

# Notice of Meeting

---

## Licensing Sub-Committee

**Wednesday, 2nd July, 2014 at 2.00 pm**

in Committee Room 2 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.

Date of despatch of Agenda: Tuesday, 24 June 2014

### **FURTHER INFORMATION FOR MEMBERS OF THE PUBLIC**

If you require further information about this Agenda, or to inspect any background documents mentioned in the reports, please contact Moira Fraser - Tel: (01635) 519045- Email: [mfraser@westberks.gov.uk](mailto:mfraser@westberks.gov.uk).

Further information and Minutes are also available on the Council's website at [www.westberks.gov.uk](http://www.westberks.gov.uk)

**Redwood House Restaurant, Coldharbour Road, Hungerford, RG17 0HR**



**Agenda - Licensing Sub-Committee to be held on Wednesday, 2 July 2014 (continued)**

**To:** Councillors Peter Argyle (Chairman), Tony Linden and Mollie Lock

**Substitute:** Councillor Geoff Mayes

---

# Agenda

## Part I

**Page No.**

- 1 **Declarations of Interest**  
To receive any declarations of interest from Members.
- 2 **Schedule of Licensing Applications**
- (1) **Application No. 14/00748/LQN - Redwood House Restaurant,  
Coldharbour Road, Hungerford, RG17 0HR** 1 - 44  
**Proposal:** Application for Premises Licence  
**Location:** Redwood House Restaurant, Coldharbour Road, Hungerford,  
RG17 0HR  
**Applicant:** Kitchen Angels Ltd

Andy Day  
Head of Strategic Support

If you require this information in a different format or translation, please contact Moira Fraser on telephone (01635) 519045.



14/03748/LGN

Agenda Item 2(1)

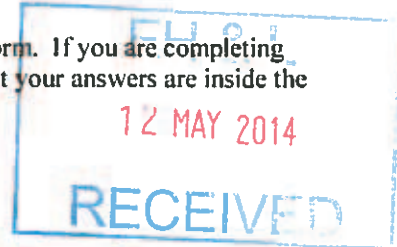
RIN22WS 00132413

£100

West Berkshire Council, Market Street, Newbury, RG14 5LD  
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 HASSEN GUERROUDJ and IAN RUFFELL

KITCHEN ANGLERS LTD

*(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 <b>Redwood House Restaurant, Coldharbour Road</b>			
Post town	Hungerford	Postcode	RG17 0HR

Telephone number at premises (if any)	01488 684 330
Non-domestic rateable value of premises	£5400

Part 2 - Applicant Details

Please state whether you are applying for a premises licence as

Please tick as appropriate

- 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 in Wales  please complete section (B)
- ga) a person who is registered under Chapter 2 of Part 1 of the Health and Social Care Act 2008 (within the meaning of that Part) in an independent hospital in England  please complete section (B)
- h) the chief officer of police of a police force in England and Wales  please complete section (B)

\* If you are applying as a person described in (a) or (b) please confirm:

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 type="checkbox"/>	Mrs <input type="checkbox"/>	Miss <input type="checkbox"/>	Ms <input type="checkbox"/>	Other Title (for example, Rev)	<input type="checkbox"/>
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)					



**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)	
<b>Surname</b>			<b>First names</b>		
I am 18 years old or over				<input type="checkbox"/> Please tick yes	
<b>Current postal address if different from premises address</b>					
<b>Post town</b>				<b>Postcode</b>	
<b>Daytime contact telephone number</b>					
<b>E-mail address (optional)</b>					

**(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.**

<b>Name</b> KITCHEN ANGELS LTD
<b>Address</b> 2 Old Bath Road, Newbury, RG14 1QL
<b>Registered number (where applicable)</b> 08778183
<b>Description of applicant (for example, partnership, company, unincorporated association etc.)</b> Limited Company
<b>Telephone number (if any)</b> 08456 44 77 69
<b>E-mail address (optional)</b> info@kitchen-angels.com

**Part 3 Operating Schedule**

When do you want the premises licence to start?

DD	MM	YYYY
28	05	2014

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

DD	MM	YYYY

Please give a general description of the premises (please read guidance note 1)  
 Restaurant that can seat up to 40 people

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

N/A
-----

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 any that apply

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

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

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

**In all cases complete boxes K, L and M**

**A**

<b>Plays</b> 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"/>
<b>Day</b>	<b>Start</b>	<b>Finish</b>	<b>Please give further details here</b> (please read guidance note 3)		
Mon					
Tue					
Wed			<b>State any seasonal variations for performing plays</b> (please read guidance note 4)		
Thur			<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)		
Fri					
Sat					
Sun					

**B**

<b>Films</b> Standard days and timings (please read guidance note 6)			<b>Will the exhibition of films 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>	<b>Please give further details here</b> (please read guidance note 3)		
Mon					
Tue					
Wed			<b>State any seasonal variations for the exhibition of films</b> (please read guidance note 4)		
Thur					
Fri			<b>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</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><u>Will the boxing or wrestling entertainment 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 boxing or wrestling entertainment</u></b> (please read guidance note 4)			
Thur						
Fri						
Sat			<b><u>Non standard timings. Where you intend to use the premises for boxing or wrestling entertainment at different times to those listed in the column on the left, please list</u></b> (please read guidance note 5)			
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"/>			
<b>Day</b>	<b>Start</b>	<b>Finish</b>	<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>Will the playing of recorded music take place indoors or outdoors or both – please tick</b> (please read guidance note 2)	Indoors	<input checked="" type="checkbox"/>			
				Outdoors	<input type="checkbox"/>			
				Both	<input type="checkbox"/>			
<b>Day</b>	<b>Start</b>	<b>Finish</b>	<b>Please give further details here</b> (please read guidance note 3) <b>RADIO OR CD MUSIC FROM MUSIC PLAYER (Unamplified)</b>					
Mon	1000	2300						
Tue	1000	2300						
Wed	1000	2300				<b>State any seasonal variations for the playing of recorded music</b> (please read guidance note 4)		
Thur	1000	2300						
Fri	1000	2300				<b>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</b> (please read guidance note 5)		
Sat	1000	2300						
Sun	1000	2300						



**G**

<b>Performances of dance</b> Standard days and timings (please read guidance note 6)			<b><u>Will the performance of dance 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>			
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 performance of dance</u></b> (please read guidance note 4)		
Thur					
Fri			<b><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></b> (please read guidance note 5)		
Sat					
Sun					

**H**

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

**I**

<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</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>Please give further details here</b> (please read guidance note 3)		
Mon					
Tue			<b>State any seasonal variations for the provision of late night refreshment</b> (please read guidance note 4)		
Wed					
Thur			<b>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</b> (please read guidance note 5)		
Fri					
Sat					
Sun					

**J**

<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</b> (please read guidance note 7)	On the premises	<input type="checkbox"/>
				Off the premises	<input type="checkbox"/>
				Both	<input checked="" type="checkbox"/>
Day	Start	Finish	<b>State any seasonal variations for the supply of alcohol</b> (please read guidance note 4)		
Mon	1000	2300			
Tue	1000	2300			
Wed	1000	2300			
Thur	1000	2300			
Fri	1000	2300			
Sat	1000	2300			
Sun	1000	2300			
			<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 designated premises supervisor:**

Name IAN RUFFELL	
Address 5 DANCES CLOSE, ANDOVER, HAMPSHIRE	
Postcode	SP10 1BX
Personal licence number (if known)	
Issuing licensing authority (if known)	

K

**Please highlight any adult entertainment or services, activities, other entertainment or matters ancillary to the use of the premises that may give rise to concern in respect of children (please read guidance note 8).**

L

<b>Hours premises are open to the public</b> Standard days and timings (please read guidance note 6)			<b>State any seasonal variations</b> (please read guidance note 4)
Day	Start	Finish	
Mon	1000	2300	
Tue	1000	2300	
	1000	2300	
Wed	1000	2300	
Thur	1000	2300	
Fri	1000	2300	
Sat	1000	2300	
Sun	1000	2300	

**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)

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

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

**TO PROMOTE ALL FOUR LICENSING OBJECTIVES WE WILL KEEP:**

Strong management controls and effective training of all staff so that they are aware of the premises licence and the requirements to meet the four licensing objectives with particular attention to:

- a/ no selling of alcohol to underage people
- b/ no drunk and disorderly behavior on the premises area
- c/ vigilance in preventing the use and sale of illegal drugs at the retail area
- d/ no violent and anti-social behaviour
- e/ no any harm to children

- Operating Schedule providing the hours of operation and licensable activities during those hours.
- Designated premises supervisor confirmed it is obligated to be in day-to-day control of the premises, to provide good training for staff on the Licensing Act (Training Record), to make or authorize each sale
- Clear "Challenge 25" information to prevent the supply of alcohol to under-age drinkers.

As a licensed premises we know that it is necessary to carry out our functions or operate their businesses with a purpose of promoting these objectives. We promise to support these objectives through their operating schedules and other measures

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

A clear and legible notice outside the premises indicating the normal hours under the terms of the premises licence during which licensable activities are permitted.

Not selling of alcohol to drunk or intoxicated customers.

Custom will not be sought by means of personal solicitation outside or in the vicinity of the premises.

Prevention and vigilance in illegal drug use at the retail unit area.

Staff will be well trained in asking customers to use premises in an orderly and respectful manner

**c) Public safety**

Internal and external lighting fixed to promote the public safety objective.

Well trained staff adherence to environmental health requirements.

Training and implementation of underage ID checks.

A log book or recording system shall be kept upon the premises in which shall be entered particulars of inspections made; those required to be made by statute, and information compiled to comply with any public safety condition attached to the premises licence that requires the recording of such information. The log book shall be kept available for inspection when required by persons authorised by the Licensing Act 2003 or associated legislation.

All parts of the premises and all fittings and apparatus therein, door fastenings and notices, lighting, heating, electrical, air condition, sanitary accommodation and other installations, will be maintained at all times in good order and in a safe condition

**d) The prevention of public nuisance**

Noise reduction measures to address the public nuisance objective.

Prominent, clear and legible notices will be displayed at the exit requesting the public to respect the needs of nearby residents and to leave the premises and the area quietly.

Deliveries of goods necessary for the operation of the business will be carried out at such a time or in such a manner as to prevent nuisance and disturbance to nearby residents.

The Licensee will ensure that staff who arrive early morning or depart late at night (ex. for unpacking, pricing newly delivered goods) when the business has ceased trading conduct themselves in such a manner to avoid causing disturbance to nearby residents. Customers will not be admitted to premises above opening hours.

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

"Challenge 25" sign which is a retailing strategy that encourages anyone who is over 18 but looks under 25 to carry acceptable ID (a card bearing the PASS hologram, a photographic driving license or a passport) if they wish to buy alcohol.

Well trained staff about requirement for persons' identification, age establishment etc.

All the details provided in Training Record Book available the retail unit.

Log Book will be kept upon the premises all the time.


**Checklist:**

		Please tick to indicate agreement
•	I have made payment of the fee.	<input checked="" type="checkbox"/>
•	I have enclosed the plan of the premises.	<input checked="" type="checkbox"/>
•	I have sent copies of this application and the plan to responsible authorities and others where applicable.	<input checked="" type="checkbox"/>
•	I have enclosed the consent form completed by the individual I wish to be designated premises supervisor, if applicable.	<input checked="" type="checkbox"/>
•	I understand that I must now advertise my application.	<input checked="" type="checkbox"/>
•	I understand that if I do not comply with the above requirements my application will be rejected.	<input checked="" type="checkbox"/>


**IT IS AN OFFENCE, LIABLE ON SUMMARY CONVICTION TO A FINE NOT EXCEEDING 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	 HASSEN GUERROUDJ
Date	28 Apr 2014
Capacity	Director

**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	 IAN RUFFELL
Date	28 Apr 2014
Capacity	Director

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

Hassen Guerroudj or Ian Ruffell  
Redwood House Restaurant  
Coldharbour Road

Post town	Hungerford	Postcode	RG17 0HR
-----------	------------	----------	----------

Telephone number (if any)	07904345225
---------------------------	-------------

If you would prefer us to correspond with you by e-mail, your e-mail address (optional)  
chef@kitchen-angels.com

### Notes for Guidance

1. Describe the premises, for example the type of premises, its general situation and layout and any other information which could be relevant to the licensing objectives. Where your application includes off-supplies of alcohol and you intend to provide a place for consumption of these off-supplies, you must include a description of where the place will be and its proximity to the premises.
2. Where taking place in a building or other structure please tick as appropriate (indoors may include a tent).
3. For example the type of activity to be authorised, if not already stated, and give relevant further details, for example (but not exclusively) whether or not music will be amplified or unamplified.
4. For example (but not exclusively), where the activity will occur on additional days during the summer months.
5. For example (but not exclusively), where you wish the activity to go on longer on a particular day e.g. Christmas Eve.
6. Please give timings in 24 hour clock (e.g. 16:00) and only give details for the days of the week when you intend the premises to be used for the activity.
7. If you wish people to be able to consume alcohol on the premises, please tick 'on the premises'. If you wish people to be able to purchase alcohol to consume away from the premises, please tick 'off the premises'. If you wish people to be able to do both, please tick 'both'.
8. Please give information about anything intended to occur at the premises or ancillary to the use of the premises which may give rise to concern in respect of children, regardless of whether you intend children to have access to the premises, for example (but not exclusively) nudity or semi-nudity, films for restricted age groups or the presence of gaming machines.
9. Please list here steps you will take to promote all four licensing objectives together.
10. The application form must be signed.
11. An applicant's agent (for example solicitor) may sign the form on their behalf provided that they have actual authority to do so.
12. Where there is more than one applicant, each of the applicant or their respective agent must sign the application form.
13. This is the address which we shall use to correspond with you about this application.



**From:** Hassen Guerroudj [mailto:chef@kitchen-angels.com]  
**Sent:** 13 June 2014 09:17  
**To:** Cheryl Lambert  
**Subject:** Fwd: Re: Redwood House

Hi Cheryl

Please see attached Representation form in support of the Application with the attachment of the survey conducted yesterday, 12 June 2014 from 1pm to 3pm.

We have also included the Street Map where Redwood House is and as you can see from the survey, the houses located within close proximity to the Redwood House Restaurant have no objection on the application. Number 44 Coldharbour Road particularly uses the restaurant regularly for coffee or meals and expressed interest in having alcoholic drinks onsite once the License has been granted. Number 44 & 43 Coldharbour road are literally Redwood House's next door neighbor.

The residents of Redwood House who are classed as needing care as well as Lindley Lodge are also in favor of the license. The survey also includes a letter from the Mear's Manager - Christopher Mitchell (inhouse care provider) who supports the application. The Sovereign Scheme Manager onsite (Liz Fisher) also supports the application.

The main purpose of the license is for a family-orientated bar-restaurant who would allow visiting family members to have a meal with the residents and have a drink with it if they wish so. We have been running the restaurant since March 2014 and only applied for a license 2months later as we have identified that residents and their visiting family members wish to have a glass of Wine with their Roast Dinners. The popular days are Fish Day Fridays (for Fish&Chips) and Sunday Roasts.

At the moment, we have 2 set of prices - 1 for non-residents and 1 for residents (please see attached current menu for your reference). Basically, the residents get 25% food discount but we have offered this discount to the OAPs in the area as well as most residents used to live locally and they do get their oap friends to visit them.

We will apply the same principle to our Bar Prices which will be much higher than regular pub prices to deter binge drinking while the members will get discounted rates. The membership card will only be granted to residents and OAPs within walking distance to the Redwood House. Anyone who would like to apply for the card will have to fill out an application form and the decision will be based on our sole discretion (the basic guide is to be over 55 and living within 0.75mile radius of Redwood Restaurant).

The DPS, Ian Ruffell ran public house before while the company as a whole - Kitchen Angels Ltd have been experienced in running events up to 1000 people including Oxford College Balls and we never had problems on public safety. Challenge 25 will be in place - no proof of age - no sale policy. We aim to have 1 DPS and 1 Bar Staff. Staff will be trained to follow Till Prompts and guidelines when to refuse a sale of alcohol. We will have a Refusals Register which needs to be filled in everytime a refusal takes place. The

foyer (entrance & exit to the premises) has CCTV. Members of the public will not have access to the residents' flats as there are 2 other security doors that requires fob to be able to get in.

With regards to the noise - The restaurant is in the middle of the building surrounded by 3-story building ofv flats and hence doesn't have windows. The ventilation is through the high glass roof which can be manually opened. A sign reminding the guests to leave the premises quietly in respect to our neighbors will also be visible in exit doors. The restaurant is not aimed to be a sports bar nor a dance club. The recorded music purpose is to be able to play 50s, 60s, 70s and other soft relaxing music that are appealing to the current patrons.

The estate around the area is about 25mins walk to the nearest pub so the community will benefit from having good food with a drink in their doorstep. This will lessen the need for people to drive to town and can just walk up to the restaurant, have a decent meal and a drink (hence preventing drink driving). This will also especially be beneficial during the cold winter months.

As with the plan, we look forward to showing you around on Monday - the fire exits, etc. I will send you a separate email with the attachments as the email is bouncing back to me due to message size limit I'm afraid.

Kind regards  
Hassen

Hassen Guerroudj  
Executive Chef  
Kitchen Angels  
Tel: 08456 447769  
Mobile: 0790 434 5225  
Email: [chef@kitchenangels.com](mailto:chef@kitchenangels.com)  
Web: <http://www.kitchenangels.com>

On 12/06/2014 12:40, Cheryl Lambert wrote:

**LICENSING ACT 2003**

**Representations form**

Details of the representee:

Name **PLEASE SEE ATTACHMENT OF REPRESENTEEES WHO SUPPORTS THE APPLICATION** .....

Address..... **The survey was conducted on 12<sup>th</sup> June, between 1pm to 3pm.** .....

..... **Respondents generally live within the vicinity of the Premises – Coldharbour Road,  
Priory Road; Parkway; Redwood House, Lindley Lodge, Churchway; Kennedy  
Meadow, Lancaster Square,** .....

Postcode.....

Telephone Number .... **Please see attached contact names, addresses & contact numbers** .....

Email address .....

Please note the Council is required under the Licensing Act 2003 (Hearings) Regulations 2005 to provide the applicant with copies of the relevant representations made.

Details of the application to make representation(s) on:

Application Reference Number..... **Ref No: 14/00748/LQN** .....

Name of Premises ..... **Redwood House Restaurant** .....

Premises Address..... **Redwood House Restaurant, Redwood House, Coldharbour Road** .....

.....  
Postcode..... **RG17 0HR** .....

This page is intentionally left blank



Under the Licensing Act 2003, for a representation to be relevant it must be one that is about the likely effect of the application on the promotion of the four licensing objectives.

Please give details of your representation(s) and include information as to why the application would be unlikely to promote any of the following objective(s):

**The Prevention of Crime and Disorder:**

.....  
.....  
.....  
.....

**Public Safety:**

.....  
.....  
.....  
.....

**The Prevention of Public Nuisance:**

.....  
.....  
.....  
.....

**The Protection of Children from Harm:**

.....  
.....  
.....  
.....

Signed:.....

Date:.....

Please send completed form to the Senior Licensing Officer at:

West Berkshire Council, Culture and Environmental Protection, Environmental Health & Licensing, Council Offices, Market Street, Newbury, Berkshire RG14 5LD

This page is intentionally left blank

A Survey titled: Survey on Application for Premise Licence Ref Number 14/000748/LQN Redwood House Restaurant, Redwood House, Coldharbour Road, Hungerford, RG17 0HR : Are you in favour of Redwood House Restaurant To Serve Alcohol was received from the applicant.

The Petition contained 98 signatures from the following roads stating that they were in favour/ had no objections:

- Priory Avenue – 7
- Priory Close – 2
- Barnard Close - 1
- Park Way –3
- Priory Road –4
- Hop Gardens – 1
- Burtons Hill – 1
- Chantry Mead - 1
- York Road – 1
- Unknown – 1
- Sarum Way – 1
- Honeyfields – 1
- Kennedy Meadow – 2
- Lancaster Square – 1
- Coldharbour Road – 7
- Redwood House - 27
- Bourne Vale –2
- Second Avenue –2
- Lindley Lodge –20
- House name – 2
- Salisbury Road – 1
- Kennet Way – 1
- Church Street – 1
- Church Way - 1
- Orchard Park Close – 1
- High Street - 1
- Thatcham Resident – 1
- Newbury Resident - 1
- Staff - 3

*A copy of the survey was placed on the application file.*

This page is intentionally left blank





**HOMEMADE DAILY HOT LUNCHES**  
available from 12 Noon to 2:30PM



	RESIDENTS / NON
<b>ALL DAY BREAKFAST</b> <i>(Bacon, Sausage, Grilled Tomato, Eggs &amp; Toast)</i>	4.50 / 6.00
Ham, Egg and Chips	4.95 / 6.00
Sausage, Egg & Chips	4.95 / 6.00
Scampi & Chips	5.00 / 6.00
Jacket Potatoes	4.00 / 5.00
Choice of: Tuna, Coleslaw Cheese, Baked Beans	

**LOVELY SANDWICHES**

	RESIDENTS / NON
Smoked Salmon <i>with Chives &amp; Cream Cheese</i>	2.75 / 3.55
Roasted Gammon Ham	2.45 / 3.25
Ham & Tomato	2.45 / 3.25
Coronation Chicken	2.45 / 3.25
Cheese Ploughman	2.45 / 3.25
Tuna Mayonnaise	2.45 / 3.25
Bacon	2.45 / 3.25
Bacon & Egg	2.75 / 3.55



**Omelette** 4.00 / 5.00  
*with Salad & Chips*

**FRESH SALADS**

Ham & Cheese Salad	4.95 / 6.15
Chicken Salad	4.95 / 6.15
Tuna Salad	4.95 / 6.15
Ploughman's Lunch	4.95 / 6.15
Smoked Salmon Salad	5.10 / 6.25



**HIGH TEA SPECIAL**

Available from 3PM to 5PM

Cream Tea	3.50
<i>Scones, Clotted Cream, Jam Pot of Coffee or Tea</i>	

**JOIN US FOR SUNDAY ROASTS**  
Traditional Roast with all the trimmings

5.00 / 6.25

Page 27

This page is intentionally left blank

**HOT LUNCH MENU GUIDE**  
**2nd JUNE TO 8TH JUNE**  
**12 NOON TO 2:30PM**

PLEASE NOTE THIS IS FOR GUIDANCE ONLY, DAILY MENUS CAN CHANGE ANYTIME WITHOUT NOTICE

**MONDAY**

	RESIDENTS / NON
Cottage Pie	5.50 / 7.00
Pork & Apricot Pie with Sage	5.50 / 7.00
Cheese & Onion Pastry	4.50 / 5.50

**TUESDAY**

	RESIDENTS / NON
Grilled Pork Chop <i>with Mild Mustard Mushroom Sauce</i>	5.50 / 7.00
Chicken Fricasse	5.00 / 6.25
Stuffed Stilton Mushrooms	4.50 / 5.50

**WEDNESDAY**

	RESIDENTS / NON
Saute Chicken <i>with Garlic &amp; Mushroom Tagliatelle</i>	5.00 / 6.25
Shepherd's Pie	5.50 / 7.00
Vegetable Jalfrezi	4.50 / 5.50

**THURSDAY**

	RESIDENTS / NON
Lamb Tagine	6.00 / 7.50
Chicken A La Greque	5.00 / 6.25
Lentil Nut Roast with Onion Gravy	4.50 / 5.50

**FRIDAY**

	RESIDENTS / NON
Battered Haddock	5.00 / 6.00
Poached Salmon & White Wine Sauce	5.50 / 7.00
Roasted Stuffed Peppers with Couscous	4.50 / 5.50

**SATURDAY**

	RESIDENTS / NON
Beef Goulash	6.00 / 7.50
Aubergine Tomato Pasta Bake	4.50 / 5.50



**SUNDAY  
ROASTS**

cooked fresh daily

This page is intentionally left blank

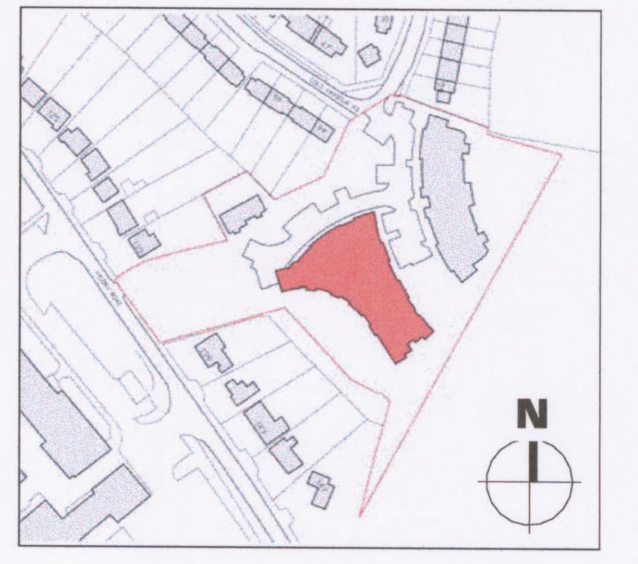


**GENERAL NOTES:**  
 THIS DRAWING SHALL NOT BE SCALED.  
 ALL DIMENSIONS SHALL BE CHECKED ON SITE PRIOR TO COMMENCING THE WORKS AND ERRORS AND OMISSIONS TO BE REPORTED TO THE ARCHITECT.  
 ALL WORKS SHALL CONFORM TO THE CURRENT EDITION OF THE BUILDING REGULATIONS AND OTHER STATUTORY REQUIREMENTS.  
 ALL MATERIALS AND WORKMANSHIP SHALL CONFORM WITH THE RELEVANT BRITISH STANDARD SPECIFICATIONS AND CODES OF PRACTICE.  
 ALL DIMENSIONS ARE IN mm UNLESS OTHERWISE STATED.  
 THIS DRAWING MAY INCORPORATE INFORMATION FROM OTHER CONSULTANTS. HUNTERS CANNOT ACCEPT RESPONSIBILITY FOR THE INTEGRITY AND ACCURACY OF SUCH INFORMATION. ANY CLARIFICATION AND/OR ADDITIONS THAT ARE REQUIRED PERTAINING TO SUCH INFORMATION SHOULD BE SOUGHT FROM THE RELEVANT CONSULTANT OR THEIR APPOINTED REPRESENTATIVE.

- LEGEND:**
- ① Fire Exit Sign Diag Left Down: Rigid Plastic Fire Exit Sign 450 x 150mm
  - ② Fire Exit Sign Diag Right Down: Rigid Plastic Fire Exit Sign 450 x 150mm
  - ③ Fire Exit Sign Left: Rigid Plastic Fire Exit Sign 450 x 150mm
  - ④ Fire Exit Sign Right: Rigid Plastic Fire Exit Sign 450 x 150mm
  - ⑤ Fire Exit Sign Below: Rigid Plastic Fire Exit Sign 450 x 150mm
  - ⑥ Fire Exit Sign Forward: Rigid Plastic Fire Exit Sign 450 x 150mm
  - ⑦ Suspended signage: signage required to be ceiling suspended through specialist fixing packages. Signs to be Fire Exit Right.
  - ⑧ Suspended signage: signage required to be ceiling suspended through specialist fixing packages. Signs to be Fire Exit Left.
  - ⑨ Suspended signage: signage required to be ceiling suspended through specialist fixing packages. Signs to be Fire Exit Forward.
  - ⑩ Sign: Push Bar To Open
  - ⑪ 1200x1200mm Fire Blanket
  - ⑫ Sign: 90mm x 200mm Co2 Extinguisher 2KG CARBON DIOXIDE EXTINGUISHER (5kg in plant room)
  - ⑬ Sign: 90mm x 200mm Foam Extinguisher 6LTR AFFF SPRAY FOAM EXTINGUISHER
  - ⑭ Sign: 90mm x 200mm Dry Powder Extinguisher 5KG POWDER EXTINGUISHER
  - ⑮ Sign: 90mm x 200mm Water Extinguisher 6LTR STORED PRESSURE EXTINGUISHER

- 30min SEPARATING STRUCTURE
- 60min SEPARATING STRUCTURE forming compartment walls around lifts and protected shafts
- OV OPENABLE VENT (Openable window/door providing at least 1m<sup>2</sup> of free area to fire stairs and 1.5m<sup>2</sup> of free area to corridors for dispersing smoke)

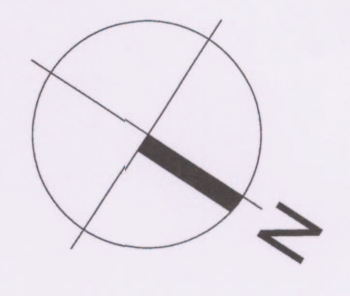
**NOTES:**  
 ALL SIGNAGE to be provided in accordance with the Health and Safety (Safety Signs and Signals) regulations 1996 and to comply with the specification requirements of BS5449-1 Fire safety signs.  
 Signs to be Rigid 1mm plastic, high impact, machine polished with radiused corners and fixing holes.  
 Signs to be located centrally over exit doorways, or located to provide clear visual access from corridor passages.  
 All signs have been sized. Where the ceiling level is lower / or the space required is insufficient, use a smaller sign size to suite.  
 All fire extinguishers to be located at floor level, (floor mounted within stand where necessary), and not positioned within corridor circulation routes in accordance with BS5306-8.  
 60 min fire resisting structures that are not compartment walls are fitted with FD30s/FD60s fire doors in accordance with the requirements set out in AD B.  
 Emergency lighting and illumination of fire exit signage to be installed as per M&E drawings and in accordance with BS5266-1.  
 An automatic fire detection system should be provided to all flats in accordance with BS5839-8 to category L03 and Corridor areas to be in accordance with BS5839-1 with a L1 fire alarm system.  
 DRAWING BASED ON A WARDEN CONTROL SYSTEM BEING USED (TO BE CONFIRMED).



**EXTRA CARE LOWER GROUND FLOOR FIRE STRATEGY PLAN**

1  
1 : 100

Revisions	
A	17.05.12 JMK Layouts revised as per M&E meeting. Revised as per Butler & Young comments. Door/Screen fire rating indicated. Construction Issue.
B	16.10.12 JMK Corridor door added to back of house and signage amended to suit.
C	10.12.12 JMK Amended to suit addition of Personal Care Room as per Sovereign.



project name: **THE PRIORY, HUNGERFORD**  
 drawing reference: **EXTRA CARE LOWER GROUND FLOOR FIRE STRATEGY PLAN**  
 job number: **M8049**  
 drawing number: **AGA 1021**  
 revision: **C**  
 status: **CONSTRUCTION**  
 date: 02.12.2011  
 scale: As indicated @ A1  
 drawn: **JMK**  
 checked: **JW**  
 25-28 Hamersmith Grove  
 London W6 7JG  
 T 020 8237 8000  
 F 020 8741 2814  
 email@hunters.co.uk  
 www.hunters.co.uk

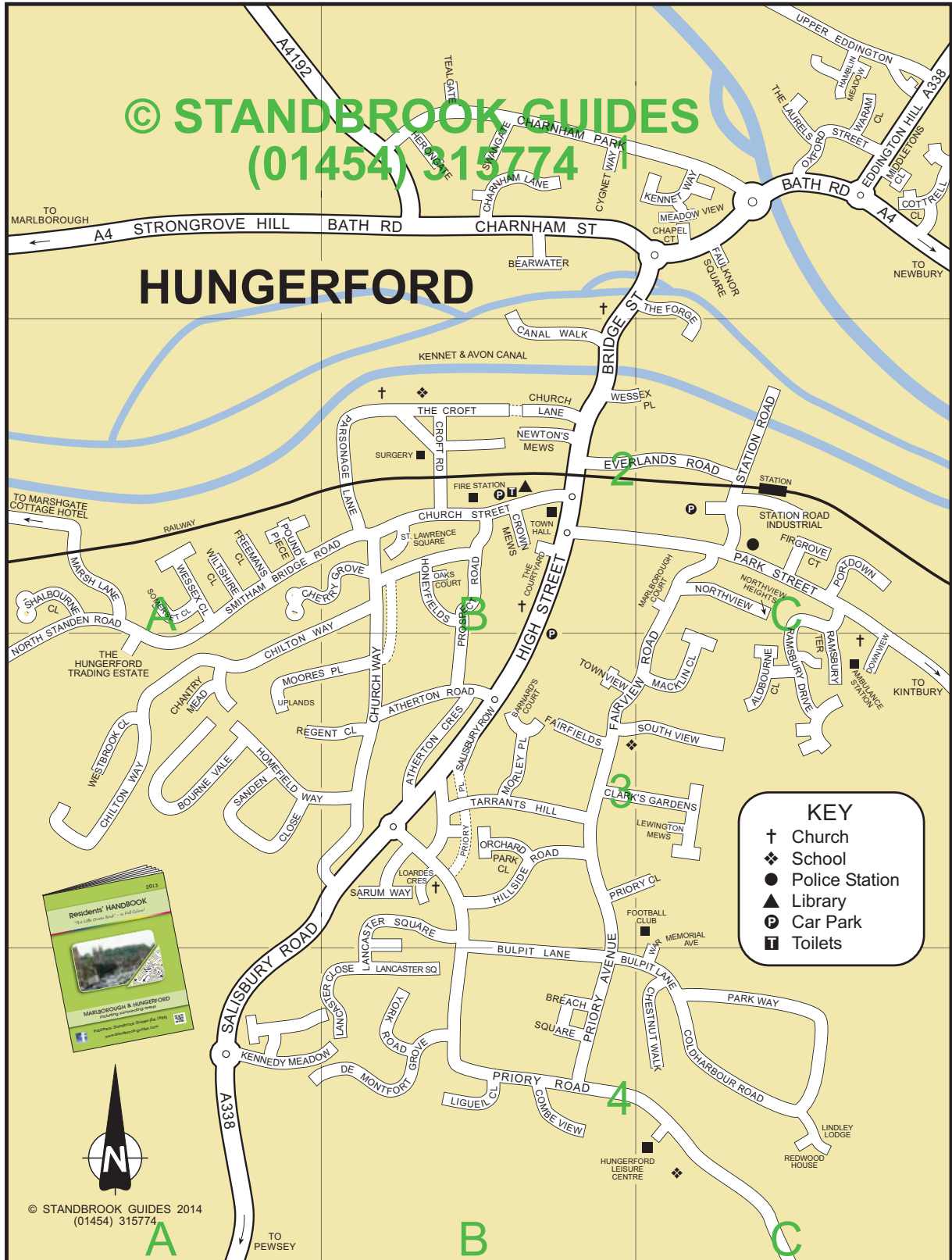




This page is intentionally left blank

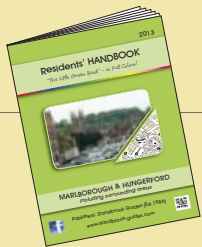
© STANDBROOK GUIDES  
(01454) 315774

1  
2  
3  
4



**KEY**

- † Church
- School
- ◆ Police Station
- ▲ Library
- P Car Park
- Toilets



© STANDBROOK GUIDES 2014  
(01454) 315774

Aldbourne Close	C3	Church L	B2	Freemans Close	A2	Meadow View	C1	Priory Close	B3
Atherton Crescent	B3	Church Street	B2	Hamblin Meadow	C1	Middletons Close	C1	Priory Place	B3
Atherton Road	B3	Church Way	B3	Herongate	B1	Moore's Place	A3	Priory Road	C4
		Clark's Gardens	C3	Honeyfields	B2	Morley Place	B3	Prospect Road	B2
Barnard's Court	B3	Coldharbour Road	C4	High Street	B2	Newton's Mews	B2	Ramsbury Drive	C3
Bath Road	C1	Combe View	B4	Hillside Road	B3	North Standen Road	A2	Ramsbury Terrace	C3
Bearwater	B1	Cottrell Close	C1	Homefield Way	A3	Northview	C2	Regent Close	B3
Bourne Vale	A3	Croft Road	B2	Hungerford Trading Estate	A3	Northview Heights	C2	Salisbury Road	A4
Breach Square	B4	Crown Mews	B2	Kennedy Meadow	A4	Oaks Court	B2	Salisbury Row	B3
Bridge Street	B2	Cygnets Way	B1	Kennet Way	C1	Orchard Park Close	B3	Sanden Close	A3
Bulpit Lane	B4	De Montfort Grove	B4	Lancaster Close	B4	Oxford Street	C1	Sarum Way	B3
		Downview	C3	Lancaster Square	B3	Park Street	C2	Shalbourne Close	A2
Canal Walk	B2	Eddington Hill	C1	Lewington Mews	C3	Park Way	C4	Smitham Bridge Rd	A2
Chantry Mead	A3	Everlands Road	C2	Ligueil Close	B4	Platt Court	C4	Somerset Close	A2
Chapel Court	C1	Fairfields	B3	Portdown	C2	Pound Piece	A2	South View	C3
Charnham Lane	B1	Fairview Road	B3	Priory Avenue	B4	Swagate	B1	St. Lawrence Square	B2
Charnham Park	B1	Firgoe Court	C2	Marsh Lane	A2			Station Road	C2
Charnham Street	B2							Stronggrove Hill	A1
Cherry Grove	B1							Swagate	A1
Chestnut Walk	C4							Uplands	A3
Chilton Way	A3							Upper Eddington	C1
								War Memorial Ave	C3
								Waram Close	C1
								Wessex Place	A2
								Wessex Place	B2
								Westbrook Close	A3
								Wiltshire Close	A2
								York Road	B4

This page is intentionally left blank





This page is intentionally left blank



**LICENSING ACT 2003**

**Representations form**

Details of the representee:

Name Mr. James Giggins .....

Address..... 143 Prioory Road, Hungerford.....

Postcode..... RG170AP.....

Telephone Number ..... Withheld.....

Email address ..... giggins526@googlemail.com.....

Please note the Council is required under the Licensing Act 2003 (Hearings) Regulations 2005 to provide the applicant with copies of the relevant representations made.

Details of the application to make representation(s) on:

Application Reference Number 14/00748/LQN.....

Name of Premises ..... Redwood House.....

Premises Address..... Coldharbour Road, Hungerford.....

Postcode..... RG170HR.....



Under the Licensing Act 2003, for a representation to be relevant it must be one that is about the likely effect of the application on the promotion of the four licensing objectives.

Please give details of your representation(s) and include information as to why the application would be unlikely to promote any of the following objective(s):

**The Prevention of Crime and Disorder:**

.....  
.....  
.....  
.....

**Public Safety:**

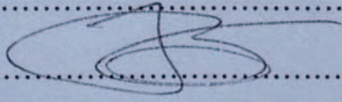
.....  
.....  
.....  
.....

**The Prevention of Public Nuisance:**

this will cause daily and pervasive public nuisance to anyone living in the "EXTRA CARE" facility and directly to those of us living on the boundary of these large buildings due to the 365 days, daily times requested. all extra noise pollution and light pollution is directed and reflected from the back of the building towards all the houses this EXTRA CARE facility faces, including children's bedrooms.. Kitchen Angels are an events company so by definition will want to deliver multiple outdoor events (inc BBQs) causing nuisance through light and noise pollution, regularly in this purely residential area already served within 1 mile by many pubs, bars, restaurants, hotels and cafes.. This is the thin edge of an insidious wedge. There is no evidence of any sound proofing for those requiring EXTRA CARE in the building; or for local home owners, in the form of triple glazed windows or a need to keep doors and windows of this bar and restaurant closed to prevent nuisance.

**The Protection of Children from Harm:**

.....  
.....  
.....  
.....

Signed:  .....

Date: ..... 6 Jun 14 .....

Please send completed form to the Senior Licensing Officer at:

West Berkshire Council, Culture and Environmental Protection, Environmental Health & Licensing, Council Offices, Market Street, Newbury, Berkshire RG14 5LD



**LICENSING ACT 2003**

**Representations form**

Details of the representee:

Name Mr. James Giggins .....

Address.....143 Priory Road, Hungerford .....

Postcode.....RG170AP .....

Telephone Number .....Withheld .....

Email address ..... [REDACTED] .....

Please note the Council is required under the Licensing Act 2003 (Hearings) Regulations 2005 to provide the applicant with copies of the relevant representations made.

Details of the application to make representation(s) on:

Application Reference Number.14/00748/LQN .....

Name of Premises .....Redwood House .....

Premises Address.....Coldharbour Road, Hungerford .....

Postcode.....RG170HR .....



Under the Licensing Act 2003, for a representation to be relevant it must be one that is about the likely effect of the application on the promotion of the four licensing objectives.

Please give details of your representation(s) and include information as to why the application would be unlikely to promote any of the following objective(s):

**The Prevention of Crime and Disorder:**

.....  
.....  
.....  
.....

**Public Safety:**

.....  
.....  
.....  
.....

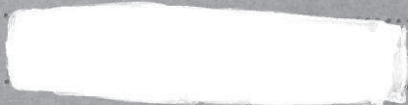
**The Prevention of Public Nuisance:**

this will cause daily and pervasive public nuisance to anyone living in the "EXTRA CARE" facility and directly to those of us living on the boundary of these large buildings due to the 365 days, daily times requested. all extra noise pollution and light pollution is directed and reflected from the back of the building towards all the houses this EXTRA CARE facility faces, including children's bedrooms.. Kitchen Angels are an events company so by definition will want to deliver multiple outdoor events (inc BBQs) causing nuisance through light and noise pollution, regularly in this purely residential area already served within 1 mile by many pubs, bars, restaurants, hotels and cafes.. This is the thin edge of an insidious wedge. There is no evidence of any sound proofing for those requiring EXTRA CARE in the building; or for local home owners; in the form of triple glazed windows or a need to keep doors and windows of this bar and restaurant closed to prevent nuisance.

**The Protection of Children from Harm:**

.....  
.....  
.....  
.....

Signed:.....



Date:.....

6 Jun 14

Please send completed form to the Senior Licensing Officer at:

West Berkshire Council, Culture and Environmental Protection, Environmental Health & Licensing, Council Offices, Market Street, Newbury, Berkshire RG14 5LD

**From:** Jan Giggins  
**Sent:** 09 June 2014 15:48  
**To:** Licensing  
**Subject:** RE: 14/00748/LQN Kitchen Angels Limited Redwood House

Dear Sharon,

**RE: 14/00748/LQN Kitchen Angels Limited Redwood House**

Many thanks for sending through a copy of the application and then the representation form and guidance notes. Please find below my representations. I would be grateful if you could confirm that the method of submission is acceptable.

**Before linking my objections to the four licencing objectives on your form I would like to draw your attention to the following paragraph extracted from the DCMS guidance you provided:**

***“When considering the steps that an applicant has volunteered to promote the licensing objectives, it is important to remember that applicants should already be adhering to legislation in other areas”***

Redwood "restaurant" is an ancillary facility in an Extra-Care affordable housing residential development for the over 55's. (Class C2). The building is owned by Sovereign Housing, a Registered Social Housing Provider/Charity and was built with the help of public grant from the Homes & Communities Agency as well as a financial contribution from West Berkshire Council. I don't believe it has planning permission to operate as a separate entity open to the general public, certainly not as a licenced bar. It appears that Sovereign Housing have sub-let the premises and that the applicants may not be aware of the planning restrictions.

I also believe the premises are registered with the Care Quality Commission and would have thought that they might have some concerns about the establishment of a public bar on site.

It would help if the exact nature and legal status of the premises/restaurant could be clarified with the applicants and your colleagues in planning/housing/legal/social care etc. The licence application should be evaluated together with other relevant licences/permissions/registrations and not in isolation. Consideration should also be given to the potential implications of granting the licence should current use of the building change eg from 'extra care' to 'general needs'.

If it is deemed that all the underlying permissions are in order (or not expedient to enforce), then it should be borne in mind that a suggested use of West Berkshire



Council's financial contribution when put forward for authorisation by the Executive was to kit out the kitchen/restaurant area of the building.

<https://www.whatdotheyknow.com/request/44032/response/235712/attach/3/Part%20II%20Report%20Extra%20Care%20Housing%20Development%20Hungerford.pdf>

As such I believe this premises licencing application should be referred to the licencing committee rather than being determined under delegated powers, as it is an application in which the Council has an interest. I also believe the consideration should be deferred until such time as the applicants have advertised the application appropriately in the local newspaper.

### **Detailed Representations:**

Regarding the application itself as it now stands I have the following concerns. As some of these can be linked to more than one of the licencing principles, I have referenced them to A, B, C & D as detailed below rather than using the form provided, which seems rather prescriptive. Hopefully those concerns that don't directly link to any of the four licencing objectives are covered by the spirit of the licencing legislation.

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

1. I do not feel it is appropriate to establish (alcohol) licenced premises of any sort in the same building as an 'extra-care' residential building intended to house the elderly frail and other vulnerable people over 55 in need of affordable housing. It could aggravate the care of residents on prescribed medication and add to the burden of their carers. (B & C)

2. The mark-up required on any alcohol sales to cover the staffing and operational costs of the bar/restaurant would also impact on the budgetary pressures of any personal financial care packages and ultimately result in public funding being diverted away from care. It is also unclear whether these proposals would preclude residents consuming their own alcohol (purchased elsewhere) or listening to their own recorded music in communal parts of the premises (eg in the resident's lounge).

3. Furthermore, the 'extra-care' category implicit in the planning permission does not distinguish between categories of vulnerable people and therefore encompasses people with alcohol and drug addictions. Provision of an on-site licensed bar/restaurant would run contrary to this group of vulnerable people's care needs. (B&C)

4. Whilst parts of the building may have been designated as 'public' (as opposed to private, residential/communal spaces, it surely would not be appropriate to have unrestricted access to those areas by the public at large. The application gives no detail of how access is to be controlled from those public spaces into other parts of the building. Eg use of toilets, lifts, access to corridors leading to residential accommodation etc. (A,B&C)

5. The hours and days of operation applied for (10am to 11pm, 7 days a week) are excessive for any premises situated in a residential area. If either licence (alcohol or recorded music) is granted, the hours and days of operation should be restricted in consideration of the amenity of both residents of the building and residents in the surrounding area. If possible restrictions should also be placed on volume of music, and on leaving windows/doors open. (B&C)

6. A pedestrian route, used by surrounding residents and accessed by children walking to John O Gaunt secondary school runs through the grounds of the building. This route is already at times obstructed by cars because there is limited parking for the existing residents, visitors and care staff working in the building/block of flats. Any further public and business/retail use of these buildings can only aggravate the parking/traffic issue.(B, C &D)

7. Whilst the applicant has detailed measures to prevent the sale of alcohol to children under 18 these seem a fairly standard set of safeguarding measures that youngsters, if so inclined, could (and do) find a way around. What experience does the applicant have of operating these measures? The company seems to have been set up fairly recently, and be more of a spin-off from a specialised event catering company than an experienced bar operator. How many staff do they employ? What training do they give their staff? How many staff are on site at any one time? (D)

8. There will be policing implications of opening up what is effectively a new licenced bar in this location. I do not consider the security measures as per the application are sufficient given that there is a very limited police presence in Hungerford, especially in the outer residential areas. Hopefully the police have already responded to the consultation. (A, B, C, D)

9. There are planning restrictions placed on the external lighting of the building due to the presence of bats and the location of the building in an AONB. The exit from the site via Priory Road is particularly dimly lit at night. The lighting

requirements required to minimise the impact of crime/disorderly behaviour from a licenced bar are at odds with this planning restriction. (A, B, C)

Please do not hesitate to contact me if you require clarification of any of the points made.

Many thanks.

Yours sincerely,

Jan Giggins