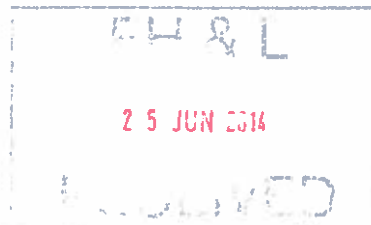


Our Ref: KIR/MAR/NEW176
Contact: Katharine Redford



23 June 2014

West Berkshire District Council
Senior Licensing Officer
Council Offices
Market Street
Newbury
Berkshire
RG14 5LD

Dear Sirs

Newbury College (New Build) Monks Lane, Newbury, Berkshire RG14 7TD
Applicant – Marston's PLC

We act on behalf of Marston's PLC, in particular Marston's Inns & Taverns, the Managed Division and Stephen Roberts, the proposed Designated Premises Supervisor.

We are instructed by our clients to make application for a new Premises Licence for premises to be constructed on a greenfield site fronting onto the access road to Newbury College as more particularised on the plans provided.

The premises are to be a public house with a quality food operation and the benefit of waitress service.

On our client's behalf, we enclose by way of service upon you: -

- 1) Notice of application for the grant of a Premises Licence.
- 2) Consent of the proposed Designated Premises Supervisor Stephen Roberts, who is a surveyor working for our client company and will not trade the premises long term. A day to day Manager will be appointed as the DPS in due course.
- 3) Cheque in your favour in the sum of £100.00 being the fee payable.
- 4) Google Plan.
- 5) Site Location Plan - drawing number 3336/P100 C
- 6) Site ground floor layout plan – drawing no. 3336/L104
- 7) Ground floor licensing drawing identifying the internal and external areas to be licensed – drawing no. 3336/L015.

Partners:

John Gaunt (569711)
Katharine Redford (569712)
Tim Shield (569713)
Michelle Hazlewood (569714)

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John Gaunt & Partners
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Sheffield
S11 8FT

- 8) First floor plan - drawing no. 3336/L106
- 9) Elevations - drawing no. 3336/P107A
- 10) 3D images - drawing no. 3336/P109A

Kindiy acknowledge safe receipt.

The plans identify the licensed area edged in red. For the purpose of clarification we confirm that all proposed licensable activities extend to the internal public areas within this area. The licensable activities intended for the external area are limited to the sale by retail of alcohol, late night refreshment and recorded music only.

Please note that the proposed licensing drawings filed with this application are derived from our client's working drawings. Insofar as they contain information which is not prescribed under the relevant Regulations, this information should be taken as being illustrative only.

We confirm that we have served copies of the enclosed application and supporting documents on the relevant authorities being the Police, Fire Authority, Local Enforcement of Health & Safety at Work, Environmental Health Authority, Planning Authority, the relevant authority for Protection of Children from Harm, Weights and Measures and the relevant Health Authority.

This application is served on you not only as the Licensing Authority but as a Responsible Authority. If you do require additional copies of the Application, please do not hesitate to contact us.

For completeness, we enclose a copy of our Notice being displayed at site, a copy of which will shortly appear in a local newspaper. By our calculation, the consultation period will expire on 23rd July 2014.

Should you have any queries or wish to discuss the application, please telephone our Katharine Redford.

Please forward all correspondence to this office and quote our reference. Insofar as you receive any representations, we should be grateful if you would forward these to us upon receipt to enable early consultation.

In due course, please ensure that any licence issued is forwarded to us.

Thank you for your assistance.

Yours faithfully

Katharine Redford
John Gaunt & Partners
Email: kredford@john-gaunt.co.uk