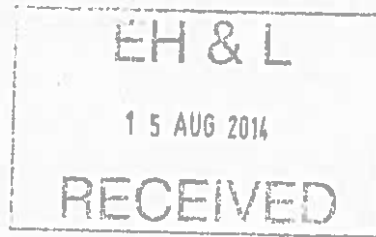


Senior Licensing Officer
West Berkshire District Council
Council Offices, Market Street
Newbury, RG14 5LD



12 August 2014

Dear Sir / Madam

Regarding the Sainsburys Supermarkets Ltd application for a Premises Licence to sell alcohol from 7 a.m. to 11 p.m. daily at Coombe Square, Coombe Court, Thatcham, RG19 4JF

I wish to register my strongest objection to the above application for a Premise Licence by Sainsburys Supermarkets Ltd.

My issues with the proposed licence are as follows:

- There is absolutely no need for such a premises at that location, since there are already the following shops selling alcohol within the local area – distances quoted from Coombe Court based on Cooperative website details:
 - Waitrose (at Kingsland Centre) – less than 0.2 miles away - open 8 a.m. until 9 p.m. from Monday – Friday, with slightly shorter hours at the weekend.
 - Co-operative (54 – 55 The Broadway) – 0.2 miles away - open 6 a.m. to 10 p.m. every day.
 - Co-operative (24-26 The Broadway) – 0.23 miles away – open 7 a.m. to 10 p.m. six days per week with shorter hours on Sundays.
 - Co-operative (22 London Road) – 0.34 miles away – open 24 hrs, 7 days per week (at petrol station).
 - Co-operative (Burdwood Centre, Station Road) – 0.46 miles away – open 7 a.m. to 11 p.m. 7 days per week.
 - Co-operative (Harts Hill Road/ Bradley Moore Square) – 0.61 miles away – open 7 a.m. to 10 p.m. 7 days per week.
- All of the above shops are either away from housing or were built at the same time as the housing was constructed - in which case householders knew they would have shops with long opening hours when they bought their properties.
- The proposed premises at Coombe Square are within an office section of a majority residential area, with dwellings overlooking the premises on three sides and with Almshouses adjoining the neighbouring office block, thus householders would be affected by

both light and noise pollution from the store from when it opened just before 7 a.m. until it closed just after 11 p.m. every single day of the year, with no respite whatsoever.

- The proposed access route for car parking and deliveries to the store would be using an existing designated "safe route to school", used by children of all ages walking / cycling / scooting to/from pre-school, infant, junior and secondary schools in the area, also parents taking their children to/from school by car. Any extra traffic through the residential streets caused by anyone visiting the new store would increase the risk to those and other children and also to local residents attempting to enter / exit their driveways.
- The fact that any shoppers could be purchasing alcohol - for consumption off the premises - between 7 a.m. and 11 p.m. makes me concerned about an increased risk of alcohol-fuelled vandalism, intimidation and violence, noise and disruption within the local residential area - people buying and consuming alcohol on the way home, for example. There have been quite frequent incidents of alcohol-fuelled violence, etc., within Thatcham Broadway itself and the presence of a further store selling alcohol and open even later in the evening could bring those sort of problems to our residential area, including under-age drinking in the childrens' playground / park immediately behind dwellings in Coombe Court.
- This residential area has a wide demographic - from with families and young children to the elderly - we enjoy the (current) quiet residential nature of the area.
- Parking - there is already a "residents only" parking permit scheme operating for Coombe Court due to parking problems with previous occupiers of the Coombe Square site. Any drivers who couldn't find a space in the car park would end up parking either in residents bays (unless the area is frequently patrolled by the parking warden) or blocking driveways in Coombe Court or parking along the adjoining Hartmead Road, which is a completely residential road. We already experience parking problems at times along Hartmead Road, especially at evenings and weekends. In addition, there is already a hazard to motorists in Coombe Court near the Coombe Square car park, where the road bends and cars are regularly parked in such a way as to block the view of the road ahead - you end up driving (carefully) on the wrong side of the road, potentially into oncoming traffic....

I would hope that you would take these points into consideration and I urge you to recommend refusal of the licence application, for the sake of the householders in this neighbourhood.

Yours faithfully



Miss Catherine Miller

21 Hartmead Road

Thatcham

RG19 4LS