

Notice of Meeting



Scan here to access the public documents for this meeting

Licensing Sub-Committee

Tuesday 29 July 2025 at 10.00 am

**In The Council Chamber, Council Offices,
Market Street, Newbury**

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: Monday 14 July 2025

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 Ben Ryan (Democratic Services Officer).via email benjamin.ryan1@westberks.gov.uk

Further information and Minutes are also available on the Council's website at www.westberks.gov.uk



WestBerkshire
C O U N C I L

To: Councillors Phil Barnett, Paul Dick and Stephanie Steevenson

Substitute: Councillor Nigel Foot

Agenda

Part I

Page No.

1 Declarations of Interest

To receive any declarations of interest from Members.

2 Schedule of Licensing Applications

(1) 27192 - Best Buy Foods, 51 London Road, Newbury, West Berkshire, RG14 1JN 5 - 92

Proposal: An application for a premises licence to be granted under the Licensing Act 2003

Location: Best Buy Foods, 51 London Road, Newbury, West Berkshire, RG14 1JN

Applicant: Sivudsan Sooriyakumar

Sarah Clarke.

Sarah Clarke
Service Director: Strategy and Governance

If you require this information in a different format or translation, please contact Ben Ryan on telephone (01635) 503973.

Licensing Sub-Committee Report

Best Buy Foods, 51 London Road, Newbury, West Berkshire, RG14 1JN (Application Number 27129)

Type of Application:	New Premises Licence
Town Council:	Newbury Town Council
Ward Members:	Councillor Martin Colston, Councillor Louise Sturgess.
Case Officer:	Riley Timney, Licensing Officer
Portfolio Holder:	Councillor Tom McCann
Service Director:	Clare Lawrence

1. Purpose of the Report

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

2. Recommendation to Licensing Sub-Committee

- 2.1. Options available to Members are to:-

- (a) Grant the application for a premises licence subject to such conditions as are consistent with the operating schedule accompanying the application and to decide whether to modify any of those conditions to such extent as is considered appropriate for the promotion of the licensing objectives and subject to any mandatory condition.
- (b) Refuse to specify a person in the licence as the Designated Premises Supervisor.
- (c) Exclude from the licence any of the licensable activities to which the application relates.
- (d) Reject 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. Introduction and Background

- 3.1. On 02 May 2025, an application was received by the Council on behalf of Sivudsan SOORIYAKUMAR, for a new premises licence under Section 17 of the Licencing Act 2003 in respect of Best Buy Foods, 51 London Road, Newbury, West Berkshire, RG14 1JN.
- 3.2. The application was validated on 02 May 2025 and the consultation period expired on the 30 May 2025.
- 3.3. The Responsible Authorities were notified on the 02 May 2025.
- 3.4. Members of the Licensing Sub-Committee are asked to determine the application as the Licensing Authority has received representations stating that the grant of this application

would undermine the prevention of crime and disorder, the prevention of public nuisance, public safety and/or the protection of children from harm licensing objectives.

- 3.5. The Licensing Authority may only consider aspects relevant to the application that have been raised in these representations.
- 3.6. Members of the Licensing Sub-Committee are requested to determine the application having regard to the operating schedule, representations received, the Councils Statement of Licensing Policy, revised guidance issued under Section 182 of the Licensing Act 2003 and the four licensing objectives.
- 3.7. An authorisation is required in respect of any premises where it is intended to conduct one or more of the licensable activities, these being:
 - (a) Sale of alcohol
 - (b) Supply of alcohol (in respect of a club)
 - (c) Regulated Entertainment
 - (d) Provision of Late Night Refreshment

An appropriate authorisation is either, a premises licence, a club premises certificate, or a Temporary Event Notice.

- 3.8. Licence holders are required, when offering any licensable activity, to ensure that they promote the licensing objectives at all times. The operating schedule of the application contains detail of all the activities applied for and the control measures that the applicant will have in place in order to promote these objectives. Such measures will, where appropriate be converted into enforceable conditions on any licence issued.

The four licensing objectives are:

- (a) Prevention of crime and disorder
- (b) Prevention of public nuisance
- (c) Public Safety
- (d) Protection of children from harm.

No licensing objective carries any more weight than any other and these are the only factors in which licensing can have regard in determining an application.

- 3.9. 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. Summary of Application sought.

- 4.1. The Licensing Authority received a valid application on 02 May 2025 from Nira SURESH acting as an agent on behalf of Sivudsan SOORIYAKUMAR seeking a new premises licence under the Licensing Act 2003 for Best Buy Foods, 51 London Road, Newbury, West Berkshire, RG14 1JN. This application is recorded under reference 27129. A copy of the application is attached as **Appendix 1** and the plan of the premises is attached as **Appendix 2**. The details of the Designated Premises Supervisor are attached as **Appendix 3**.
- 4.2. The application seeks a premises licence to permit the following licensable activities:-

Supply of Alcohol:

Monday – Sunday 06:00hrs – 01:00hrs – Off the premises

Late Night Refreshment:

Monday – Sunday 23:00 – 01:00

- 4.3. During the mediation process, the applicant's agent has confirmed that the Applicant is willing to amend these hours until 00:00.

5. Background information

- 5.1. 51 London Road is situated in the town of Newbury. A map which shows the location of the premises has been created by Officers for reference of Members. This is attached as **Appendix 4**.
- 5.2. The Premises is located within Newbury Town Centre, with a number of Licensed Premises nearby, as well as nearby residential properties. There are 3 Licensed Premises within the immediate area of approximately 100 metres of the premises.
- 5.3. The application seeks to obtain authorisation for two licensable activities; sale of alcohol, and the provision of Late Night Refreshment.
- 5.4. The Sale of Alcohol will be for consumption OFF the premises.
- 5.5. The applicant has provided additional conditions to the mandatory conditions in their application for a premises licence.

6. Consultation

- 6.1. The 28-day consultation period ran from 02 May 2025 to 30 May 2025. Responsible Authorities were advised by email on the 02 May 2025. The application has been advertised in accordance with the regulations, with the required blue notices being placed at the premises, which were checked by an officer from the Public Protection Partnership. An advertisement for this application was also placed in the Newbury Weekly News on 15 May 2025.
- 6.2. A total of 2 representations were received and found to be valid. The 2 valid representations are attached at **APPENDIX 5**.

7. Responses Received

Fire Authority – No Response.

The Chief Officer of Police for Thames Valley – No Objection following the agreement of a proposed condition. This is attached as **APPENDIX 6**

Environmental Health – No Comment.

The Local Enforcement Agency for the Health and Safety at work etc. Act 1974 – No objection

Trading Standards – No objection.

Children's Safeguarding Board – No Response.

Public Health – No Objection

Home Office Immigration – No Response.

Planning – No Response.

The Licensing Authority – No Response.

8. Summary of Relevant Representations

- 8.1. The 2 representations received within the consultation period objecting to the application believe that the granting of the licence would undermine at least one of the licensing objectives.
- 8.2. The main concerns raised in the representations from objectors are risks associated with an increase in public nuisance, specifically around litter & inappropriate behaviour, as well as an increase in Crime & Disorder.
- 8.3. Concerns regarding parking around the area have also been raised by objectors.
- 8.4. During the mediation process, the applicant's agent has been sent these representations, and has re-iterated the conditions that have been offered in their response.

9. Options

- 9.1. The Home Office's Revised Guidance issued under section 182 of the Licensing Act 2003 (February 2025) must be taken into account when determining this Application.
- 9.2. Members are asked to consider, after taking the representations both oral and written into account, and having due regard to the licensing objectives, whether the application for the Premises Licence should be granted or rejected. Members will need to give reasons for their decision.
- 9.3. 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. Modification of conditions includes adding, omitting or altering a condition.
- 9.4. 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: Relevant Legislation

- (1) The Licensing Act 2003
- (2) Appropriate Regulations including but not limited to The Licensing Act 2003 (Premises licences and club premises certificates) Regulations 2005, The Licensing Act 2003 (Hearings) Regulations 2005 and The Licensing Act 2003 (Hearings) (Amendment) Regulations 2005
- (3) Statutory Revised Guidance issued under section 182 of the Licensing Act 2003
- (4) The Council's Statement of Licensing Policy Licensing Act 2003
- (5) The Council's Constitution

10. Appendices

Appendix 1 – Application

Appendix 2 – Plan

Appendix 3 – Designated Premises Supervisor details

Appendix 4 – Map of Premises applied for and other nearby licensed premises

Appendix 5 – Representations received

Appendix 6 – Agreed Condition with Thames Valley Police.

Person to Contact:

Riley Timney

Email: [REDACTED]

This page is intentionally left blank

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 SIVUDSAN SOORIYAKUMAR

(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 BEST BUY FOODS 51 LONDON ROAD			
Post town	NEWBURY	Postcode	RG14 1JN

Telephone number at premises (if any)	
Non-domestic rateable value of premises	£25250

Part 2 - Applicant details

Please state whether you are applying for a premises licence as **Please tick as appropriate**

- | | | | |
|-----|--|-------------------------------------|-----------------------------|
| a) | an individual or individuals * | <input checked="" type="checkbox"/> | please complete section (A) |
| b) | a person other than an individual * | | |
| i | as a limited company/limited liability partnership | <input type="checkbox"/> | please complete section (B) |
| ii | as a partnership (other than limited liability) | <input type="checkbox"/> | please complete section (B) |
| iii | as an unincorporated association or | <input type="checkbox"/> | please complete section (B) |
| iv | other (for example a statutory corporation) | <input type="checkbox"/> | please complete section (B) |
| c) | a recognised club | <input type="checkbox"/> | please complete section (B) |
| d) | a charity | <input type="checkbox"/> | 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 checked="" type="checkbox"/>	Mrs <input type="checkbox"/>	Miss <input type="checkbox"/>	Ms <input type="checkbox"/>	Other Title (for example, Rev)	
Surname SOORIYAKUMAR			First names SIVUDSAN		
Date of birth [REDACTED]		I am 18 years old or over <input checked="" type="checkbox"/> Please tick yes			
Nationality SRI LANKAN					
Current residential address if different from premises address [REDACTED]					
Post town [REDACTED]		Postcode [REDACTED]			
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) [REDACTED]					

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
Address
Registered number (where applicable)
Description of applicant (for example, partnership, company, unincorporated association etc.)

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

Part 3 Operating Schedule

When do you want the premises licence to start?

DD	MM	YYYY
05	06	2025

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)

THIS IS A RETAIL UNIT UNDER THE TRAVEL LODGE HOTEL. IT HAS BEEN OPERATED AS A SERVICE BUSINESS, AND BEEN EMPTY SINCE CLOSURE. IT WILL NOW BE A LOCAL CONVENIENCE STORE. THE STORE IS SITUATED CLOSE TO MANY OTHER COMMERCIAL BUSINESSES, INCLUDING PREMIER INN HOTEL. THE STORE WOULD LIKE TO BE A CONVENIENCE STORE FOR HOTEL CUSTOMERS AS WELL AS OTHER LOCAL BUSINESSES, IN ADDITION TO LOCAL RESIDENTS. THE STORE WILL BE OPENING LATE FOR SERVING THE COMMUNITY. APPLICANT WITH HIS OVER 5 YEARS EXPERIENCE IN WORKING FOR SAINSBURY, TOGETHER WITH MANAGING A RETAIL STORE, WANT TO MAKE THIS A SUCCESSFUL VENTURE.

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 (e), (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)			<u>Will the performance of a play take place indoors or outdoors or both – please tick</u> (please read guidance note 3)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish	<u>Please give further details here</u> (please read guidance note 4)		
Mon					
Tue					
			<u>State any seasonal variations for performing plays</u> (please read guidance note 5)		
Wed					
Thur					
			<u>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</u> (please read guidance note 6)		
Fri					
Sat					
Sun					

B

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

C

Indoor sporting events Standard days and timings (please read guidance note 7)			<u>Please give further details</u> (please read guidance note 4)
Day	Start	Finish	
Mon			
Tue			<u>State any seasonal variations for indoor sporting events</u> (please read guidance note 5)
Wed			
Thur			
Fri			<u>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</u> (please read guidance note 6)
Sat			
Sun			

D

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

E

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

F

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

G

Performances of dance Standard days and timings (please read guidance note 7)			<u>Will the performance of dance take place indoors or outdoors or both – please tick</u> (please read guidance note 3)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish			
Mon			<u>Please give further details here</u> (please read guidance note 4)		
Tue					
Wed			<u>State any seasonal variations for the performance of dance</u> (please read guidance note 5)		
Thur					
Fri			<u>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</u> (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	<u>Will this entertainment take place indoors or outdoors or both – please tick</u> (please read guidance note 3)	Indoors <input type="checkbox"/>
Mon				Outdoors <input type="checkbox"/>
				Both <input type="checkbox"/>
Tue			<u>Please give further details here</u> (please read guidance note 4)	
Wed				
Thur			<u>State any seasonal variations for entertainment of a similar description to that falling within (e), (f) or (g)</u> (please read guidance note 5)	
Fri				
Sat			<u>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</u> (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 checked="" type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish	<u>Please give further details here</u> (please read guidance note 4)		
Mon	23.00	01.00			
Tue	23.00	01.00	<u>State any seasonal variations for the provision of late night refreshment</u> (please read guidance note 5)		
Wed	23.00	01.00			
Thur	23.00	01.00	<u>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</u> (please read guidance note 6)		
Fri	23.00	01.00			
Sat	23.00	01.00			
Sun	23.00	01.00			

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"/>
				Both	<input type="checkbox"/>
Day	Start	Finish	State any seasonal variations for the supply of alcohol (please read guidance note 5)		
Mon	06.00	01.00			
Tue	06.00	01.00			
Wed	06.00	01.00			
Thur	06.00	01.00			
Fri	06.00	01.00			
Sat	06.00	01.00			
Sun	06.00	01.00			

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 SIVUDSAN SOORIYAKUMAR
Date of birth [REDACTED]
Address [REDACTED] [REDACTED]
Postcode [REDACTED]
Personal licence number (if known) 5870/20/00775/LAPERS
Issuing licensing authority (if known) LONDON BOROUGH OF SUTTON

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).

NONE

L

Hours premises are open to the public Standard days and timings (please read guidance note 7)			<u>State any seasonal variations</u> (please read guidance note 5)
Day	Start	Finish	
Mon	06.00	01.00	
Tue	06.00	01.00	<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)
Wed	06.00	01.00	
Thur	06.00	01.00	
Fri	06.00	01.00	
Sat	06.00	01.00	
Sun	06.00	01.00	

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)

1. CCTV shall be installed to Home Office Guidance standards and maintained in a good working condition and recordings shall be kept for 31 days and shall be made available to police and authorised Officers from Council upon request.
2. CCTV camera shall be installed to cover all the entrances and exits of the premises.
3. A member of staff trained in the use of the CCTV system shall be available at the premise at all times that the premises are open for trading. This staff member shall be capable of making copies and downloading any footage immediately requested by the police or authorised council officials.
4. The CCTV system shall display on any recordings the correct date and time of the recording.
5. The CCTV system shall be capable of obtaining clear facial recognition images and a clear head and shoulder image of every person entering or leaving the premises.
6. A 'Challenge 25' policy shall be adopted and adhered to at all times.
7. An incident log shall be kept at the premises and made available for inspection on request to an authorised officer of Stock-Ob-Tees Council of the police, which will record the following:
 - a) Any complaints received.
 - b) Any incidents of disorder.
 - c) Any faults in the CCTV system.
 - d) Any visit by a relevant authority or emergency service.

Any inputs recorded in this log shall be done within 24 hours of the incident
8. A refusal book detailing date and time of the refused sale (of alcohol), the name of the person refusing the sale and a description of the person attempting to purchase alcohol, shall be kept and maintained and made available for inspection by authorised officers from Council or the police
Any inputs recorded in this log shall be done within 24 hours of the incident
- 9 Any staff directly involved in selling alcohol for retail to consumers and staff who provide training including managers shall undergo regular training of the Licensing Act 2003 legislation (at least every 12 months). The training shall be documented and signed off by the DPS and the member of staff receiving the training. This training log shall be kept and made available immediately for inspection by police and relevant authorities upon request.
10. Acceptable proof of age shall include identification bearing the customer's photograph, date of birth and integral holographic mark or security measure. Suitable means of identification would include PASS approved proof of age card, photo-card driving licence and passport. No ID – No delivery.
11. A sign stating "No proof of age – No sale" shall be displayed at the point of sale

b) The prevention of crime and disorder

AS DETAILED ABOVE FOR ALL 4 LICENSING OBJECTIVES TOGETHER

c) Public safety

AS DETAILED ABOVE FOR ALL 4 LICENSING OBJECTIVES TOGETHER

d) The prevention of public nuisance

AS DETAILED ABOVE FOR ALL 4 LICENSING OBJECTIVES TOGETHER

e) The protection of children from harm

AS DETAILED ABOVE FOR ALL 4 LICENSING OBJECTIVES TOGETHER

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 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	NIRA SURESH
Date	02/05/2025
Capacity	LICENSING AGENT

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.**

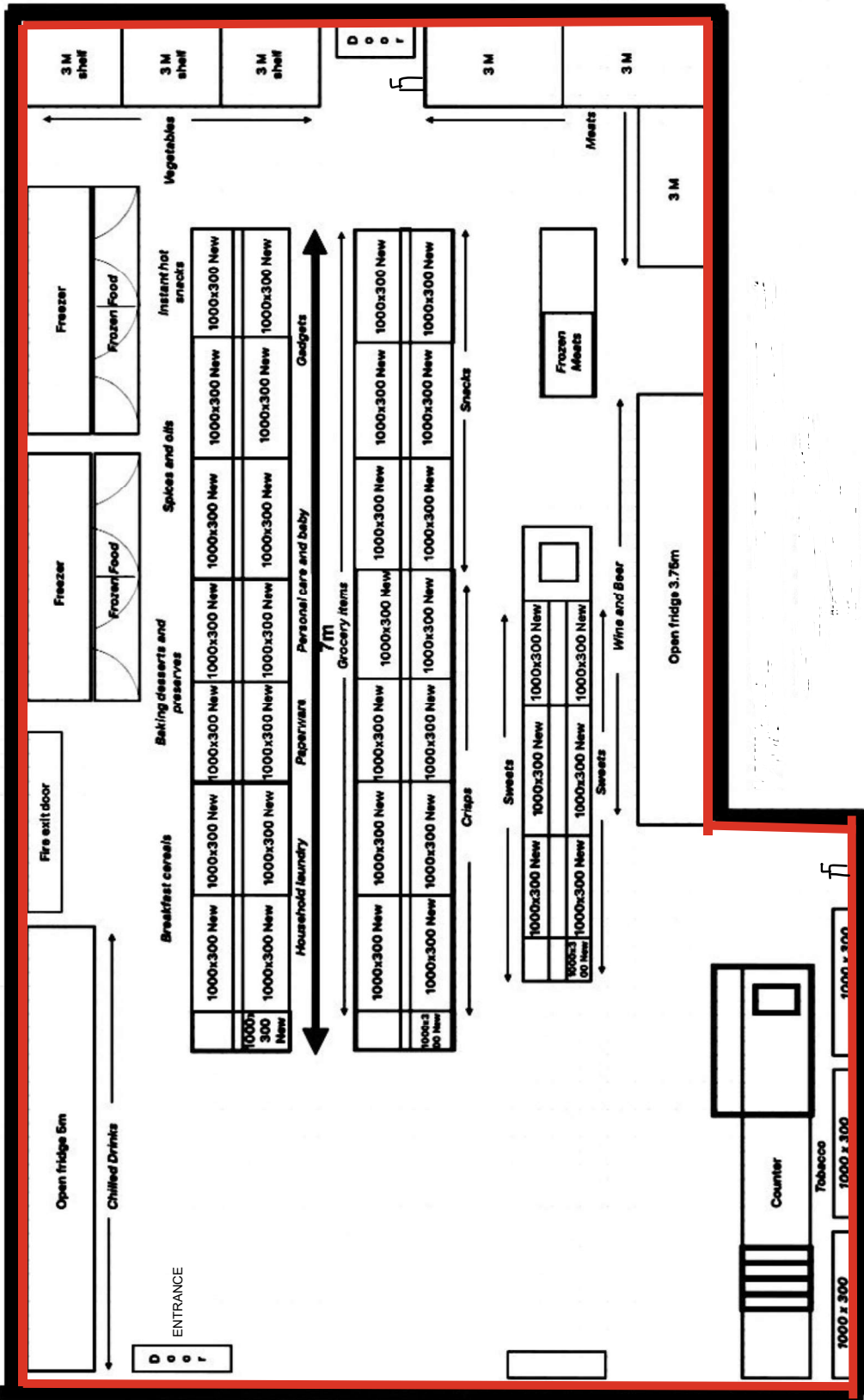
Signature	
Date	
Capacity	

Contact name (where not previously given) and postal address for correspondence associated with this application (please read guidance note 14)

ARKA LICENSING CONSULTANTS

[REDACTED]
[REDACTED]

Post town	LONDON		Postcode	SW17 9HS
Telephone number (if any) [REDACTED]				
If you would prefer us to correspond with you by e-mail, your e-mail address (optional) [REDACTED]				



Category	800 SQFT	ACTUAL SPACE 800 sq ft
Chilled Fresh	4 Bays	3 Bays
Ambient Fresh	4 Bays	5 Bays
Refresh & Deli	5 Units	3 Units
Soft Drinks	4 Bays	4 Bays
Frozen	5 Doors	5 Doors
Confectionery	5 Bays	7 Bays
Crisps & Snacks	4 Bays	4 Bays
Grocery	4 Bays	6 Bays
Grocery Non Food	4 Bays	5 Bays
BWS	7 Bays	8 Bays
Value	2 Bays	2 Bays
Kiosk / Vape	3 Bays	3 Bays
Total	52	56

Refrigeration Guide	ACTUAL SPACE
Dairy Provisions 4 Bays	3 Bays
Soft Drinks 3 Bays	3 Bays
BWS 6 Bays	6 Bays
Freezer 5 Door	5 Doors

Drawing Type	Proposed
Store Type	Standard
Building Size	sq/ft
Drawn By	Roger Squire
Scale @ A2	1:128.366
Date	28.10.2024
Revision	A
Signed Off	No

FIRE EXTINGUISHERS

LICENSABLE AREA

This page is intentionally left blank

Consent of individual to being specified as a premises supervisor

SIVUDSAN SOORIYAKUMAR

I

[full name of prospective premises supervisor]

of



[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

NEW PREMISES LICENCE

[type of application]

by

SIVUDSAN SOORIYAKUMAR

[name of applicant]

NEW

relating to a premises licence

[number of existing licence, if any]

for

BEST BUY FOODS
51 LONDON ROAD
NEWBURY
WEST BERKSHIRE
RG14 1JN

[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

SIVUDSAN SOORIYAKUMAR

[name of applicant]

concerning the supply of alcohol at

BEST BUY FOODS
51 LONDON ROAD
NEWBURY
WEST BERKSHIRE
RG14 1JN

[name and address of premises to which application relates]

my date of birth is

██████████

[insert your date of birth e.g 1st January 1980]

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

5870/20/00775/LAPERS

[insert personal licence number, if any]

Personal licence issuing authority

LONDON BOROUGH OF SUTTON

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

Signed

████████████████████

Name (please print)


SIVUDSAN SOORIYAKUMAR

Date

25/4/2025



 Premises Applied for

 Nearby Licensed Premises

This page is intentionally left blank

Clarendon Gardens
Newbury
RG14 1JW
Berks
UK

Public Protection Partnership (Licensing)
Theale Library
Church Street
Theale RG7 5BZ

19 May 2025

Notice of Application for a Premises Licence
Ref 27129. 51 London Road Newbury

Dear Licensing Committee,

While I appreciate the importance of local businesses, I am writing to object strongly to this particular application. All my objections relate to the negative impact likely to be experienced by the residents of Clarendon Gardens, adjacent to 51 London Road.

1. The premises will be serving alcohol and food until the early hours of the morning, thus attracting the custom of inebriated individuals and the likelihood of antisocial behaviour including noise, urinating and vomiting, (both outside the shop and within Clarendon Gardens itself).
2. There are no facilities for parking outside the premises. The road has double yellow lines and the small parking area outside the adjacent Travelodge is nearly always full (especially at night). This increases the risk of inconsiderate parking, potentially preventing ingress to and exit from Clarendon Gardens. Needless to say, there is a safety issue here, as access may be denied to emergency services.
3. Generation of litter. We already have something of a litter problem in the vicinity because of the proximity to the Travelodge. The addition of a food/drink outlet in the area will increase litter generation exponentially.

In summary, the granting of the licence would prove to be not only unsuitable for this location but also seriously detrimental to the living standards of the neighbouring residents. I would urge you to refuse this licence.

I kindly request you acknowledge receipt of this letter and to be kept informed about the decision-making process and any opportunities to present my objection further.

Yours sincerely,

This page is intentionally left blank

5

Public Protection Partnership (Licencing)
Theale Library
Church Street
Theale RG7 5BZ

21 May 2025

Notice of Application for a Premises Licence
Ref 27129. 51 London Road Newbury

Dear Licensing Committee,

Further to my letter of objection (19/05/25) to approve the application for this licence, I would like to make a further representation; which is to highlight the fact that permission is sought to allow “late night refreshment”.

As a licensing authority, I'm sure you're familiar with the Licensing Act 2003, in which the guidelines to implementing the Act state the following:

“The government believes it is necessary to protect local residents from premises which serve late night refreshment, which can be used by customers who may have been drinking at other premises earlier in the evening, thereby creating the potential for disorder on and near the premises. Also, because large numbers of customers may gather at places serving late night refreshments, there is a potential for nuisance and disturbance for local residents”.

As a local resident, I would be most grateful if these guidelines will be closely considered when it comes to making your decision.

Yours sincerely,

[REDACTED]

This page is intentionally left blank

To:

Licensing Authority
Public Protection Partnership (Licensing)
Theale Library
Church Street
Theale, Berkshire RG7 5BZ
licensing@westberks.gov.uk

From:

Clarendon Gardens
Newbury
RG14 1JW

Date: 30 May 2025

Subject: Objection to Premises Licence Application Ref No: 27129 – Best Buy Foods, 51 London Road, Newbury, RG14 1JN

To whom it may concern,

We are writing as local residents to formally object to the application for a new premises licence (Ref No: 27129) submitted by Mr. Sivudsan Sooriyakumar for Best Buy Foods at 51 London Road, Newbury.

Our home is situated less than 30 metres from the proposed premises, and we already experience significant disruption and distress caused by anti-social behaviour and public nuisances from passing foot traffic, nearby hotel guests, and the parking lot. The addition of a licensed premises involved in the Supply of Alcohol from 6 AM to 1 AM will severely exacerbate an already deteriorating situation in the local area.

Furthermore, the sale of Late Night Refreshment from 11 PM to 1 AM is wholly inappropriate given the close proximity to residential homes. There is no legitimate need for such late opening hours in this area, which lacks a local customer base at those times. Instead, it is likely to attract intoxicated individuals returning from nearby pubs and nightlife venues, turning the premises into a late-night congregation point for hotel guests and other transient visitors—further increasing noise, disturbance, and anti-social behaviour during the early hours.

With the close proximity of two hotels (Premier Inn and Travel Lodge), it is beyond any reasonable doubt that the issuing of this licence will directly contribute to noise disturbance, littering, public urination, late-night disruption, traffic congestion, disturbance to local residents, antisocial behaviour, and public nuisances in the immediate vicinity of the premises.

Our specific concerns are outlined below. Evidence of the ongoing situation is documented in Appendix 1, attached.

1. Proximity to Residential Homes

Our front door is located less than 30 metres from the premises. The potential for antisocial behaviour, noise disturbance, littering, public urination, late-night disruption, traffic congestion, disturbance to local residents and public nuisance—particularly in the late hours—is unacceptable in such close proximity to a family home. Four other homes are all within a similar distance from the proposed premises.

2. Current Issues with Anti-Social Behaviour and Public Nuisances

We already contend with aggressive and intoxicated individuals loitering in our driveway and along the adjacent wall, often shouting, swearing, littering, vomiting, and urinating in public. This behaviour starts in the early evening and can continue into the early hours of the morning. These behaviours are distressing to us and significantly affect our quality of life and feeling of safety in our own home. Providing even easier access to alcohol for such prolonged periods will only further contribute to these ongoing challenges.

3. Public Urination and Exposure

We have witnessed frequent instances of public urination in our driveway, sometimes involving individuals exposing themselves for extended periods. This is a gross violation of decency, and extremely traumatic for the residents and families in our road, including the young children who live here.

4. Parking Problems and Traffic Congestion

The lack of parking near the premises is already a serious and ongoing issue. Visitors frequently park on pavements, block residential driveways, and create hazardous conditions for pedestrians—particularly at night. Wheelchair users and parents with pushchairs are often forced to walk on the road due to blocked pavements, putting their safety at risk.

Hotel guests dominate the limited nearby parking overnight, leaving no space for legitimate short-term visitors, including those who might attempt to shop between 6 AM and 1 AM. Additionally, vehicles are often parked directly in front of the proposed premises' main entrance, with bumpers less than half a metre from the door. This not only creates an unsafe and congested environment but also severely restricts emergency access and evacuation routes, increasing the risk of accidents and fire hazards.

The bike racks adjacent to the premises are frequently inaccessible due to cars parking dangerously close on the pavement, obstructing safe use; this is particularly concerning as the primary users of these racks are children cycling to the shop, putting their safety at serious risk.

The situation is worsened by the frequent parking of vehicles along Clarendon Gardens, where access is regularly blocked for local residents, delivery drivers, and - most critically - emergency vehicles. This is especially alarming given that one of the nearby homes (■ Clarendon Gardens) accommodates a frail 90-year-old resident. The current pattern of inconsiderate and illegal parking is not just an inconvenience; it poses a direct risk to life and safety. Introducing alcohol sales into this environment will only compound these problems and endanger the well-being of the local community even further.

Appendix 1: Please see Appendix 1 regarding the current challenges with traffic congestion and anti-social parking.

5. Neglect and Poor Maintenance

The area around the unit is poorly maintained, full of litter, and is generally unsafe for the public. The fence adjacent to the proposed premises has been repeatedly damaged and left continuously unrepaired, bins are not emptied, and the gas pipes and gas meters are exposed. This neglect attracts further anti-social behaviour, including drug use and public intoxication. Since the fence at the end of the car park in front of the premises fell down last year and was never replaced, there is now no clear boundary between the proposed premises and the neighbouring residences, encouraging individuals to frequently use our driveway and property to loiter, smoke, drink, urinate, and take drugs. B

6. Ongoing Litter Problems

We routinely have to clean up discarded beer and cider cans, pizza boxes, beer glasses, cigarette butts and cigarette packs from the front of our home and along our driveway. We cannot put our garden waste bin or recycling bins out the day before collection as they are filled with beer cans, beer bottles, and pizza boxes by the morning. With our bin collection point being less than 5 meters from the proposed licensed premises, this problem would only be exacerbated by unrestricted access to alcohol.

The bike racks adjacent to the proposed premises are frequently surrounded by litter, discarded beer bottles, and broken furniture, creating an unsafe and unsanitary environment. Given that these racks will primarily be used by children cycling to the shop, granting this alcohol licence would further compromise their safety and fails to support a safe, family-friendly community space.

During the festive periods, our garden is frequently subjected to fly-tipping, with alcohol and cool drink containers being thrown over from the neighbouring properties. A nearby premises selling alcohol until 1:00 AM will only contribute further to this issue.

Appendix 1: Please see Appendix 1 regarding the current challenges with litter.

7. Inappropriate Target Market

Given the presence of nearby supermarkets (Aldi's on London Road being easily accessible) and an easily accessible high street with multiple alcohol retail options, the proposed licence is clearly intended to serve transient hotel guests rather than the local community. It is beyond all reasonable doubt and common sense that the target market is not for responsible off-premises consumption by local permanent Newbury residents, but rather to serve hotel guests who will consume the alcohol while loitering in the car park in front of Travel Lodge and along Clarendon Gardens.

Adding more alcohol availability in this already pressured area risks increasing antisocial behaviour, public nuisance, drug misuse, crime, noise disturbance, littering, public urination, late-night disruption, traffic congestion, and disturbance to both local residents and visitors who are trying to enjoy their hotel stays responsibly.

Conclusion

Our street is a quiet, orderly residential road that is already suffering due to anti-social behaviour, littering, and public nuisance. Granting this licence would inflame the situation even more and cause further harm to the well-being and mental health of the local families and children. This application adds no value to the community or the local residents of Newbury.

We respectfully urge the Licensing Authority to consider the issues already affecting this area and reject this application in line with the Licensing Objectives, particularly regarding the prevention of crime and disorder, reduction in public nuisance, and the protection of public safety.

Yours sincerely,

[REDACTED]

[REDACTED] Clarendon Gardens, Newbury, RG14 1JW

[REDACTED]

[REDACTED]

[REDACTED]

To:

Licensing Authority
Public Protection Partnership (Licensing)
Theale Library
Church Street
Theale, Berkshire RG7 5BZ
licensing@westberks.gov.uk

Appendix 1 for the Document titled: “*Objection to Premises Licence Application Ref No: 27129 – Best Buy Foods, 51 London Road, Newbury, RG14 1JN*”

Evidence of the ongoing concerns in the area. These images were all captured in the last month alone, April 2025 to May 2025.

Ongoing concerns with traffic congestion, disturbance to local residents, anti-social parking, and unsafe premises.































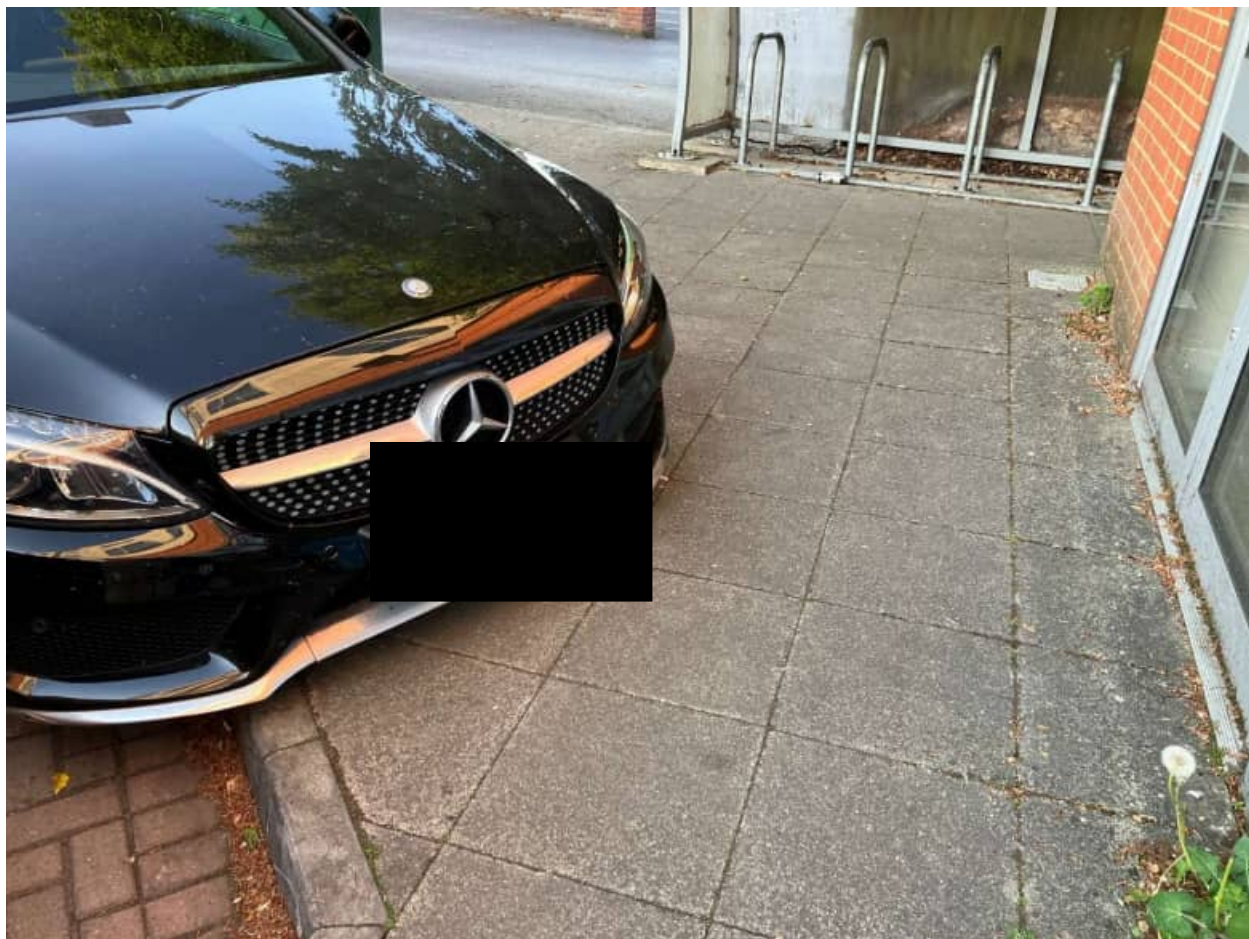




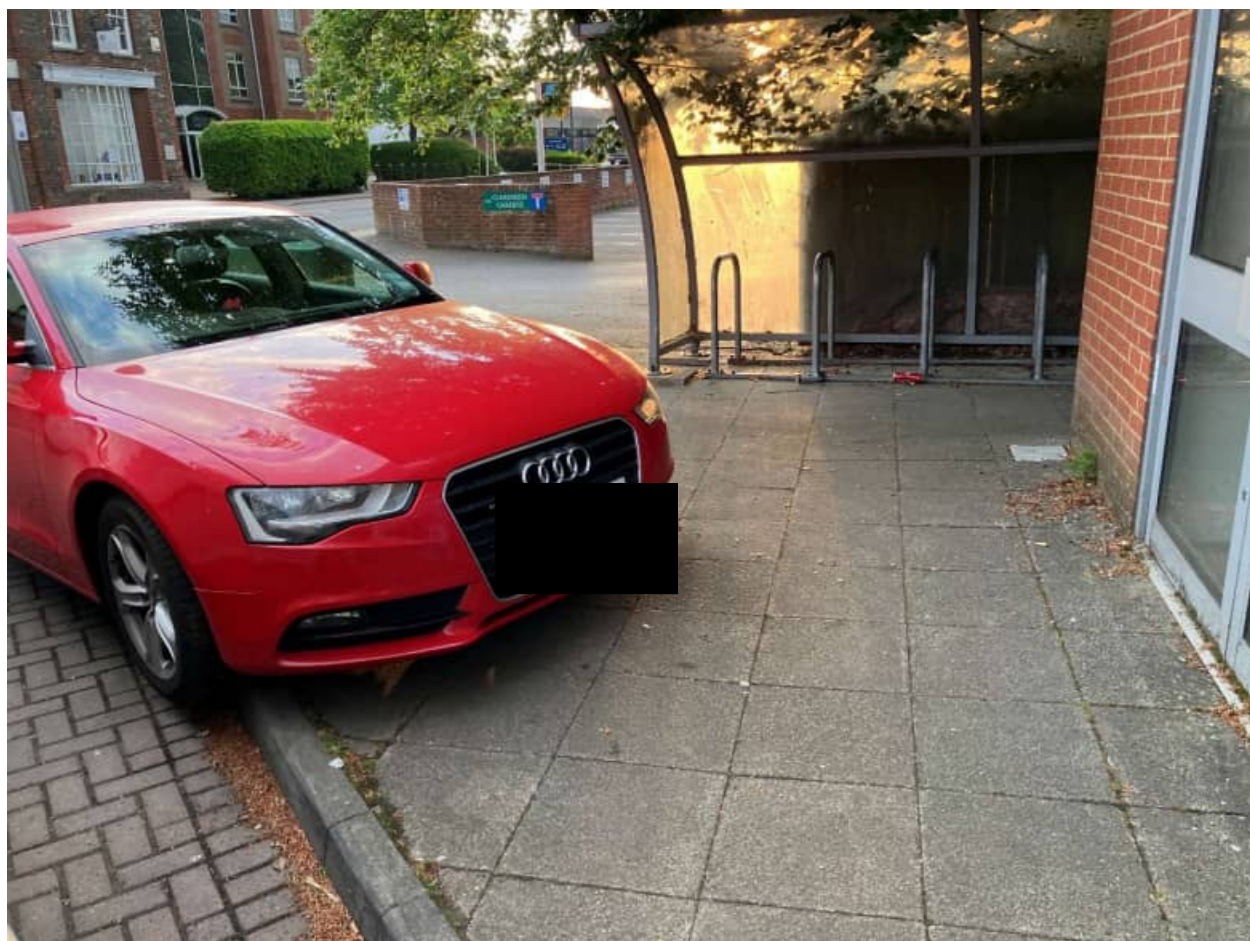


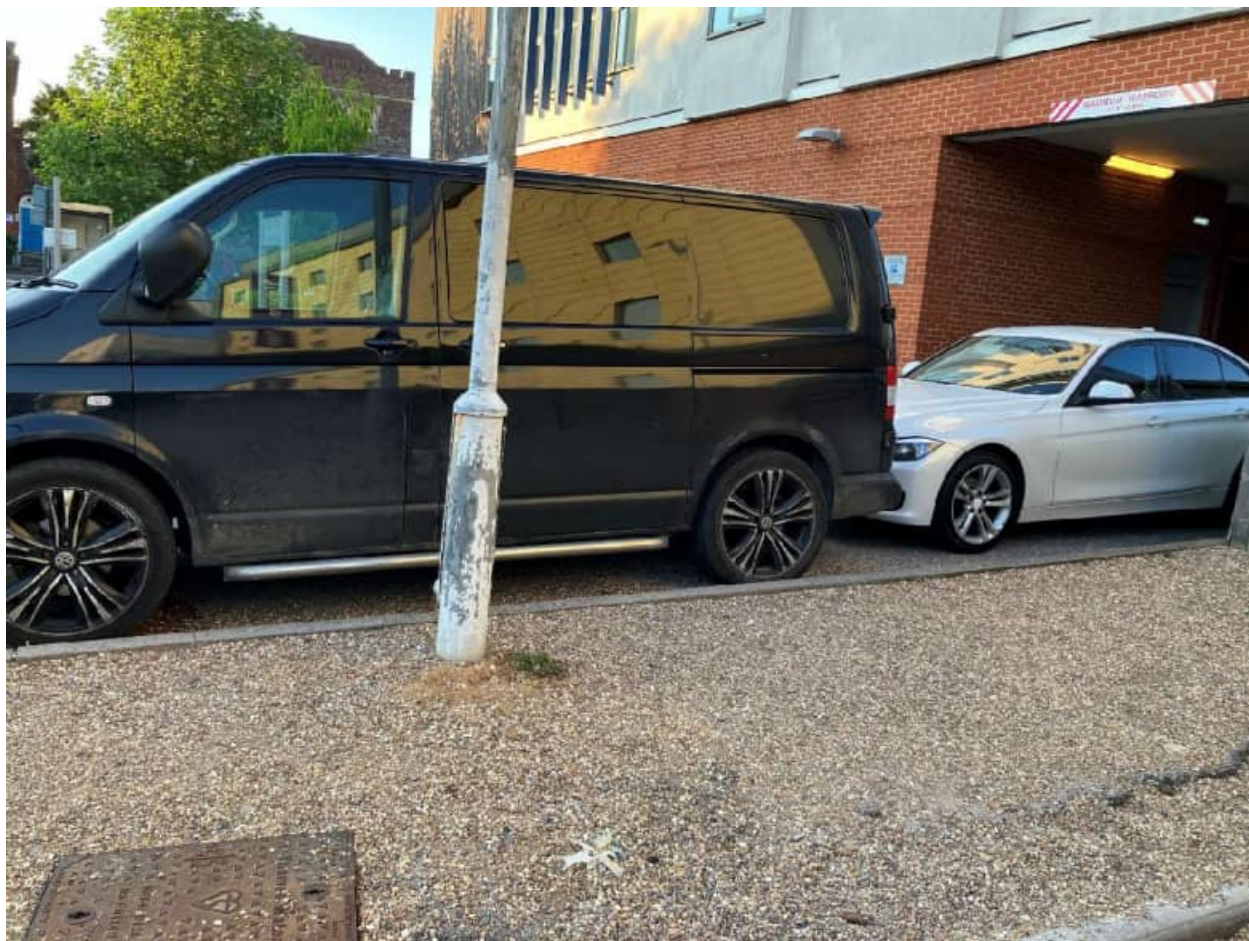








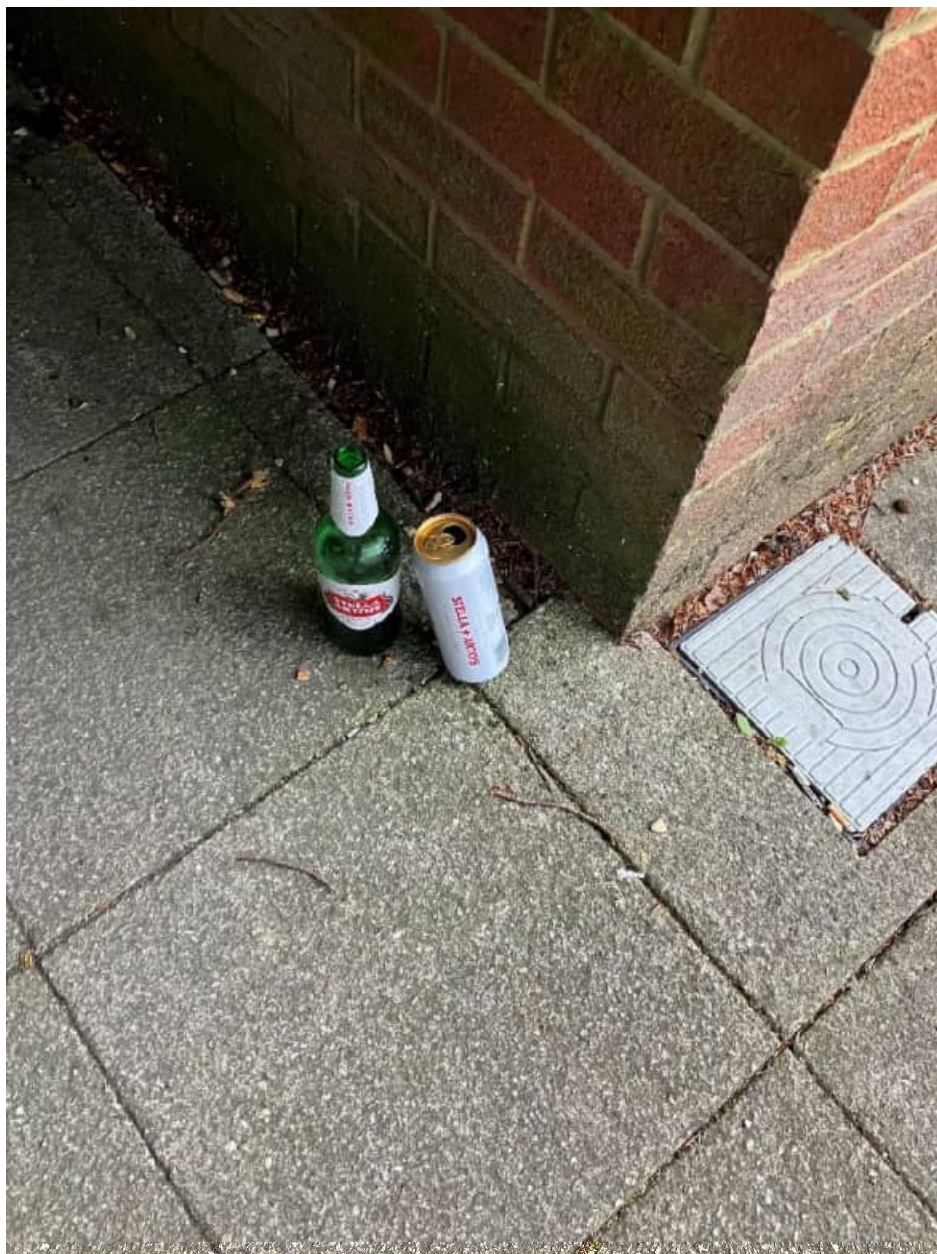




Current concerns of antisocial behaviour, public nuisance, unsafe premises, noise disturbance, littering, public urination, late-night disruption, disturbance to local residents and unsuitable environment for children.









































From:

[REDACTED]

[REDACTED]

Clarendon Gardens

Newbury

RG14 1JW

Date: 30 May 2025

[REDACTED], Clarendon Gardens, Newbury, RG14 1JW

[REDACTED]

[REDACTED]

Before any person is employed or trialled at the premises, sufficient checks will be made of their bona fides to ensure they are legally entitled to employment in the UK. Such checks shall include:

- Proof of identity (such as a copy of their passport)
- Nationality
- Current immigration status

Employment checks will be subject to making copies of any relevant documents produced by the employee, which will be retained on the premises and kept for the duration of their employment. Employment records as they relate to the checking of a person's right to work will be made available to an authorised officer of Bracknell Forest Council, Thames Valley Police or Home Office Immigration service upon request.

This page is intentionally left blank