licensing objectives are:

- The prevention of crime and disorder;
- Public safety;
- The prevention of public nuisance; and
- The protection of children from harm.

If as an interested party you believe that granting the licence in the terms it has been applied for is likely to have an effect on the promotion of one or more of the objective then any representations you make should be explicitly linked to one or more of the objectives.

However, as some of your comments are pertinent the Licensing Officer dealing with the case will bring the 'relevant' points to the attention of the members of the Licensing Sub- Committee prior to any hearing.

Your comments will also be made available to the applicant and any comments in answer will be communicated to you either directly by the applicant or through this department.

If a hearing of the application before the Licensing Sub-Committee is necessary, details of the date and time will be sent out by the Policy and Performance Unit at least ten days before the date of the hearing.

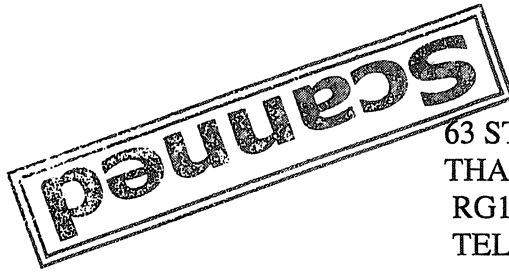
Regards

Emilia Matheou  
Property and Public Protection  
Environmental Health & Licensing  
Tel: 01635 519184 Ext: 3208

---

**From:** james.thompson@awe.co.uk [mailto:james.thompson@awe.co.uk]  
**Sent:** 04 November 2010 16:01  
**To:** Licensing  
**Cc:** Emilia Matheou  
**Subject:** <v9\_SmartSaved/> 10/01459/LQW

WEST BERKSHIRE COUNCIL ENV HEALTH  
(LICENSING)  
FARADAY ROAD  
NEWBURY  
RG14 2AF



63 STATION ROAD  
THATCHAM  
RG19 4PZ  
TEL 01635 871336  
07860 906454

DATED 04/11/10

YOUR REFERENCE 10/01459/LQW

On behalf of myself James Thompson and my wife Lynne Thompson of the above address we wish to object in the strongest possible terms against the application for an Off Sales shop licensed to sell alcohol within 50 m of our home.

We have both personal views and others relating to the immediate area and community in our wish to oppose this application.

I will endeavour to clarify.

- There is not enough traffic spaces to support this application near to our house, we need 24 hour access down the side of the building to our house , both my wife and I have been denied this at various times by cars parking on the private road leading to our rear access.
- Noise must be considered as our property boundary is less than 50m from the proposed shop
- The opening hours particularly 23:00 and 24:00 hour closing times are excessive, this has a noise implication, passing foot traffic, vehicular traffic etc. Again less than 50m from our boundary
- There is an off license part of the CO-OPERative barely 750m from the proposed development ( this is open 7 days )
- There are various appeals etc by local people, Parish Council etc to help the town centre, there are at least 2 licensed outlets within 5 mins walking distance already plus many, many public houses-this could potentially take business from established businesses.
- There is a large school within 300m with hundreds of schoolchildren passing this parade of shops on a daily basis—these children deserve to be protected against the menace of alcohol abuse. Additionally exposure could potentially lead to under-age drinking and subsequently to the binge drinking culture which blights main streets across the UK. with the government guidelines on alcohol advertising this should be considered
- We have on a few occasions had our garden wall torn down by people late in the evenings (something various neighbours have had too – this can be verified by Thames Valley Police); a shop licensed to sell alcohol could exacerbate this anti-social problem.

- An increase in litter could be envisaged , at the moment we pick up empty bags , empty beer cans , bottles etc from our garden on a Saturday and Sunday morning –deposited by people walking past-again this would potentially be multiplied by this proposed shop
  - We feel that West Berkshire Council should not uphold this application for an alcohol license as , again, government guidelines are advising people to be more aware of alcohol consumption , having another licensed premise in the Parish does not lend itself to promoting good health –again the schoolchildren must be considered and the influence on their thinking.
  - In summary I have 4 main licensing objectives detailed below and consider this application particularly inappropriate in what is mainly a residential area
1. **PREVENTION OF CRIME AND DISORDER**
  2. **PUBLIC SAFETY** – there are concerns regarding people congregating in the area (similar to what happened at the CO-OP), a huge increase in the immediate area with moving vehicles.
  3. **PUBLIC SAFETY** – there is a strong likelihood of nuisance from increased pedestrian and vehicular traffic particularly late at night with associated litter and noise issues.
  4. **PROTECTION OF CHILDREN FROM HARM** – this is an area where young people are known to gather.

We would be obliged if you take the above into consideration and take the decision to refuse the application.

Mr and Mrs J Thompson



25 October 2010

P W Jenkins  
Senior Deputy Head  
Kennet School  
Stoney Lane  
Thatcham  
RG19 4LL

**Property and Public Protection  
Environmental Health & Licensing**  
West Berkshire District Council  
Council Offices  
Faraday Road Newbury  
Berkshire RG14 2AF

**Our Ref:** 10/01459/LQN

**Your Ref:**

**Please ask for:** Licensing Team

**Direct Line:** 01635 519209

**Fax:** 01635 519172

**e-mail:** [licensing@westberks.gov.uk](mailto:licensing@westberks.gov.uk)

Dear P W Jenkins

**Licensing Act 2003 - Representation concerning Premises Licence  
57 Station Road, Thatcham, Berkshire, RG19 4PZ**

Thank you for your representations regarding the above application. Although your comments are noted, to some extent most of them are not valid.

All representations must be about the likely effect of granting the licence on the promotion of at least one of the four licensing objectives. The four licensing objectives are:

- The prevention of crime and disorder;
- Public safety;
- The prevention of public nuisance; and
- The protection of children from harm.

If as an interested party you believe that granting the licence in the terms it has been applied for is likely to have an effect on the promotion of one or more of the objective then any representations you make should be explicitly linked to one or more of the objectives. However, as some of your comments are pertinent the Licensing Officer dealing with the case will bring the 'relevant' points to the attention of the members of the Licensing Sub- Committee prior to any hearing.

Your comments will now be made available to the applicant and any comments in answer will be communicated to you either directly by the applicant or through this department.

If a hearing of the application before the Licensing Sub-Committee is necessary, details of the date and time will be sent out by the Policy and Performance Unit at least ten days before the date of the hearing.

Yours sincerely

Emilia Matheou  
Technical Licensing Officer

Telephone: 01635 862121  
Fax: 01635 871814

Executive Head: P G Dick OBE JP DL  
Associate Head: P German



Stoney Lane, Thatcham  
Berkshire RG19 4LL

E-mail: office.kennet@westberks.org  
Website: www.kennet.westberks.org

EXCELLENCE THROUGH ENDEAVOUR

October 2010

Scanned

EH & L  
25 OCT 2010  
RECEIVED

Emilia Matheon  
Property and Public Protection  
Environmental Health and Licensing  
West Berkshire District Council  
Council Offices  
Faraday Road  
Newbury  
RG14 2AF

Dear Miss Matheon

**Application 10/01459/LQN**  
**Ravina Sachdeva 47 Station Road Thatcham Berkshire**

I write to object to the above application for a Premises Licence.

My interest is as Senior Deputy Head at Kennet School and write at the bequest of the Governors of the school.

57 Station Road is in close proximity to Kennet School with many of its 1740 pupils walking past the property daily to attend school. At their time of travel it is proposed that the off licence would be open.

Kennet School has been awarded Healthy Schools Status and thus we promote healthy living styles with respect to exercise and the hazards to health of alcohol, cigarettes and diet. It is therefore a concern to us that on our very doorstep the off licence would be actively promoting the goods we are educating pupils to consider with caution and control to maintain their health.

Further, the proposed store would not have a client base during the day; it will therefore seek to sell other products such as sweets and chocolate thus targeting our pupils. The government is determining its set-up for healthy school meals banned the sale of confectionary at schools and sought to prevent the sale of it within the proximity of schools.

The proposed retailer could well act as a magnet to pupils to break bounds and seek to spend their dinner money against their parents' wishes.

We are aware that a minority of pupils smoke and from time to time a group will congregate to the rear of the premises. Easier access to cigarette sales is bound to compound the problem. Besides giving a wrong image of our pupils, the inevitable litter is unsightly for the public.

The sale of alcohol so near to the school is a concern, not because it will attract our pupils, but it could bring the wrong element into the area seeking to purchase drink and put our pupils at risk.

The school has many evening functions and combined with the needs of the Leisure Centre there is a huge and well documented pressure on car parking in the area. The majority of prospective customers would need to drive to the off licence causing increased traffic congestion on what is a hazardous junction. The co-op store at the Burdwood Centre already retails a range of beverages and meets the local community needs.

I trust that the arguments presented demonstrate that such a location is totally unsuitable for the siting of an off licence and that the application is rejected.

Yours sincerely

A handwritten signature in black ink, appearing to read 'P W Jenkins', with a long horizontal flourish extending to the right.

**P W Jenkins**  
**Senior Deputy Head**

# Kennet School

Telephone: 01635 862121  
Fax: 01635 871814

Executive Head: P G Dick OBE JP DL  
Associate Head: P German



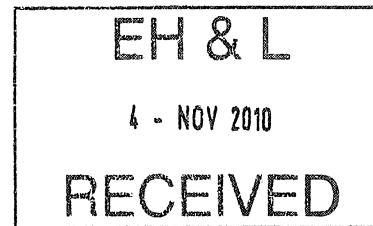
Stoney Lane, Thatcham  
Berkshire RG19 4LL

E-mail: office.kennet@westberks.org  
Website: www.kennet.westberks.org

EXCELLENCE THROUGH ENDEAVOUR

2 November 2010

Emilia Matheon  
Property and Public Protection  
Environmental Health and Licensing  
West Berkshire District Council  
Council Offices  
Faraday Road  
Newbury  
RG14 2AF



Dear Ms Matheon

**Application 10/01459/LQN**  
**57 Station Road Thatcham Berkshire RG19 4PZ**

Thank you for your letter concerning the application to licence the above property for the sale of alcohol. I had thought that I had made comments under the objections:

- The prevention of public nuisance
- The protection of children from harm

I would like to make further comment with particular reference to the protection of children from harm. I wish to remind the sub-committee that the school day for many pupils is greatly extended and there are many evenings when the pupils will pass the premises during the hours of darkness.

Children are at risk from harm for the following reasons:

- Any licenced premises is likely to attract an undesirable element which puts children at risk of harm from unpleasant language and aggression. Public disorder is likely.
- Any premises selling alcohol is likely to have attraction to those children who have a desire to try alcohol. This we know puts children at risk of harm from alcohol damage and can lead to behavioural problems.

In any society we have those who have an alcohol problem. Kennet School reflects such a society. We have pupils who have parents/older siblings with alcohol related problems.

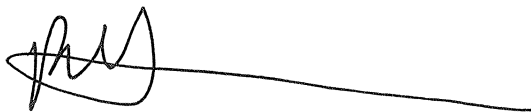




The presence of a licenced premises close to the school is a threat to these vulnerable pupils.

Kennet School stands by its demand of excellence in behaviour and attitude from its pupils. To have a premises advertising and selling alcohol and other products that can lead to health problems detracts from our intensions of bringing well balanced individuals into our society and therefore our ability to protect all our pupils from potential harm.

Yours sincerely

A handwritten signature in black ink, consisting of a stylized 'P' and 'W' followed by a long horizontal line extending to the right.

**P W Jenkins**  
**Senior Deputy Head**

## APPENDIX F

Acknowledgement

**Emilia Matheou**

**From:** Emilia Matheou  
**Sent:** 04 November 2010 12:53  
**To:** 'Mel Alexander'  
**Subject:** RE: Application for a premises licence

**Licensing Act 2003 - Representation concerning Premises Licence  
 57 Station Road, Thatcham, Berkshire, RG19 4PZ**

Thank you for your representations regarding the above application. Although your comments are noted, to some extent most of them are not valid. All representations must be about the likely effect of granting the licence on the promotion of at least one of the four licensing objectives. The four licensing objectives are:

- The prevention of crime and disorder;
- Public safety;
- The prevention of public nuisance; and
- The protection of children from harm.

If as an interested party you believe that granting the licence in the terms it has been applied for is likely to have an effect on the promotion of one or more of the objective then any representations you make should be explicitly linked to one or more of the objectives. However, as one of your comments are pertinent the Licensing Officer dealing with the case will bring the 'relevant' point to the attention of the members of the Licensing Sub- Committee prior to any hearing.

Your comments will also be made available to the applicant and any comments in answer will be communicated to you either directly by the applicant or through this department.

If a hearing of the application before the Licensing Sub-Committee is necessary, details of the date and time will be sent out by the Policy and Performance Unit at least ten days before the date of the hearing.

Regards

Emilia Matheou  
 Technical Licensing Officer  
 Property and Public Protection  
 Environmental Health & Licensing  
 Tel: 01635 519184 Ext: 3208

**From:** Mel Alexander [mailto:Melanie.Alexander@thatchamtowncouncil.gov.uk]  
**Sent:** 04 November 2010 10:57  
**To:** Emilia Matheou  
**Subject:** RE: Application for a premises licence

objection

Dear Emilia

Thank you for your email below. This licence application was considered by this Council at a meeting on Monday evening and I have been asked to respond to you on behalf of our Members.

Thatcham Town Council wishes to **object** to this licence application for the following reasons:

- 1) The proximity of a licenced premises to the local secondary school (Kennet School) is of great concern and is not in-keeping with the policy of "Protecting children from harm"
- 2) It is envisaged there will be traffic flow issues in this residential area
- 3) Lack of parking
- 4) Concerns over the lateness of trading hours in a residential area

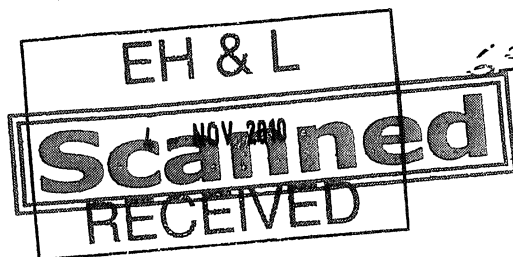
Emilia Matheou  
Property and Public Protection  
Environmental Health & Licensing  
Tel: 01635 519184 Ext: 3208

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This email and any attachments to it may be confidential and are intended solely for the use of the individual to whom it is addressed. Any views or opinions expressed may not necessarily represent those of West Berkshire Council.

If you are not the intended recipient of this email, you must neither take any action based upon its contents, nor copy or show it to anyone. Please contact the sender if you believe you have received this e-mail in error.

All communication sent to or from West Berkshire Council may be subject to recording and or monitoring in accordance with UK legislation, are subject to the requirements of the Freedom of Information Act 2000 and may therefore be disclosed to a third party on request.



55, Station Road  
 Thatcham  
 Berks

RG19 4PZ

2/10/2010

Dear Sir/Madam,

With reference  
 to license application for premises  
 in station road REF NO 10/01459/L&N.

I consider this to be a totally  
 inappropriate situation for a off  
 license, for the following reasons.

A, Within 300 metres of Kennel school  
 (and yes some pupils will find  
 a way of purchasing alcohol)

B, It will undoubtedly become  
 a meeting place for young  
 people during the evenings

C, There is already a problem  
 with noisy drunks late at  
 night.

D, Litter. We are constantly removing cans and broken bottles from the road, pavement and gardens. We don't need more

E, The community police have been working hard to break up gatherings of young people and confiscating alcohol. This would make their job harder.

F, There are already five off licenses (excluding pubs) close to these premises. These are, 2: co-op stores and Waitrose in the town centre.

The corner shop in Brown Road  
The co-op in the Burdwood centre station road.

There is absolutely no need for another.



G, The government and local authorities are battling against binge drinking and its consequences. With one person every seven minutes being admitted to hospital with alcohol related problems, refusing this application would be your way to help solve this problem.

I trust you will take into consideration my objections when coming to your decision.  
Yours sincerely

D. F. Barnes

Dear Hazel Oram and Andy & Sally Evans,

**Licensing Act 2003 - Representation concerning Premises Licence**  
**57 Station Road, Thatcham, Berkshire, RG19 4PZ**

Thank you for your representations regarding the above application.

Although your comments are noted, to some extent most of them are not valid. However, as some of your comments are partly relevant the Licensing Officer dealing with the case will bring only the 'relevant' points to the attention of the members of the Licensing Sub- Committee prior to any hearing.

Your relevant comments will also be made available to the applicant and any comments in answer will be communicated to you either directly by the applicant or through this department.

If a hearing of the application before the Licensing Sub-Committee is necessary, details of the date and time will be sent out by the Policy and Performance Unit at least ten days before the date of the hearing.

Regards

Emilia Matheou  
Technical Licensing Officer  
Property and Public Protection  
Environmental Health & Licensing  
Tel: 01635 519184 Ext: 3208

---

**From:** Hazel Oram  
**Sent:** 28 October 2010 16:08  
**To:** Sally2121@tiscali.co.uk  
**Cc:** Licensing  
**Subject:**

your letter attached

you need to save it then go back and attach it (it is nothing like my letter)

send it to [Licensing@westberks.gov.uk](mailto:Licensing@westberks.gov.uk)

hazel

*Hazel Oram  
Administrator  
Hillcroft House  
Rookes Way  
Thatcham  
Berkshire. RG18 3HR  
Tel: 01635 292020  
Fax: 01635 292062*

46 Station Road  
Thatcham  
Berkshire  
RG19 4QA

Environmental Health Licensing Team  
West Berkshire Council  
Faraday Road  
Newbury  
(Sent via e-mail)

28<sup>th</sup> October 2010

To whom it may concern,

**Re:** 10/01459/LQN in the name of Mr Ravinder Sachdeva.

As a resident of Station Road, Thatcham I wish to lodge my objections to the above application. For the following reasons:

***Protection of children:***

Objections!

There is a secondary school 500 meters away – children look older than they are these days, and are likely to be served alcohol underage. Please do not say the law states they cannot be sold alcohol as we both know this is likely to happen. The school pupils all congregate behind the shops and make a lot of noise.

***Public Safety/Public Order***

This is a highly built up area with very limited parking, across the road is a parking bay which was put there for the use of residents. At various and frequent times of the day as a resident you cannot park in these spaces as they are constantly in use by the 3 existing shops – a hairdresser; a vet and a café. The vets surgery has their own car park, which we were assured would be used for all clients and staff parking. This is not the case as most visitors abandon their cars right outside the residents parking across the road or in the middle of the private road. All this surgery has done is cause chaos to the parking. There is no more room for more cars to be parked across the road, leaving the residents with nowhere themselves. The way these cars are parked in this lay-by is a danger to both road users and walkers.

NOT KNOWN FACT

The noise level late at night is going to cause a disruption to all; we are all working people or school age.

NOT FACT IN RESIDENTS AREA

Station Road is a very busy road at all times of the day and most of the night, especially with speed humps right outside our gates. We would prefer to have a bit of peace and quiet at these late times of night.

I would appreciate some thought being given to this application and then to see a refusal as it is a very inappropriate place to put an off licence. – These places need to be in a none residential area or shopping parade/complex and NOT right next to other peoples homes to impact on their lives where there is a lot more space to accommodate them and all that relates to them.

Yours sincerely

Hazel Oram



69 Station Road  
Thatcham  
Berkshire  
RG19 4QA

Environmental Health Licensing Team  
West Berkshire Council  
Faraday Road  
Newbury

29<sup>th</sup> October 2010

To whom it may concern,

**Re: 10/01459/LQN (Mr Ravinder Sachdeva).**

I wish to lodge my objections to the above application:

I am disabled and at times due to the 3 other shops am unable to drive my car down the lane to the rear of my property to my own parking space. There is a car park around the back of the vets which we were told was for the staff and clients use, this is not the case – all visitors park their cars either directly outside the 3 shops or across the road in what I believe is a residents parking lay-by. This causes a lot of problems to all.

Within close vicinity is a secondary school, at present (as has always been) the pupils all gather around the back of the shops smoking and despite policing by the teachers continue to make a lot of noise. I believe as the pupils do not look their age they are likely to purchase and consume alcohol here.

This is a highly built up area with very limited parking, which is likely to cause danger to both drivers and walkers.

The noise level late at night is going to cause a disruption to all.

I would appreciate our objections being heard and consideration being given to all residents of Station Road prior to granting this application.

Yours sincerely

**Andy and Sally Evans**



28 October 2010

Paula Dyson  
3 Neville Drive  
Thatcham  
Berkshire  
RG19 4PY

**Property and Public Protection  
Environmental Health & Licensing**  
West Berkshire District Council  
Council Offices  
Faraday Road Newbury  
Berkshire RG14 2AF

**Our Ref:** 10/01459/LQN

**Your Ref:**

**Please ask for:** Licensing Team

**Direct Line:** 01635 519209

**Fax:** 01635 519172

**e-mail:** [licensing@westberks.gov.uk](mailto:licensing@westberks.gov.uk)

Dear Ms Dyson

**Licensing Act 2003 - Representation concerning Premises Licence  
57 Station Road, Thatcham, Berkshire, RG19 4PZ**

Thank you for your representations regarding the above application. Although your comments are noted, to some extent some of them are not valid.

However, as some of your comments are pertinent the Licensing Officer dealing with the case will bring the 'relevant' points to the attention of the members of the Licensing Sub-Committee prior to any hearing.

Your comments will also be made available to the applicant and any comments in answer will be communicated to you either directly by the applicant or through this department.

If a hearing of the application before the Licensing Sub-Committee is necessary, details of the date and time will be sent out by the Policy and Performance Unit at least ten days before the date of the hearing.

Yours sincerely

Emilia Matheou  
Technical Licensing Officer

**Scanned**

EH & L  
28 OCT 2010  
RECEIVED

3 Neville Drive  
Thatcham  
Berks  
RG19 4PY

West Berkshire Council  
Licensing Dept  
Environmental Health  
Faraday Road  
Newbury  
Berks  
RG14 2AF

25<sup>th</sup> October 2010

Dear Sir

**Ref Alcohol License App 10/01459/LQN**

I write to object to the above application on the following grounds:

Protecting Children from harm  
Public Nuisance  
Public Safety

The property in question is only a few yards from Kennet Secondary School and when various agencies are working hard to combat teenage alcohol abuse it seems ludicrous that there would be alcohol on sale at such close proximity to a large number of young people. There are currently cutbacks to support services that work with young people and the decision to place temptation in such a prominent place is not a wise one. Although young people are unable to purchase alcohol for themselves, it is common practice for them to ask older friends or even customers on their way in to the shop to buy alcohol on their behalf. I know this is an offence but it happens none the less.

I understand the alcohol licence is for 8.30am – 11.00pm/Midnight. I cannot understand why a shop in a residential area would need to be selling alcohol at these times. There are other licensed premises in The Broadway and Burdwood Centre – both approx ¼ mile from the premises in question. I can only assume that the licence is to encourage further drinking after other licensed premises have closed. In an area predominantly surrounded by residential housing with children I feel that this will cause public nuisance with cars coming and going at all times and also those on foot already having consumed alcohol causing a disturbance.

Public Safety would also be in question as the area that the unit is in is on a fairly busy road – particularly during school times. Parking is very limited and the area just outside the shop is very busy with school children being dropped off. There is no crossing point and to my knowledge there have been several instances of children being knocked over on this stretch of road. Another distraction will obviously add to the danger. If the premises owner is thinking that the car park to the rear of the shops can be used for customer parking – I think you will find that this car park belongs to the Vet Surgery. There were few objections to the land being converted from a garden to a car park as this surgery is only open for a very limited time during the day and 1 hour early evening therefore causing minimal noise nuisance to the residential gardens which surround the car park. This is very different to being used as a car park for licensed premises open until midnight.

Please take my objection into consideration when dealing with this license application.

Yours Sincerely

A handwritten signature in black ink, appearing to read 'Paula Dyson', with a stylized flourish at the end.

Paula Dyson



21 October 2010

Mr Nick Willcocks  
131 Bath Road  
Thatcham  
Berkshire  
RG18 3BH

**Property and Public Protection  
Environmental Health & Licensing**  
West Berkshire District Council  
Council Offices  
Faraday Road Newbury  
Berkshire RG14 2AF

**Our Ref:** 10/01459/LQN

**Your Ref:**

**Please ask for:** Licensing Team

**Direct Line:** 01635 519209

**Fax:** 01635 519172

**e-mail:** [licensing@westberks.gov.uk](mailto:licensing@westberks.gov.uk)

Dear Mr Willcocks

**Licensing Act 2003 - Representation concerning Premises Licence  
57 Station Road, Thatcham, Berkshire, RG19 4PZ**

Thank you for your representations regarding the above application. Although your comments are noted, to some extent most of them are not valid.

All representations must be about the likely effect of granting the licence on the promotion of at least one of the four licensing objectives. The four licensing objectives are:

- The prevention of crime and disorder;
- Public safety;
- The prevention of public nuisance; and
- The protection of children from harm.

If as an interested party you believe that granting the licence in the terms it has been applied for is likely to have an effect on the promotion of one or more of the objective then any representations you make should be explicitly linked to one or more of the objectives. However, as some of your comments are pertinent the Licensing Officer dealing with the case will bring the 'relevant' points to the attention of the members of the Licensing Sub- Committee prior to any hearing.

Your comments will now be made available to the applicant and any comments in answer will be communicated to you either directly by the applicant or through this department.

If a hearing of the application before the Licensing Sub-Committee is necessary, details of the date and time will be sent out by the Policy and Performance Unit at least ten days before the date of the hearing.

Yours sincerely

Emilia Matheou  
Technical Licensing Officer



2006-2007  
Improving Rural Services  
Empowering Communities

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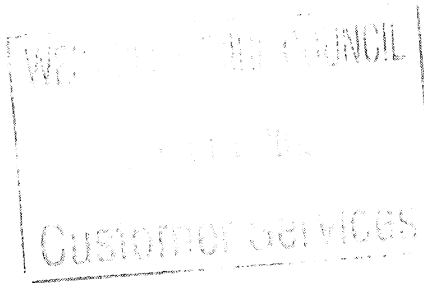
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INVESTOR IN PEOPLE



Signed copy



19<sup>th</sup> October 2010

131 Bath Road  
Thattham  
Berkshire RG18 3BH

Emilia Matheou

Property and Public Protection  
Environmental Health & Licensing  
West Berkshire District Council  
Council Offices, Faraday Road  
Newbury RG14 2AF

REF Application 10/01469/LCN, Ravinda Sachdeva, 57 Station Road, Thattham, Berkshire

I write to object to the above application for a Premises Licence.

My interest is as the freeholder of 55 Station Road (GKG Vets) and the owner of 55a Station Road, both of which are directly next door to the applicant

The current occupants of the flat above 55a Station Road are a young family with a small child and a baby on the way. These are tenants of ours, on an Assured Shorthold Tenancy Agreement. The current occupiers of the shop are GKG Vets, with a long lease, who have a regular flow of adults with children and animals including dogs on leads.

The current occupier of 57a, above the proposed Off Licence is a single lady.

I object to the Licence being granted on the following grounds:

#### Protection of Children from Harm

57 Station Road is located very close to the entrance to Kennel School, around 1700 pupils with ages up to 18 years old. We have an ongoing battle with some of the children who regularly come round to the back of the shops/flats in the row and smoke. Presumably an Off Licence would sell cigarettes and this would attract the children to try to purchase, and therefore potentially add to the problems. It is clearly not sensible for a shop to be providing cigarettes for sale right outside a school. We are in regular contact with the school regarding this problem, however it is very difficult for the school to practically solve. Allowing an Off Licence, I believe, would only hamper the school dealing with this

An Off Licence selling alcohol/cigarettes outside a school gate is clearly providing an attraction for the older children. Whilst the shop should have in place its' own controls to ensure that alcohol/cigarettes are not sold to minors, clearly it provides a convenient location for older pupils to make purchases for younger ones. We do not currently find that any of the pupils are drinking behind the row of shops, however there is a greater risk of this should it be more straightforward to purchase alcohol conveniently over the road from the school.

Frankly, it seems quite absurd that any Off Licence should be located right outside a school.

## Public Safety and Public Nuisance

When we were given planning permission for the veterinary activities at 55 Station Road, night time restrictions were put in place, to ensure that the residents in the immediate area were not disturbed by the comings and goings at the Vets. Clearly, the possible arrival of a late opening Off Licence, somewhat flies in the face of this. There is going to be increased vehicle activity, which will cause problems, as during the evenings the area outside the row of shops is generally occupied by local residents parking their cars. Whilst the owners of the shops actually own the land on which the residents park, we have no problem with them doing so. I do not want visitors to the proposed Off Licence parking on my land.

On this basis, where are night time visitors to the proposed Off Licence going to park? The shop itself has no planning permission for parking as far as I am aware, at the rear of the property, and they certainly only have room for one or two cars outside the front of their property.

I am very concerned about the type of person who needs to go purely to an Off Licence late at night. This, in my opinion would attract people with little regard for the surrounding properties/residents. I believe that we would see an increase in noise, litter/broken bottles/beer cans etc. GKG Vets has, on a daily basis dogs walking to them on leads.

Broken glass that is not cleared up will give severe problems to these dogs and their owners.

I think it unlikely that the Off Licence staff will welcome being responsible for clearing up the mess.

Groups of children gathered behind the shops can appear threatening/intimidating, and this is not in line with the right of our tenants and their neighbours to enjoy quiet habitation and unrestricted access to the properties they are renting. We already find the school children smoking in the stairwells, and have to ask them to move on. We must not allow a situation to occur where people are drinking behind the shops, and frightening the young families that live above.

## Crime and Disorder

Thatcham has an ongoing problem with disorder from some of the younger elements of the community. It is necessary to try to keep them in the well lit, more open areas of the town centre. Providing this new attraction for them to purchase alcohol risks moving them to a quieter, darker, more out of the way location. This will inevitably lead to criminal damage and disruption to a currently quiet neighbourhood.

There are plenty of empty premises available within the town centre of Thatcham, which is a far more suitable location for an Independent Off Licence as it is not right outside a school or in a quiet residential area. There is also ample opportunity for the locals of Station Road/Kennel Heath to purchase alcohol and cigarettes until 11.00pm 7 days a week at the well run CO OP located centrally, half way down Station Road in the Burdwood Centre.

Yours faithfully



Nick Willcocks

On behalf of GKG Vets, Nick and Elizabeth Willcocks, owners of 55 and 55a Station Road, Thatcham



20 October 2010

Ms Joanna Wood  
61 Station Road  
Thatcham  
Berkshire  
RG19 4PZ

**Property and Public Protection  
Environmental Health & Licensing**  
West Berkshire District Council  
Council Offices  
Faraday Road Newbury  
Berkshire RG14 2AF

**Our Ref:** 10/01459/LQN

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**e-mail:** [licensing@westberks.gov.uk](mailto:licensing@westberks.gov.uk)

Dear Ms Wood,

**Licensing Act 2003 - Representation concerning Premises Licence  
57 Station Road, Thatcham, Berkshire, RG19 4PZ**

Thank you for your representations regarding the above application. Although your comments are noted your objections numbered 1 to 4 are not relevant representations.

All representations must be about the likely effect of granting the licence on the promotion of at least one of the four licensing objectives. The four licensing objectives are:

- The prevention of crime and disorder;
- Public safety;
- The prevention of public nuisance; and
- The protection of children from harm.

If as an interested party you believe that granting the licence in the terms it has been applied for is likely to have an effect on the promotion of one or more of the objectives, then any representations you make should be explicitly linked to one or more of these objectives.

In view of the above I regret I am unable to accept representations numbered 1 to 4 in their current form. However, your objection under No. 5 will be made available to the applicant and any comments in answer will be communicated to you either directly by the applicant or through this department.

If a hearing of the application before the Licensing Sub-Committee is necessary, details of the date and time will be sent out by the Policy and Performance Unit at least ten days before the date of the hearing.

Yours sincerely

Emilia Matheou  
Technical Licensing Officer





Mr Brian Leahy  
Environmental Health Licencing  
West Berkshire District Council  
Faraday Road  
Newbury  
RG14 2AF

14 October 2010

Dear Sir

**Re: Licencing Application for 57 Station Road, Thatcham - 10/01459/LQN**

Please accept this letter as my objection to the above referenced application to change 57 Station Road, Thatcham into an Off Licence.

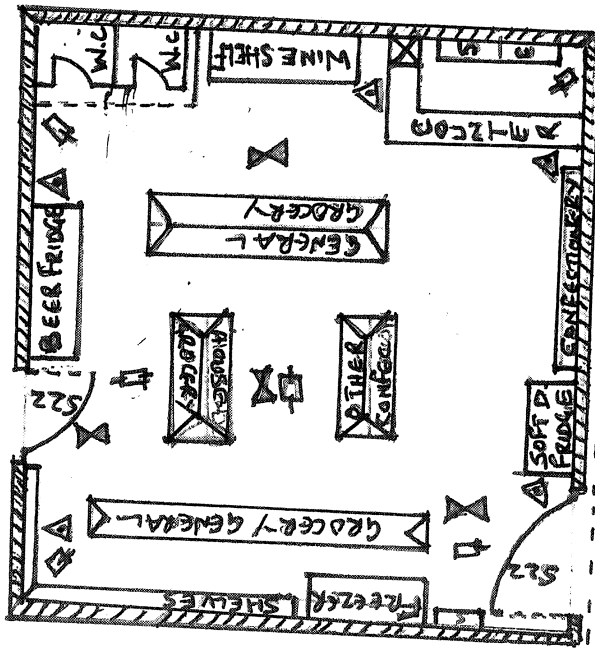
My objections are as follows:

1. I am a local business owner and am concerned that, although on paper, this will be an Off Licence, I am certain that it will be selling items such as chocolate, soft drinks, sandwiches, crisps. All of which I currently sell only 2 doors away. The current climate is already making business very difficult for me and I feel that competition so close could indicate the end of my business.
2. There are 3 other shops selling alcohol within a 5 minute walk of these premises and I believe that Threshers recently closed down in the village due to the competition from those same shops. There is no local need for this business.
3. This location is in a highly residential area with local residents living above the 3 utilised shops in the parade (one of which houses a young family with a new baby) and to both sides and across the road.
4. Kennet School is located only 50 metres away from the location. People purchasing cut price alcohol during the school runs at 0830 or 1515 is not what any parent would want their child to see – a number of parents use the parking area outside of the shops for this purpose. I believe that Mr Dick has already made his representation to you.
5. Independent Off Licences are known to be a focus of disorder and disturbance and will undoubtedly attract undesirables to the area late at night, which is not only a worry for the local residents but also for me as a business owner. I am deeply concerned that I may be replacing windows on a regular basis and in fact am concerned for the overall security of my shop.

Joanna Wood  
61 Station Rd, Thatcham, RG19 4PZ  
01635 867890  
[www.cookiecafe.co.uk](http://www.cookiecafe.co.uk)

PROPOSED PLAN LICENSING

57 STATION ROAD THATCHAM  
 RG19 4PZ SCALE 1:100



KEY

- ☐ CCTV CAMERAS
- △ FIRE EXTINGUISHERS
- ⊗ EMERGENCY LIGHTS
- S22 FIRE EXIT SIGNS
- CCTV RECORDING 31 DAYS
- SHUTTERS PROVIDED
- ALARM SYSTEM TO ADI SPEC OR SIMILAR TO BE FITTED
- TIME DELAY SAFE UNDER COUNTER
- FIRE RISK ASSESSMENT TO BE IN PLACE