

Marston's PLC  
Marston's House  
Brewery Road  
Wolverhampton  
WV1 4JT

Public Protection Partnership  
Environmental Health and Licensing  
West Berkshire District Council  
Council Offices  
Market Street Newbury  
Berkshire RG14 5LD

Our Ref: 17/01790/LQN  
Your Ref:  
Please ask for: Sharon Gavin  
Direct Line: 01635 519184  
Fax: 01635 519172  
e-mail: Sharon.Gavin@westberks.gov.uk

Dear Marston's PLC

**Licensing Act 2003 Premises Licence  
Premises Licence  
Land Adjacent To Bath Road, Dorking Way, Calcot, Reading, Berkshire,**

With reference to your application for a premise licence for the above location.

I have to inform you that following the submission of your application the following representations have been received:

- Mr I and Mrs P Savage
- Mr Kevin Flood

I enclose for your information copies of the relevant letter/fax/email(s) detailing the nature of the representations.

You will be notified in due course of the date and time when a hearing will take place before the Licensing Committee at the Council Offices by West Berkshire Council Strategic Support.

You are advised that mediation, should you wish, must be directly through the representee and not via the Licensing Authority.

Yours sincerely

[Redacted Signature]  
Sharon Gavin  
Technical Officer - Licensing

**PUBLIC PROTECTION PARTNERSHIP  
A SHARED SERVICE PROVIDED BY BRACKNELL FOREST COUNCIL, WEST BERKSHIRE DISTRICT  
COUNCIL AND WOKINGHAM BOROUGH COUNCIL**

11 January 2018

Mr I and Mrs P Savage  
15 Dorking Way  
Chantry Green  
Calcot, Reading  
Berkshire  
RG31 7AE

**Culture And Environmental Protection  
Environmental Health and Licensing**  
West Berkshire District Council  
Council Offices  
Market Street Newbury  
Berkshire RG14 5LD

Our Ref: 17/01790/LQN  
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Please ask for: Licensing Team  
Direct Line: 01635 519184  
Fax: 01635 519172  
e-mail: [licensing@westberks.gov.uk](mailto:licensing@westberks.gov.uk)

Dear Mr and Mrs Savage

**Licensing Act 2003 - Representation concerning Premises Licence Application  
Marston's PLC  
Land Adjacent To Bath Road, Dorking Way, Calcot, Reading, Berkshire**

Thank you for your representation regarding the above application.

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

If a hearing of the application before the Licensing Sub-Committee is necessary, details of the date and time will be sent out by West Berkshire Council Strategic Support at least ten days before the date of the hearing.

Yours sincerely

  
**Sharon Gavin  
Technical Officer - Licensing**

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COUNCIL AND WOKINGHAM BOROUGH COUNCIL**

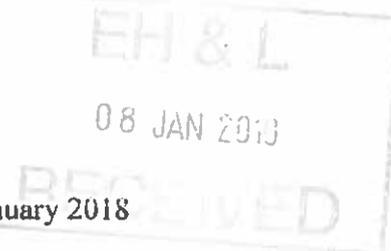
**DORKING WAY  
CHANNY GREEN  
CALCOT  
READING  
RG31 7AE**

Email: [REDACTED]

Phone/Fax: [REDACTED]

West Berkshire Council  
Licensing Office  
Council Offices  
Market Street Newbury  
Berkshire RG14 5LD

5th January 2018



**Your Ref: 17/01790/LQN by Marston's PLC**

Dear Sirs,

We respond to the application for provision of regulated entertainment, sale of alcohol and late night refreshment at the junction of Bath Road and Dorking Way, Calcot. We object to the granting of a license and make the following further comments.

**A. Public Safety**

We draw to your attention that the application is for premises which would be within a few hundred yards, and in plain sight of, Junction 12 of the M4 Motorway.

There is no demand from Calcot residents for a Pub/Restaurant. The nearby Murdoch's at the junction of Langley Hill and Bath Road closed through lack of custom and has been derelict for the past few years.

This will be known to the applicant and the calculation has to be that proximity to the busy M4 Motorway will enhance custom at the new premises. That inevitably will involve drinking and driving.

Were the Council to grant a license to sell alcohol from this location it would be endorsing, if not encouraging, drink driving. We call upon it not to do so.

**B. The Prevention of Public Nuisance**

Locations close to Motorway Junctions are much favoured by the Travelling Community. The area surrounding Calcot is constantly visited by travellers. The field from which the application would provide alcohol is presently fenced off. Once alcohol was licensed to be sold that fenced off field would become a car park and openly available to be used by travellers and the hooligan element of local youths.

Note also that with the elimination of Sainsbury's roundabout traffic from the Pub/Restaurant cannot turn right on exiting Dorking Way into the Bath Road. All traffic wanting to head towards Reading would drive down Dorking Way thus creating late night noise and nuisance.

Yours Faithfully

[REDACTED]

*E.J. Savage*

P.J. Savage

11 January 2018

Mr Kevin Flood  
[REDACTED] Charville Drive  
Calcot, Reading  
Berkshire  
RG31 7AU

**Culture And Environmental Protection  
Environmental Health and Licensing**  
West Berkshire District Council  
Council Offices  
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Dear Mr Flood

**Licensing Act 2003 - Representation concerning Premises Licence Application  
Marston's PLC  
Land Adjacent To Bath Road, Dorking Way, Calcot, Reading, Berkshire**

Thank you for your representation regarding the above application.

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

If a hearing of the application before the Licensing Sub-Committee is necessary, details of the date and time will be sent out by West Berkshire Council Strategic Support at least ten days before the date of the hearing.

Yours sincerely

[REDACTED]  
**Sharon Gavin  
Technical Officer - Licensing**

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COUNCIL AND WOKINGHAM BOROUGH COUNCIL**

## Sharon Gavin

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**From:** Sharon Gavin  
**Sent:** 11 January 2018 10:41  
**To:** Licensing  
**Subject:** FW: Licensing Act 2003 - New Premises Licence Application - FLOOD rep

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Hi Julia

I hope this works a bit better?

Objections are as follows

### The prevention of crime and disorder

The licenced premises will likely attract an unwanted element to the estate that does not currently exist due to its nature and extended opening hours. The proximity to the M4 motorway will also attract those into the area that may be susceptible to driving under the influence of alcohol

Granting a licence would provide a further source of alcohol within an area already so heavily populated with licensed premises that crime, disorder and public nuisance have already reached problem levels for the local police particularly in Theale and Tilehurst.

Noise, public nuisance, anti-social behaviour, low-level nuisance (non reportable crime inc. shouting, swearing, urination in public, littering) will be increased.

### The prevention of public nuisance

Local residents will be directly impacted by negative effects of the extended licensing hours' leading to increased footfall & vehicular traffic at unsociable hours, including large delivery vehicles at unsociable hours, with the *only* access being via Dorking Way. Noise, light pollution, traffic and traffic noise will all have a negative impact

When the 54, proposed, car parking spaces fall short the overspill will impact on local residents – patrons parking in Dorking Way & surrounding roads

There is already a large litter issue on the estate caused by customers of the local fast food establishment, this is likely to be further exacerbated by the planned licenced premises

Residents in this area already suffer noise nuisance and antisocial behaviour from the local fast food and shopping establishments and the fact that the premises seek to be able to sell to residents and supply their bona fide guests 24 hours per day, as per the non standard timing sought in accordance with the usual permission permitted historically will only add to these

### Public safety

The likelihood of inebriated drivers and foot traffic will be introduced into the estate by the proposed licenced premises

An establishment of this nature, directly adjacent to a very busy, already overloaded, pitifully inadequate, road infrastructure with the only access being via a heavily residential area has the potential to put public safety at great risk from inconsiderate road users seeking “easier/quicker” ways to enter/exit the premises to make their travelling journey less “bothersome”.

Regards

Kevin

On 8 January 2018 at 14:10, Julia OBrien <[Julia.OBrien@westberks.gov.uk](mailto:Julia.OBrien@westberks.gov.uk)> wrote:

Dear Mr Flood

I have seen an email from you regarding this application and your concerns that the hours requested may lead to anti-social behaviour. I have taken the liberty of emailing you directly, in addition to a response being sent to Mr Sharma MP, as the application is currently in the consultation phase, but this ends on 15 January 2018 should you wish to make a representation- obviously quite a tight deadline now. Please see the email below regarding details of the application and attached related documents. If you would like any further assistance please do not hesitate to contact me.

Kind Regards

Julia

**Julia O'Brien**  
Team Manager - Licensing  
Public Protection Partnership

A shared service provided by Bracknell Forest Council, West Berkshire Council and Wokingham Borough Council.

West Berkshire Council, Environmental Health & Licensing, Market Street, Newbury, Berkshire, RG14 5LD

01635 519 849 | Ext 2849 | [julia.obrien@westberks.gov.uk](mailto:julia.obrien@westberks.gov.uk)

We are in receipt of a new application

Our reference 17/01790/LQN

By Marston's PLC

For provision of regulated entertainment, sale of alcohol and provision of late night refreshment

Core hours Monday to Thursday 10.00 – 24:00, Friday and Saturday 10:00 – 01:00 and Sunday 11:00 – 24:00 with some non standard timings

Full details of the application can be viewed via the copy and plans attached to this email

Consultation Period concludes **Monday 15 January 2018** – please remember that for an objection / representation to be considered valid it must relate to one of the 4 licensing objectives

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

Objections / Representations should be sent to

[licensing@westberks.gov.uk](mailto:licensing@westberks.gov.uk)

or posted to the address in my auto signature below.

Finally please can I also remind you that Planning and Licensing Legislation are completely separate and as such planning permission is not required to be in place for a premises licence application to be made.

Feel free to contact me if you have any questions

Regards

Sharon

**Sharon Gavin**

Technical Officer - Licensing

### **Public Protection Partnership**

A shared service provided by Bracknell Forest Council, West Berkshire Council and Wokingham Borough Council.

Licensing, Public Protection Partnership, Council Offices, Market Street, Newbury, Berkshire, RG14 5LD

01635 519 890 | Ext 2890 | [sharon.gavin@westberks.gov.uk](mailto:sharon.gavin@westberks.gov.uk)

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