

Notice of Meeting



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Licensing Sub-Committee

Wednesday 22 September 2021 at 10.00am

**In the Roger Croft Room Council Offices
Market Street Newbury, RG14 5LD**

The Council will be live streaming its meetings.

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<https://www.westberks.gov.uk/licensingsubcommitteelive>

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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, 14 September 2021

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 Jo Watt.

Further information and Minutes are also available on the Council's website at

www.westberks.gov.uk



Agenda - Licensing Sub-Committee to be held on Wednesday, 22 September 2021
(continued)

To: Councillors Phil Barnett, Graham Bridgman (Chairman) and David Marsh

Substitute: Councillor Jeff Beck

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. 21/00555/LQN, Market Place Family Mart, 3 Market Place, Lambourn, RG17 8XU
Proposal: Premise Licence
Location: 3 Market Place, Lambourn, RG17 8XU
Applicant: Market Place Family Mart Ltd | 3 - 38 |

Sarah Clarke
Service Director: Strategy and Governance

If you require this information in a different format or translation, please contact Stephen Chard on telephone (01635) 519462

Licensing Sub-Committee Report

Market Place Family Mart, 3 Market Place, Lambourn, RG17 8XU, (21/00555/LQN)

Type of Application:	Premise Licence
Parish:	Lambourn
Ward Member:	Councillor Howard Woollaston (Lambourn Ward)
Case Officer:	Emilia Matheou, Licensing Officer,
Portfolio Holder:	Councillor Hilary Cole
Service Director:	Eric Owens

1. Purpose of the Report

- 1.1 To set out the background information pertaining to this Licensing Application.

2. Recommendation

- 2.1 Members are asked to decide whether to:-

a) Grant the application for a premises licence as made subject to any mandatory conditions;

b) Grant the application for a premises licence subject to any additional conditions and any mandatory conditions;

(c) Refuse to specify a person in the licence as the designated premises supervisor

(d) Exclude from the licence any of the licensable activities to which the application relates;

(e) Refuse the application for a premises licence;

Members of the Licensing Sub-Committee are asked to make a decision at the end of the hearing after all relevant parties have been given the opportunity to speak. Members must give full reasons for their decision.

3. Background

- 3.1 Members of the Licensing Sub-Committee are asked to determine the application as the Licensing Authority has received representations stating that granting this application would undermine the prevention of crime and disorder, the prevention of public safety, the prevention of public nuisance, and the protection of children from harm licensing objectives.

- 3.2 The Licensing Authority may only consider aspects relevant to the application that have been raised in these representations.

- 3.3 Where representations have been received from a responsible authority or any other person, and the concerns have not been resolved through mediation between all parties, the Licensing Act 2003 requires that these applications should be determined by the Licensing Authority's Licensing Committee. The Licensing Act 2003 allows for applications such as this one to be delegated to a Sub-Committee. In accordance with those rules, the Scheme of Delegation set out in the Council's Constitution states that the Licensing Sub-Committee has responsibility for dealing with this application.

4. Application

- 4.1 The Licensing Authority had received an application, from Kugarani Mohanarajah on behalf of Marketplace Family Mart Ltd, for a premise licence in relation to 3 Market Place, Lambourn, RG17 8XU. This application had been recorded under reference number 21/00555/LQN on 21 July 2021. A copy of the application is attached as Appendix 1.
- 4.2 A plan showing the location of the premises is attached at Appendix 2. The application is for a convenience store selling confectionary, lottery tickets, chilled foods and alcohol for offsite consumption in a residential area. Thilaxshi Mohanarajah has consented to be specified as the designated premises supervisor in relation to this application. Further information can be found at Appendix 3. Further information about the history of the site is set out in the letter of support from the landlord of the premise attached at Appendix 6.

5. Consultation

- 5.1 The 28 day consultation period ran from 29 July 2021 to 25 August 2021. Responsible Authorities, Ward Members and the Parish Council were advised by email on the 28 July 2021. The application has been advertised in accordance with the regulations, with the required blue notices being placed at the premises and checked by an officer from the Public Protection Partnership on the 4 August 2021, and that an advert had been placed in the (Newbury Weekly News) on the 5 August 2021.
- 5.2 A group of 14 residents have submitted an objection to the application. A copy of their representations are attached at Appendix 4. They are of the opinion that another shop selling these types of goods is not needed in the village as they already have three shops that do so. They believe that the granting of a licence will increase competition which could lead to a reduction in prices. They also have concerns about the noise and disturbance to neighbours generated by the store and the fact that it could encourage children to drink and smoke as they will be able to purchase cheaper alcohol and tobacco products. The residents have listed a number of additional conditions they would like to see imposed should Members be minded to approve the application.
- 5.3 Following discussions with Thames Valley Police, the applicant agreed to the inclusion of a number of additional proposed conditions which are attached at Appendix 5 to the report.

6. Outline of the Application

- 6.1 The application sought to obtain the following provisions of regulated entertainment

- Supply of Alcohol from 08h00 to 23h00 Monday to Sunday for Offsite consumption.

The premises would be open from 06h00 to 23h00 Monday to Sunday

7. Responses Received:

Fire Authority – None

The Chief Officer of Police Thames Valley – additional conditions proposed and accepted by applicant

Environmental Health - None

The Local Enforcement Agency for the Health and Safety at work etc. Act 1974 – None

The Weights and Measures Authority/Trading Standards – None

Children's Safeguarding Board - None

Public Health - None

Home Office Immigration - None

Planning - None

The Licensing Authority –.None

8. Options

- 8.1 Members are asked to consider, after taking the representations both oral and written into account, whether the application to grant the premise licence should be agreed or rejected.
- 8.2 If Members are minded to approve the application they need to consider any additional conditions, other than those contained in the operating schedule and any relevant mandatory conditions in ss19-21 of the Licensing Act 2003, including those proposed by Thames Valley Police, that they wish to attach to the application.
- 8.3 If Members are minded to include any additional conditions they will need to provide their reasons for doing so in the decision notice.

Background Papers:

- (1) The Licensing Act 2003, appropriate Regulations, Statutory Revised Guidance issued under section 182 of the Licensing Act 2003
- (2) The Council's Statement of Licensing Policy Licensing Act 2003
- (3) The Council's Constitution

9. Appendices

Appendix 1 – Application

Appendix 2 – Location Plan

Appendix 3 -- DPS Consent Form

Appendix 4 – Representations

Appendix 5 – Thames Valley Police Proposed Conditions

Appendix 6 – Letter of Support from the Landlord

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 MARKETPLACE FAMILY MART 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			
3 MARKET PLACE LAMBOURN WEST BERKSHIRE			
Post town	HUNGERFORD	Postcode	RG17 8XU

Telephone number at premises (if any)	
Non-domestic rateable value of premises	£ 22,000.00

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/limited liability partnership please complete section (B)
 - ii as a partnership (other than limited liability) 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 (by ticking yes to one box below):

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

(A) INDIVIDUAL APPLICANTS (fill in as applicable)

Mr <input type="checkbox"/>	Mrs <input type="checkbox"/>	Miss <input type="checkbox"/>	Ms <input type="checkbox"/>	Other Title (for example, Rev)	
Surname			First names		
Date of birth		I am 18 years old or over <input type="checkbox"/>		Please tick yes	
Nationality					
Current residential address if different from premises address					
Post town		Postcode			
Daytime contact telephone number					
E-mail address (optional)					
Where applicable (if demonstrating a right to work via the Home Office online right to work checking service), the 9-digit 'share code' provided to the applicant by that service (please see note 15 for information)					

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		
Date of birth		I am 18 years old or over <input type="checkbox"/>		Please tick yes	
Nationality					
Where applicable (if demonstrating a right to work via the Home Office online right to work checking service), the 9-digit 'share code' provided to the applicant by that service: (please see note 15 for information)					
Current residential 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	MARKETPLACE FAMILY MART LTD .
Address	3 MARKET PLACE LAMBOURN BERKSHIRE RG17 8XU
Registered number (where applicable)	13508385
Description of applicant (for example, partnership, company, unincorporated association etc.)	A PRIVATE LIMITED COMPANY.

Telephone number (if any)
E-mail address (optional)

Part 3 Operating Schedule

When do you want the premises licence to start?

DD	MM	YYYY
19	08	2021

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)

A CONVENIENCE STORE, WHICH INCLUDES A FEW GROCERIES. WE WILL BE SELLING LOTTERY, CHILLED FOODS, CONFECTIONARY, ALCOHOL - TO BE CONSUMED OFF-PREMISES, ETC. IT IS LOCATED IN THE CENTRE OF A RESIDENTIAL AREA, MAKING IT EASIER FOR THE LOCALS TO BUY THEIR DAY-TO-DAY ITEMS.

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

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

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

- | Provision of regulated entertainment (please read guidance note 2) | Please tick all that apply |
|---|----------------------------|
| a) plays (if ticking yes, fill in box A) | <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 (c), (f) or (g) (if ticking yes, fill in box H) | <input type="checkbox"/> |

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

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

B

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

C

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

D

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

E

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

F

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

G

Performances of dance Standard days and timings (please read guidance note 7)			Will the performance of dance take place indoors or outdoors or both – please tick (please read guidance note 3)	Indoors	<input type="checkbox"/>
Day	Start	Finish		Outdoors	<input type="checkbox"/>
Mon			Please give further details here (please read guidance note 4)		
Tue					
Wed			State any seasonal variations for the performance of dance (please read guidance note 5)		
Thur					
Fri			Non standard timings. Where you intend to use the premises for the performance of dance at different times to those listed in the column on the left, please list (please read guidance note 6)		
Sat					
Sun					

H

Anything of a similar description to that falling within (e), (f) or (g) Standard days and timings (please read guidance note 7)			Please give a description of the type of entertainment you will be providing		
Day	Start	Finish	Will this entertainment take place indoors or outdoors or both – please tick (please read guidance note 3)	Indoors	<input type="checkbox"/>
Mon				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Tue			Please give further details here (please read guidance note 4)		
Wed					
Thur			State any seasonal variations for entertainment of a similar description to that falling within (e), (f) or (g) (please read guidance note 5)		
Fri					
Sat			Non standard timings. Where you intend to use the premises for the entertainment of a similar description to that falling within (e), (f) or (g) at different times to those listed in the column on the left, please list (please read guidance note 6)		
Sun					

I

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

J

Supply of alcohol Standard days and timings (please read guidance note 7)			Will the supply of alcohol be for consumption – please tick (please read guidance note 8)	On the premises	<input type="checkbox"/>
				Off the premises	<input checked="" type="checkbox"/>
Day	Start	Finish	Both <input type="checkbox"/>		
Mon	08:00	23:00	State any seasonal variations for the supply of alcohol (please read guidance note 5)		
Tue	08:00	23:00			
Wed	08:00	23:00			
Thur	08:00	23:00	Non standard timings. Where you intend to use the premises for the supply of alcohol at different times to those listed in the column on the left, please list (please read guidance note 6)		
Fri	08:00	22:00			
Sat	08:00	23:00			
Sun	08:00	23:00			

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

Name		THILAXSHI MOHANARAJAH
Date of birth		
Address		COVENTRY
Postcode	CV3 5GD	
Personal licence number (if known)		LN/000013242/2019/1
Issuing licensing authority (if known)		HARROW COUNCIL

K

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

N/A

L

Hours premises are open to the public Standard days and timings (please read guidance note 7)			State any seasonal variations (please read guidance note 5)
Day	Start	Finish	
Mon	06:00	23:00	<p><u>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</u> (please read guidance note 6)</p>
Tue	06:00	23:00	
Wed	06:00	23:00	
Thur	06:00	23:00	
Fri	06:00	23:00	
Sat	06:00	23:00	
Sun	06:00	23:00	

M

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

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

ALL OF OUR STAFFS WILL BE FULLY TRAINED AND WILL TEACH THEM THE SAFETY PRECAUTIONS BEFORE THEY START THEIR JOB. FIRST AID KIT WOULD ALWAYS BE EASILY ACCESSED SO THEY CAN USE IT WHEN NEEDED.

b) The prevention of crime and disorder

AN ALARM SYSTEM (WITH CCTV) WILL BE WORKING AND BE RECORDED 24/7. NO HARMFUL OR SHARP ITEMS GIVEN TO UNDER 18'S WITHOUT PROOF OF ID. EMERGENCY BUTTON IS PLACED BELOW THE TILLS.

c) Public safety

WE WILL KEEP SIGNS TO PROMOTE COVID SAFETY MEASURES TO ENSURE ALL OUR CUSTOMERS ARE SAFE, WE WILL AID ANYONE WHO NEEDS ADDITIONAL HELP. MASKS SHOULD ALWAYS BE WORN BY STAFF AND CUSTOMERS UNTIL IT IS SAFE.

d) The prevention of public nuisance

NO LOUD MUSIC WILL BE PLAYED, OUR FRIENDLY EMPLOYERS WOULD MAKE SURE OUR CUSTOMERS ARE SATISFIED WITH OUR SERVICE. WE WILL NOT HAVE ANY ACTIVITIES THAT WOULD DISTURB PUBLIC.

e) The protection of children from harm

WE WILL MAKE SURE THE CHILD DOES NOT HAVE ANY SHARP OBJECTS IN THEIR HANDS, WE WOULD ALWAYS ENSURE A CHILD HAS AN ADULT WITH THEM (UNDER 12'S) - IN CASE OF EMERGENCY, WE WILL CONTACT 999 AND GIVE FIRST AID.

Checklist:

Please tick to indicate agreement

- 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 designated 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.
- [Applicable to all individual applicants, including those in a partnership which is not a limited liability partnership, but not companies or limited liability partnerships] I have included documents demonstrating my entitlement to work in the United Kingdom or my share code issued by the Home Office online right to work checking service (please read note 15).

IT IS AN OFFENCE, UNDER SECTION 158 OF THE LICENSING ACT 2003, TO MAKE A FALSE STATEMENT IN OR IN CONNECTION WITH THIS APPLICATION. THOSE WHO MAKE A FALSE STATEMENT MAY BE LIABLE ON SUMMARY CONVICTION TO A FINE OF ANY AMOUNT.

IT IS AN OFFENCE UNDER SECTION 24B OF THE IMMIGRATION ACT 1971 FOR A PERSON TO WORK WHEN THEY KNOW, OR HAVE REASONABLE CAUSE TO BELIEVE, THAT THEY ARE DISQUALIFIED FROM DOING SO BY REASON OF THEIR IMMIGRATION STATUS. THOSE WHO EMPLOY AN ADULT WITHOUT LEAVE OR WHO IS SUBJECT TO CONDITIONS AS TO EMPLOYMENT WILL BE LIABLE TO A CIVIL PENALTY UNDER SECTION 15 OF THE IMMIGRATION, ASYLUM AND NATIONALITY ACT 2006 AND PURSUANT TO SECTION 21 OF THE SAME ACT, WILL BE COMMITTING AN OFFENCE WHERE THEY DO SO IN THE KNOWLEDGE, OR WITH REASONABLE CAUSE TO BELIEVE, THAT THE EMPLOYEE IS DISQUALIFIED.

Part 4 – Signatures (please read guidance note 11)

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

Declaration	<ul style="list-style-type: none">• [Applicable to individual applicants only, including those in a partnership which is not a limited liability partnership] I understand I am not entitled to be issued with a licence if I do not have the entitlement to live and work in the UK (or if I am subject to a condition preventing me from doing work relating to the carrying on of a licensable activity) and that my licence will become invalid if I cease to be entitled to live and work in the UK (please read guidance note 15).• The DPS named in this application form is entitled to work in the UK (and is not subject to conditions preventing him or her from doing work relating to a licensable activity) and I have seen a copy of his or
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	her proof of entitlement to work, or have conducted an online right to work check using the Home Office online right to work checking service which confirmed their right to work (please see note 15)
Signature	
Date	14/07/2021
Capacity	OWNER OF BUSINESS

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

Signature	
Date	
Capacity	

Contact name (where not previously given) and postal address for correspondence associated with this application (please read guidance note 14)			
KUGARANI MOHANARAJAH			
Post town	MAIDENHEAD	Postcode	SL6 8RZ
Telephone number (if any)			
If you would prefer us to correspond with you by e-mail, your e-mail address (optional)			

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Lease Plan



Land Registry Compliant Plans
 156-158 High Street
 024 4531 4531
 T: 0944 800 2228 - F: 09501 140158
 info@wrightmansplans.co.uk - www.wrightmansplans.co.uk

DRAWING TITLE
**Lease Plan for premises at
 3 Market Place
 Lambourn
 Berkshire RG17 8XU**

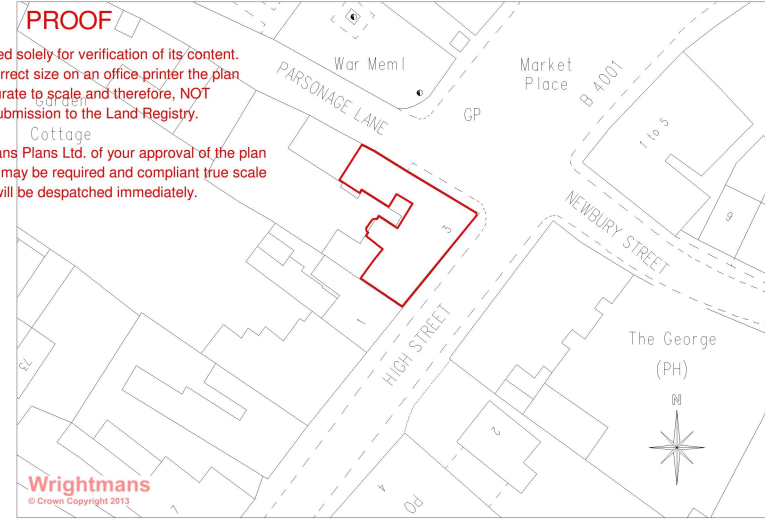
SCALE	DATE	DRAWN BY	APPROVED
1:200 1:500		B.K.	E.G.

DRAWING NUMBER	REV	SIZE
WP3789-A		A3

Additional copies of these Plans are available on request. We do not recommend scanning or copying these as our original plans to the Land Registry are our master reproductions and the copies can be distorted and reading inaccurate.

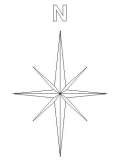
PROOF

This proof is intended solely for verification of its content.
 If printed at the incorrect size on an office printer the plan
 will not be accurate to scale, and therefore, NOT
 suitable for submission to the Land Registry.
 Please advise Wrightmans Plans Ltd. of your approval of the plan
 or any amendments that may be required and compliant true scale
 hard copies will be despatched immediately.



Scale 1:500

Location Plan



NOTES

- The area edged red on the Plan represents that to which the Lease refers for the Ground Floor property known as 3 Market Place, Lambourn, Berkshire RG17 8XU.
- The areas edged green on the Plan indicates allocated parking spaces.



Scale 1:200

Ground Floor
 3 Market Place
 Lambourn
 Berkshire RG17 8XU

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Consent of individual to being specified as premises supervisor

I Thilaxshi Mohanarajah

[full name of prospective premises supervisor]

of

Coventry
West Midlands
CV3 5GD

[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

DPS

[type of application]

by

MarketPlace Family Mart Ltd

[name of applicant]

relating to a premises licence

[number of existing licence, if any]

for

MarketPlace Family Mart Ltd
3 Market Place
Lambourn
Hungerford
West Berkshire
RG17 8XU

[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

MarketPlace Family Mart Ltd

[name of applicant]

concerning the supply of alcohol at

MarketPlace Family Mart Ltd
3 Market Place
Lambourn
Hungerford
West Berkshire
RG17 8XU

[name and address of premises to which application relates]

I also confirm that I am entitled to work in the United Kingdom and am applying for, intend to apply for or currently hold a personal licence, details of which I set out below.

Personal licence number

LN/000013242/2019/1

[insert personal licence number, if any]

Personal licence issuing authority

Harrow Council, Station road, Harrow, HA1 2XY

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

Signed

Name (please print)

THILA

Date

19/07/2021

LAMBOURN VILLAGE RESIDENT'S OBJECTIONS TO GRANT Marketplace Family Mart Ltd, 3 MARKET PLACE LAMBOURN, LICENCE TO SELL ALCOHOL.

Ref: 3 Market Place Lambourn RG17 8XU – 21/00555/LQN

Dear West Berkshire District council – Licensing

We are writing to object on the above licencing application. Our objections are based on the licensing objectives, and we will be grateful if the licensing committee consider our objections and refuse this application.

We Lambourn residents believe that there is no need for another shop to sell Alcohol or tobacco in the small Village of Lambourn. We currently have 3 shops selling Alcohol, tobacco, and groceries.

If the council grant this application, then we believe that they will not be upholding the licencing objectives.

Having another shop selling alcohol will increase more competition and will have the effect of binge drinking causing "Public nuisance".

Since the shop (3 Market Place) being closed over two years ago, there has been less of public nuisance and noise outside the church car park. If 3 Market Place, Lambourn starts selling alcohol again then there will again be noise and disturbance to neighbours. This will increase crime disorder and public nuisance.

Another shop will inevitably encourage children to cheaper Alcohol and tobacco, this will have an adverse effect on the licensing objective of "Protecting children from harm".

Lambourn Village is very small, and we have our share of crime in the village. Having another place selling alcohol will increase crime and disorder. This will be against upholding licensing objectives.

The council have a duty of care towards its residents and Public safety. By granting this application the council will not be upholding its main licensing objectives.

If however the license is granted then we would request that the following conditions to be put on the licence;

- 1: Licensing hours to be from 10am – 8pm.
- 2: No sale of single cans or bottles of Beer/Cider, or any alcohol above 4% by alcohol volume. Minimum packs of 4 to be sold.
- 3: Beers or Ciders above 4.8% by alcohol must NOT be sold.
- 4: An approved security guard to be on duty from 5pm until closing time.
- 5: 24hr CCTV must be installed. Cameras must be placed on Entry/Exit, Till area and additional cameras looking into the Church car park and High Street.
Recordings to be kept for 45 days.
- 6: Challenge 21 to be implemented.
- 7: Alcohol sales to be recorded.
- 8: All alcohol to have shop labels/Shop name which are not easily peeled off.
- 9: Alcohol not to be promoted inside or outside.
- 10: Drunk and disorderly must not be served at any time.

We Lambourn residents have signed and given our contact details for the purpose of Objecting this Application.
We hope that you refuse this application based on our objections and concerns.

Many Thanks
Yours sincerely
Lambourn Residents.

NAME	ADDRESS	PHONE	EMAIL	SIGN/Date
Dendy Read				
BRETT SAWLS				
PAM OWNER				
MARR PATON				
SUSIE Watson				
DORISEN Fowler				
Liz BEARD				
Liz Spence				

NAME	ADDRESS	PHONE	EMAIL	SIGN
P. MITCHELL				
E. Piles				
MARTIN				
Watson				
K. MITCHELL				
R. CAMPBELL				

Proposed Conditions, Marketplace Family Mart, Lambourn.

CCTV

1. The Premises Licence holder shall ensure the premises' digitally recorded CCTV system cameras shall continually record whilst the premises are open to the public and recordings shall be kept for a minimum of 31 days with time and date stamping. The entire licensable area shall be covered by the CCTV. Data recordings shall be made immediately available to an authorised officer of West Berkshire Borough Council or a Thames Valley Police officer, together with facilities for viewing upon request, subject to the provisions of the Data Protection Act. Recorded images shall be of such a quality as to be able to identify the recorded person in any light. At least one member of staff on the premises at any time during operating hours shall be trained to access and download material from the CCTV system.
2. Signage advising customers that CCTV is in use shall be positioned in prominent positions.
3. A refusal register, whether written or electronic, shall be used, kept and maintained at the premises. The refusal register shall record the time and date of the refusal, which age restricted product was refused, details of the staff member refusing service and a description of the person refused. The refusal log shall be produced to authorised officers of West Berkshire Borough Council and Thames Valley Police upon request.
4. The premises shall at all times operate a Challenge 25 age verification policy to prevent any customers who attempt to purchase alcohol and who appear to the staff member to be under the age of 25 years from making such a purchase without having first provided identification. Only a valid driver's licence showing a photograph of the person, a valid passport, Military ID or proof of age card showing the 'Pass' hologram (or any other nationally accredited scheme as set down within the mandatory conditions) are to be accepted as identification.
5. Notices advertising the premises' Challenge 25 scheme shall be displayed in prominent positions on the premises.
6. Staff employed to undergo training upon induction before they are allowed to work. This shall include, but not be limited to:-
 - a. Dealing with refusal of sales
 - b. Knowledge of the Four Licensing Objectives
 - c. Identifying signs of intoxication
 - d. Conflict management

- e. How to identify and safeguard vulnerable persons who attend and leave the premises.
 - f. Proxy purchasing and identifying attempts by intoxicated persons to purchase alcohol.
7. Such training sessions are to be documented and refreshed every six months and shall be kept for a minimum of two years and be made available to an authorised officer of West Berkshire Borough Council or Thames Valley Police upon request.

Mr J and Mr A Akhtar

[REDACTED]
Maidenhead,

Licensing -
West Berkshire Council
Council Offices,
Market St,
Newbury,
RG14 5LD

29th August 2021

Re: Premise License for 3 Market Place, RG17 8XU

Dear Emilia Matheou and West Berkshire Licensing Legal Team,

We are writing to you concerning the Store at 3 Market Place, Lambourn, RG17 8XU that we have owned for 18 years, and an application submitted by our leaseholder tenant Mrs Kugarani of Family Mart LTD in regards to obtaining a Premise License and why you should grant the license for the premises.

The store has had a Premise License for decades, is integral to the value of the premises, and in summary was surrendered illegally without our knowledge by a party that had no authorisation to do so. We were only made aware recently that the store was without a Premise License and would like to provide supporting information for the approval of a licence being granted again on the premises.

We bought the store in 2003 with a Premise License from Mr. Manku who had owned the off-license convenience store for 17 years prior to our purchase. We personally ran the store for a further 10 years. Afterwards we leased the premises, with a lease duration of 21 years to [REDACTED] LTD, who after 3 years, sold the lease to Mr [REDACTED]

Mr [REDACTED] ran the store for 3 further years at which point he illegally sub-let without our permission and knowledge to [REDACTED] LTD) for four months. In that time [REDACTED] without our knowledge or permission, and therefore illegally, transferred the Premise License under their company on 21st June 2019 and then surrendered the Premise License on 27th September 2019. They then gained a Premise License on a store further up the High Street that they own, known as [REDACTED]. In addition, they removed stock, equipment, ripped out fixtures and fittings at 3 Market place causing damages to the property and abandoning the premises and owe rent arrears for 18 months. In relation to this we have taken the matter to Court, our solicitor, Mr Goddard of Kidd Rapinet LLP, Maidenhead, are dealing with this situation on our behalf.

The lease has been forfeited and we have drawn up a new lease with Family Mart LTD, via our solicitor, Mr Proddow of Proddow Mackay Solicitors, Maidenhead. As far as we were aware the store had a Premise License, it was only up until now after we had renovated the premises, completed the depilated work, and drew up the lease that we learnt what had happened. The lease was subjected to the condition that the store had a Premise License with the main source of income of the store being an off-license.

The store is a well-established and a known shop in the village, with a long history. The building being 500 years old, grade 2 listed, with documented historical evidence showing the store has existed for numerous years. With the main source of income associated and directly linked to the off-license status of the Premises, therefore without a Premise License the store will not be able to function and cause a huge financial loss and burden due to an illegal act by [REDACTED] LTD. We therefore ask that you approve the application for a Premise License at 3 Market place due to all the points we have mentioned.

Please feel free to follow-up with any questions or concerns, my contact details are above. Can we also request you to forward this letter to your legal team? We look forward to your reply.

Your Sincerely,

Mr Jaweed Akhtar and Mr Amjeed Akhtar

Of 3 Market Place, Lambourn, RG17 8XU