

Dorking Way
Calcot
Reading
RG31 7AE

12th January 2018

West Berkshire Council
Licensing – Council offices
Market Street
Newbury
Berkshire RG14 5LD

Dear Licensing Department

Your reference: 17/01790/LQN– Marston’s PLC – referring to the provision of regulated entertainment and sale of alcohol and late night refreshment affecting Dorking Way, Reading

Subject: Application objections

Further to your referenced application above, (the first notifications were so flimsily attached by brown tape (of which I have pictures) which subsequently blew away over the Christmas period and needed to be replaced by cable tied notifications recently - so one may question the legitimacy of the original notification!) we vigorously object to the license granting of this establishment on the following, but not limited to, grounds:-

1. The prevention of Public Nuisance

Having seen the proposed sale of alcohol hours of this establishment, (which are considerably longer than the current local pubs within close proximity), being

10.00a.m.and Midnight – Monday to Thursday

10.00 a.m. and 01.00a.m. Friday and Saturday

11.00 a.m. to Midnight Sunday

Bank Holidays extended and un-quantified ‘other limited days’ **which means what -please clarify?**

Regulated Entertainment – **which means what -please clarify?**

Please explain, in writing, why our local licensing Department (who, we assume, are part of the local council we pay our council/ local taxes to) even contemplate such a venture, unless there is something currently un-disclosed between the interested parties, when the remaining few local pubs are experiencing so much difficulties in current trading conditions?

We, as residents within 200 yards from the proposed development, will, without doubt, be subjected to constant late night noise of drunken revellers leaving the establishment early morning (no doubt using our front gardens as a public toilet and potential vandalising to our property!) when the area already has a high rate of crime as available in the government crime statistics?

Increased noise and pollution from delivery lorries as well as the upheaval of construction traffic during any future construction of this unnecessary development will also be incurred.

Currently Dorking Way exit onto the A4 is currently used as a ‘cut through’ and results in a stationary line of queuing traffic outside of our house during the school term time rush hour in the working week resulting in a significant increase in air pollution. As there is only a left turn exiting Dorking Way, all traffic heading towards Reading will have to drive through Dorking Way, creating increasing and constant traffic noise and environmental damage/pollution. Also the plan shows a roundabout replaced years ago!

We do not expect this application to allow coaches, heading East or West along the M4, going to sporting events, to attend these proposed premises after the regular hooligan events that used to happen between rival fans in Theale High Street a few years ago hence a banning order.

Having lived in Dorking Way for over 26 years we have seen the demise of local pubs/restaurants within the local area as also witnessed recently in Theale with the remaining few pubs that are all struggling to survive. The Red Lion and Murdock's have all closed, the Lamb was sold for development, the Crown is under new management [REDACTED], the Volunteer is up for sale and the Winning Hand, along the A4, is being re-developed into a retirement home.

2. The prevention of crime and disorder

This pub/restaurant has the potential to increase anti-social behaviour especially when the pub is closing as been witnessed recently in Theale with the remaining few pubs that are all struggling to survive.

This location (so close to the M4) will without doubt result in an increase in local drug dealing (as already being reported in Theale, hence the recent 2 stabbings). Unfortunately I have witnessed first-hand drug dealing in the IKEA car park while waiting for my wife/son's IKEA purchase, a frightening experience, I would not wish to repeat. [REDACTED] where, we the local neighbours were awakened by police sirens and helicopters hovering above!

This has also the potential to entice a meeting place for young youths to congregate, as has been witnessed in other local shops and establishments, that can continue throughout the night, and year, and when they get bored the residents suffer the consequences of their unruly behaviour, hooliganism and fast food takeaway rubbish being thrown into our gardens.

3. Public Safety

When members of the public walk past this establishment, late at night, who will protect them from unwarranted attention from drunken revellers, or as recently happened in Theale violent behaviour/gang related activity.

We assume that double yellow lines will be enforced to stop customers parking along Dorking Way and on the grass verges outside our property as on many occasions there have been cars being parked on the cycle lane (which could become increasingly very dangerous for the people who use the cycle path for what it is intended for!) so as to avoid any accidents occurring to cyclists.

This development will undoubtedly result in increased costs to the local tax/council payers as well as creating more strain on the emergency services i.e. police, NHS so who will be, **and it won't be us**, footing the additional increase in council tax, to cover the cost of a development we strongly object to in the first place!

Perhaps what is most concerning is that developments like this appear to be a type of 'Trojan horse' in respect that once approved, a second application, in close proximity, may be earmarked for a Marston's Inn/Travel Lodge (as advised to us by the surveyors of the site last year) either replaces the housing development or results in a new development in the other field opposite? Can you please provide a full irrevocable indemnity that this will not be the case.

Finally what indemnities are you able to provide in writing that, should any of our initial observations, included but not limited to above, occur will not affect us in Dorking Way as we have never suffered any issues since we moved here over 26 years ago.

Yours faithfully

Simon and Christine Collard