

# Notice of Meeting

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## Licensing Hearing

**Tuesday 2 June 2026 at  
10.45am**

**in Council Chamber, Council Offices,  
Market Street, Newbury**

Link to the Livestream - [Licensing Hearing \(Sub-Committee\) - 2 June 2026](#)

### **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: Friday 22 May 2026

### **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 Stephen Chard (Democratic Services Manager) via email [Stephen.Chard@westberks.gov.uk](mailto:Stephen.Chard@westberks.gov.uk)

Further information and Minutes are also available on the Council's website at [www.westberks.gov.uk](http://www.westberks.gov.uk)



To: Councillors Paul Dick, Paul Kander and Clive Taylor

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# Agenda

Part I	Page No.
1 <b>Declarations of Interest</b> To receive any declarations of interest from Members.	
2 <b>Schedule of Licensing Applications</b>	
(1) <b>Application No. 29826 - Sainsbury's, First Floor, 2 Coombe Square, Chapel Street, Thatcham, West Berkshire, RG19 4JF</b>	5 - 48
<b>Proposal:</b> Full variation of the Premises Licence	
<b>Location:</b> Sainsbury's, First Floor, 2 Coombe Square, Chapel Street, Thatcham, West Berkshire, RG19 4JF	
<b>Applicant:</b> Winckworth Sherwood LLP on behalf of Sainsbury's Supermarkets Ltd	

*Sarah Clarke.*

Sarah Clarke  
Service Director: Strategy and Governance

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



## Licensing Hearing (Sub-Committee) Report

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### **Premise Licence Full Variation – Sainsbury’s, First Floor, 2 Coombe Square, Chapel Street, Thatcham, West Berkshire, RG19 4JF – Application number 29826**

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<b>Type of Application:</b>	Full variation of the Premises Licence
<b>Town Council:</b>	Thatcham Town Council
<b>Ward Members:</b>	Cllr Stephanie Steevenson, Cllr Iain Cottingham
<b>Case Officer:</b>	Mark Groves, Lead Licensing Officer
<b>Portfolio Holder:</b>	Councillor Tom McCann
<b>Service Director:</b>	Clare Lawrence

#### **1. Purpose of the Report**

- 1.1. To set out the background information pertaining to this Full Variation Application being brought by Sainsbury’s Supermarkets Ltd.

#### **2. Recommendation to Licensing Sub-Committee**

- 2.1. Options available to Members are to:-

- a) To grant the full variation to the premise licence and amend the conditions as requested by the applicant.
- b) To grant the full variation to the premise licence and add conditions to the licence as members feel are necessary and relevant giving full reasons for their decision.
- c) To refuse the full variation application as made by Sainsbury’s Supermarket’s Ltd.

Members must give full reasons for their decision.

#### **3. Introduction and Background**

- 3.1 On the 10 April 2026 the licensing team received an application from Winckworth Sherwood LLP on behalf of Sainsbury’s Supermarkets Ltd for the full variation of the premises licence to Sainsbury’s, First Floor, 2 Coombe Square, Chapel Street, Thatcham, West Berkshire, RG19 4JF
- 3.2 The Responsible Authorities were notified on the 10 April 2026.
- 3.3 Members of the Licensing Sub-Committee are asked to determine the application for the full variation of the premises licence.
- 3.4 The Licensing Authority may only consider aspects relevant to the application that have been raised in this application.

3.5. 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.

3.6. 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.

3.7. 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.

3.8. 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 10 April 2026 from Winckworth Sherwood LLP on behalf of Sainsbury's Supermarkets Ltd. This application is recorded under reference 29826. A copy of the application is attached as **Appendix 1**

4.2. The application seeks a premise licence to permit the following licensable activity

##### **Supply of Alcohol:**

Monday – Sunday 07:00hrs – 23:00hrs - Off the premises

4.2 To amend the current condition under the Prevention of Children from Harm to the condition mentioned in 5.5

4.3 To remove the condition in Annexe 3 of the current licence if granted which reads 'The Licensing Sub-Committee noted the amendment to the application detailed by the applicant during the hearing that the hours during which the supply of alcohol would take

place each day would be reduced to 08:00 hours to 22:00 hours.’

- 4.4 Copy of the premises licence and plans attached as **Appendix 2 and 3** respectively both are **restricted** documents

## 5. Background information

- 5.1. Sainsbury's Supermarkets Ltd are the Premise Licence holders for the Sainsbury's, First Floor, 2 Coombe Square, Chapel Street, Thatcham, West Berkshire, RG19 4JF and a Premise Licence has been in force since granted by this Sub-Committee on 8 September 2014 whereby the only variations to the licence since 2014 have been for a 10 changes to the DPS and 1 change of the registered address.
- 5.2. The application seeks to obtain authorisation for the full variation of the premises licence to extend the sale of alcohol, to amend the condition under the Protection of Children from Harm and remove the condition under Annexe 3.
- 5.3. The applicant has provided an amended condition for the Protection of Children from Harm to assist members in addition to the mandatory conditions and those that are already on the premise licence in their application for the full variation of this premises licence.
- 5.4. The applicant and the licensing team have endeavoured to mediate with the objector, where the applicant has also offered to take part in a meeting with the objector to better understand and allay their concerns. However, at the time of writing this report no response had been received from the objector to this mediation process. (**Appendix 5**)
- 5.5. The condition proposed by Sainsbury's Supermarkets Ltd for the Prevention of Harm to Children is as follows:
1. The premises licence holder will ensure that an age verification policy will apply to the premises whereby all cashiers will be trained to ask any customer attempting to purchase alcohol, who appears to be under the age of 25 years (or older if the licence holder so elects) to produce, before being sold alcohol, identification being a passport or photocard driving licence bearing a holographic mark or other form of identification that complies with any mandatory condition that may apply to this licence.
- 5.6 The store has opening hours for the premises which are Monday – Sunday 00:00 – 24:00, and the store currently opens to the public from Monday – Sunday 07:00 -23:00.

## 6. Consultation

- 6.1. The 28-day consultation period ran from 10 April 2026 to 8 May 2026. Responsible Authorities were advised by email on the 10 April 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. The application for this review was also made available at the offices of West Berkshire Council, Market Street, Newbury RG14 5LD.
- 6.2. A total of 1 representation was received and found to be valid which was objecting to the increased hours for the sale of alcohol.

## 7. Responses Received

**Fire Authority** – No Objection.

**The Chief Officer of Police for Thames Valley** – No Objection

**Environmental Health** – No Objection.

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

**Trading Standards** – No Objection.

**Children’s Safeguarding Board** – No Response.

**Public Health** – No Response

**Home Office Immigration** – No Response.

**Planning** – No Response.

**The Licensing Authority** – No Response.

## 8. Summary of Relevant Representations

- 8.1 A total of 1 representation was received and found to be valid which was objecting to the increased hours for the sale of alcohol which would undermine the Crime and disorder objective and the Prevention of Children from Harm (**Appendix 4**)

## 9. Options

- 9.1. The Home Office’s Revised Guidance issued under section 182 of the Licensing Act 2003 (03 February 2026) must be taken into account when determining this Application.
- 9.2. Members are asked to consider, after taking the valid 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.
- 9.5. Members of the Licensing Sub-Committee are asked to make a decision and provide this decision on the day at the end of the hearing due to its nature and after all relevant parties have been given the opportunity to speak. Members must give full reasons for their decision.

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## 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

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- (4) The Council's Statement of Licensing Policy Licensing Act 2003
  - (5) The Council's Constitution
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## 10. Appendices

Appendix 1 – Application

Appendix 2 - Premise Licence (Redacted)

Appendix 3 – Plans (**RESTRICTED**)

Appendix 4 – Representation received (Redacted)

Appendix 5 – Email sent by MG to the objector from the licensing team regarding mediation (Redacted)

**Person to Contact:** Mark Groves  
Email: [mark.groves1@westberks.gov.uk](mailto:mark.groves1@westberks.gov.uk)

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**Application to vary a premises licence 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.

We Sainsbury's Supermarkets Ltd

*(Insert name(s) of applicant)*

**being the premises licence holder, apply to vary a premises licence under section 34 of the Licensing Act 2003 for the premises described in Part 1 below**

**Premises licence number**

14/01185/LQN

**Part 1 – Premises Details**

Postal address of premises or, if none, ordnance survey map reference or description

Sainsbury's  
2 Coombe Square, Chapel Street

Post town

Thatcham

Postcode

RG19 4JF

Telephone number at premises (if any)

Non-domestic rateable value of premises

£71,000

**Part 2 – Applicant details**

Daytime contact  
telephone number

E-mail address (optional)

Current postal address if  
different from premises  
address

33 Charterhouse Street

Post town

London

Postcode

EC1M 6HA

**Part 3 - Variation**

26508/1792/

Please tick as appropriate

Do you want the proposed variation to have effect as soon as possible?  Yes  No

If not, from what date do you want the variation to take effect?

DD		MM		YYYY			

Do you want the proposed variation to have effect in relation to the introduction of the late night levy? (Please see guidance note 1)  Yes  No

**Please describe briefly the nature of the proposed variation** (Please see guidance note 2)

The premises is a convenience store located at 2 Coombe Square, Chapel Street, Thatcham, RG19 4JF.

The variation is to do the following:

1. To extend the hours for the sale of alcohol to between 0700 and 2300 daily.
2. To remove the condition under the heading "Protection of Children from Harm" in Annex 2 and the condition under Annex 3.
3. To include in Annex 2 the condition in Section M of the application.

If your proposed variation would mean that 5,000 or more people are expected to attend the premises at any one time, please state the number expected to attend:

#### Part 4 Operating Schedule

Please complete those parts of the Operating Schedule below which would be subject to change if this application to vary is successful.

**Provision of regulated entertainment (Please see guidance note 3) Please tick all that apply**

- a) plays (if ticking yes, fill in box A)
- b) films (if ticking yes, fill in box B)
- c) indoor sporting events (if ticking yes, fill in box C)
- d) boxing or wrestling entertainment (if ticking yes, fill in box D)
- e) live music (if ticking yes, fill in box E)
- f) recorded music (if ticking yes, fill in box F)
- g) performances of dance (if ticking yes, fill in box G)
- h) anything of a similar description to that falling within (e), (f) or (g) (if ticking yes, fill in box H)

**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 8)			<u>Will the performance of a play take place indoors or outdoors or both – please tick</u> (please read guidance note 4)	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 5)					
Mon								
Tue								
Wed						<u>State any seasonal variations for performing plays</u> (please read guidance note 6)		
Thur								
Fri						<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 7)		
Sat								
Sun								

B

Films Standard days and timings (please read guidance note 8)			<u>Will the exhibition of films take place indoors or outdoors or both – please tick</u> (please read guidance note 4)	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 5)					
Mon								
Tue								
Wed						<u>State any seasonal variations for the exhibition of films</u> (please read guidance note 6)		
Thur								
Fri								
Sat						<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 7)		
Sun								

C

Indoor sporting events Standard days and timings (please read guidance note 8)			<u>Please give further details</u> (please read guidance note 5)
Day	Start	Finish	
Mon			<u>State any seasonal variations for indoor sporting events</u> (please read guidance note 6)
Tue			
Wed			<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 7)
Thur			
Fri			
Sat			
Sun			

D

Boxing or wrestling entertainments Standard days and timings (please read guidance note 8)			<u>Will the boxing or wrestling entertainment take place indoors or outdoors or both – please tick</u> (please read guidance note 4)	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 5)		
Mon					
Tue					
			<u>State any seasonal variations for boxing or wrestling entertainment</u> (please read guidance note 6)		
Wed					
Thur					
			<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 7)		
Fri					
Sat					
Sun					

E

Live music Standard days and timings (please read guidance note 8)			<u>Will the performance of live music take place indoors or outdoors or both – please tick</u> (please read guidance note 4)	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 5)					
Mon								
Tue								
Wed						<u>State any seasonal variations for the performance of live music</u> (please read guidance note 6)		
Thur								
Fri								
Sat						<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 7)		
Sun								

F

Recorded music Standard days and timings (please read guidance note 8)			<u>Will the playing of recorded music take place indoors or outdoors or both – please tick</u> (please read guidance note 4)	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 5)					
Mon								
Tue								
Wed						<u>State any seasonal variations for the playing of recorded music</u> (please read guidance note 6)		
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 7)		
Sat								
Sun								

G

<b>Performances of dance</b> Standard days and timings (please read guidance note 8)			<b><u>Will the performance of dance take place indoors or outdoors or both – please tick</u></b> (please read guidance note 4)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish	<b><u>Please give further details here</u></b> (please read guidance note 5)		
Mon					
Tue			<b><u>State any seasonal variations for the performance of dance</u></b> (please read guidance note 6)		
Wed					
Thur			<b><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></b> (please read guidance note 7)		
Fri					
Sat					
Sun					

H

<b>Anything of a similar description to that falling within (e), (f) or (g)</b> Standard days and timings (please read guidance note 8)			Please give a description of the type of entertainment you will be providing		
Day	Start	Finish	<b><u>Will this entertainment take place indoors or outdoors or both – please tick</u></b> (please read guidance note 4)	Indoors	<input type="checkbox"/>
Mon				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Tue			<b><u>Please give further details here</u></b> (please read guidance note 5)		
Wed					
Thur			<b><u>State any seasonal variations for entertainment of a similar description to that falling within (e), (f) or (g)</u></b> (please read guidance note 6)		
Fri					
Sat			<b><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></b> (please read guidance note 7)		
Sun					

I

<b>Late night refreshment</b> Standard days and timings (please read guidance note 8)			<b><u>Will the provision of late night refreshment take place indoors or outdoors or both – please tick</u></b> (please read guidance note 4)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish	<b><u>Please give further details here</u></b> (please read guidance note 5)		
Mon					
Tue					
Wed			<b><u>State any seasonal variations for the provision of late night refreshment</u></b> (please read guidance note 6)		
Thur					
Fri			<b><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></b> (please read guidance note 7)		
Sat					
Sun					

J

<b>Supply of alcohol</b> Standard days and timings (please read guidance note 8)			<b>Will the supply of alcohol be for consumption – please tick</b> (please read guidance note 9)	On the premises	<input type="checkbox"/>
				Off the premises	<input checked="" type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish	<b><u>State any seasonal variations for the supply of alcohol</u></b> (please read guidance note 6)		
Mon	07:00	23:00			
Tue	07:00	23:00			
Wed	07:00	23:00			
Thur	07:00	23:00			
Fri	07:00	23:00			
Sat	07:00	23:00			
Sun	07:00	23:00			
			<b><u>Non-standard timings. Where you intend to use the premises for the supply of alcohol at different times to those listed in the column on the left, please list</u></b> (please read guidance note 7)		

K

<p><b>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</b> (please read guidance note 10).</p> <p>NA</p>
--

L

<b>Hours premises are open to the public</b> Standard days and timings (please read guidance note 8)			<b><u>State any seasonal variations</u></b> (please read guidance note 6)
Day	Start	Finish	
Mon	00:00	24:00	
Tue	00:00	24:00	
Wed	00:00	24:00	
Thur	00:00	24:00	
Fri	00:00	24:00	
Sat	00:00	24:00	<b><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></b> (please read guidance note 7)
Sun	00:00	24:00	

Please identify those conditions currently imposed on the licence which you believe could be removed as a consequence of the proposed variation you are seeking.

The condition under the heading “Protection of Children from Harm” in Annex 2 and the condition under Annex 3.

Please tick as appropriate

- I have enclosed the premises licence
- I have enclosed the relevant part of the premises licence

If you have not ticked one of these boxes, please fill in reasons for not including the licence or part of it below

Reasons why I have not enclosed the premises licence or relevant part of premises licence.

**M** Describe any additional steps you intend to take to promote the four licensing objectives as a result of the proposed variation:

**a) General – all four licensing objectives (b, c, d and e) (please read guidance note 11)**

**b) The prevention of crime and disorder**

**c) Public safety**

**d) The prevention of public nuisance**

**e) The protection of children from harm**

The premises licence holder will ensure that an age verification policy will apply to the premises whereby all cashiers will be trained to ask any customer attempting to purchase alcohol, who appears to be under the age of 25 years (or older if the licence holder so elects) to produce, before being sold alcohol, identification being a passport or photocard driving licence bearing a holographic mark or other form of identification that complies with any mandatory condition that may apply to this licence.

Checklist:

**Please tick to indicate agreement**

- I have made or enclosed payment of the fee; or
- I have not made or enclosed payment of the fee because this application has been made in relation to the introduction of the late night levy.
- I have sent copies of this application and the plan to responsible authorities and others where applicable.
- I understand that I must now advertise my application.
- I have enclosed the premises licence or relevant part of it or explanation.
- I understand that if I do not comply with the above requirements my application will be rejected.

**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.**

**Part 5 – Signatures** (please read guidance note 12)

**Signature of applicant (the current premises licence holder) or applicant’s solicitor or other duly authorised agent** (please read guidance note 13). **If signing on behalf of the applicant, please state in what capacity.**

Signature	[REDACTED]
Date	10/04/2026
Capacity	Agent

**Where the premises licence is jointly held, signature of 2nd applicant (the current premises licence holder) or 2nd applicant’s solicitor or other authorised agent** (please read guidance note 14). **If signing on behalf of the applicant, please state in what capacity.**

Signature	
Date	
Capacity	

**Contact name (where not previously given) and address for correspondence associated with this application** (please read guidance note 15)

AGS/26508/1792  
 Winckworth Sherwood LLP  
 Arbor  
 255 Blackfriars Road

<b>Post town</b>	<b>London</b>	<b>Post code</b>	<b>SE1 9AX</b>
------------------	---------------	------------------	----------------

<b>Telephone number (if any)</b>	[REDACTED]
----------------------------------	------------

**If you would prefer us to correspond with you by e-mail, your e-mail address (optional)**  
 [REDACTED]

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# West Berkshire District Council

Public Protection Partnership, Environmental Health & Licensing, Council Offices, Market Street,  
Newbury, Berkshire RG14 5LD  
Tel: (01635) 519184 Fax (01635) 519172

## Licensing Act 2003 Premises Licence Summary

Idox Cloud Ref: 50809 app 26773

**Premises licence number**

**14/01185/LQN**

### Premises details

**Postal address of premises, or if none, ordnance survey map reference or description**

Sainsbury's  
2 Coombe Square, Chapel Street, Thatcham, Berkshire, RG19 4JF

**Licensable activities authorised by the licence**

Supply of Alcohol

**The times the licence authorises the carrying out of licensable activities**

**Supply of Alcohol**

Monday to Sunday: 08:00 to 22:00

Alcohol On/Off Premises: **Off Premises**

**The opening hours of the premises**

Monday to Sunday: 00:00 to 24:00

**Where the licence authorises supplies of alcohol whether these are on and/or off supplies**

On/Off Sales : **OFF**

**Name, (registered) address of holder of premises licence**

Sainsbury's Supermarkets Ltd  
33 Charterhouse Street, London, EC1M 6HA

**Registered number of holder, for example company number, charity number  
(where applicable)**

03261722

**Name of designated premises supervisor where the premises licence authorises  
the supply of alcohol**

[REDACTED]

[REDACTED]

**Date:** 15<sup>th</sup> July 2025

**Signed:**

**Authorised Officer**

Licence granted 08/09/2014  
DPS Variation 15/12/2015  
DPS Variation 21/07/2015  
DPS Variation 11/09/2015  
Change of DPS address 26/11/2015  
DPS Variation 18/02/2016  
DPS Variation 02/04/2019  
DPS Variation 14/04/2020  
DPS Variation 07/03/2022  
DPS Variation 13/11/2024  
DPS Variation 07/03/2025  
Change of Registered Address 18/06/2025

# West Berkshire District Council

Public Protection Partnership, Environmental Health & Licensing, Council Offices, Market Street,  
Newbury, Berkshire RG14 5LD  
Tel: (01635) 519184 Fax (01635) 519172

## Licensing Act 2003 Premises Licence

Idox Cloud Ref: 50809 app 26773

**Premises licence number 14/01185/LQN**

### Part 1 - Premises details

**Postal address of premises, or if none, ordnance survey map reference or description**

Sainsbury's  
2 Coombe Square, Chapel Street, Thatcham, Berkshire, RG19 4JF

**Licensable activities authorised by the licence**

Supply of Alcohol

**The times the licence authorises the carrying out of licensable activities**

**Supply of Alcohol**  
Monday to Sunday: 08:00 to 22:00

Alcohol On/Off Premises: **Off Premises**

**The opening hours of the premises**

Monday to Sunday: 00:00 to 24:00

**Where the licence authorises supplies of alcohol whether these are on and/ or off supplies**

On /Off Sales : **OFF**

**Part 2**

**Name, (registered) address, telephone number and email (where relevant) of holder of premises licence**

Sainsbury's Supermarkets Ltd  
33 Charterhouse Street, London, EC1M 6HA

**Registered number of holder, for example company number, charity number (where applicable)**

03261722

**Name, address and telephone number of designated premises supervisor where the premises licence authorises the supply of alcohol**

[Redacted]

**Personal licence number and issuing authority of personal licence held by designated premises supervisor where the premises licence authorises the supply of alcohol**

17/01623/LIA West Berkshire District Council

[Redacted]

**Date:** 15<sup>th</sup> July 2025

**Signed:**

**Authorised Officer**

Licence granted 08/09/2014  
DPS Variation 15/12/2015  
DPS Variation 21/07/2015  
DPS Variation 11/09/2015  
Change of DPS address 26/11/2015  
DPS Variation 18/02/2016  
DPS Variation 02/04/2019  
DPS Variation 14/04/2020  
DPS Variation 07/03/2022  
DPS Variation 13/11/2024  
DPS Variation 07/03/2025  
Change of Registered Address 18/06/2025

## Annex 1 - Mandatory conditions

### Premises - Supply of Alcohol

1. No supply of alcohol may be made under the premises licence-
  - a) at a time when there is no designated premises supervisor in respect of the premises licence, or
  - b) at a time when the designated premises supervisor does not hold a personal licence or his personal licence is suspended.
2. Every supply of alcohol under the premises licence must be made or authorised by a person who holds a personal licence.

### The Licensing Act 2003 (Mandatory Licensing Conditions) (Amendment) Order 2014 (in force 1 October 2014)

3.
  - (1) The premises licence holder or club premises certificate holder must ensure that an age verification policy is adopted in respect of the premises in relation to the sale or supply of alcohol.
  - (2) The designated premises supervisor in relation to the premises licence must ensure that the supply of alcohol at the premises is carried on in accordance with the age verification policy.
  - (3) The policy must require individuals who appear to the responsible person to be under 18 years of age (or such older age as may be specified in the policy) to produce on request, before being served alcohol, identification bearing their photograph, date of birth and either—
    - a) a holographic mark, or
    - b) an ultraviolet feature.
4. A relevant person shall ensure that no alcohol is sold or supplied for consumption on or off the premises for price which is less than the permitted price.
  - (1) A relevant person shall ensure that no alcohol is sold or supplied for consumption on or off the premises for a price which is less than the permitted price.
  - (2) For the purposes of the condition set out in paragraph 1 –
    - a) “duty” is to be construed in accordance with the Alcoholic Liquor Duties Act 1979
    - b) “permitted price” is the price found by applying the formula -

$$P = D + (D \times V)$$

Where—

- (i) **P** is the permitted price,
- (ii) **D** is the rate of duty chargeable in relation to the alcohol as if the duty were charged on the date of the sale or supply of the alcohol, and
- (iii) **V** is the rate of value added tax chargeable in relation to the alcohol as if the value added tax were charged on the date of the sale or supply of the alcohol;

- c) "relevant person" means, in relation to premises in respect of which there is in force a premises licence—
  - (i) the holder of the premises licence,
  - (ii) the designated premises supervisor (if any) in respect of such a licence, or
  - (iii) the personal licence holder who makes or authorises a supply of alcohol under such a licence;
- d) "relevant person" means, in relation to premises in respect of which there is in force a club premises certificate, any member or officer of the club present on the premises in a capacity which enables the member or officer to prevent the supply in question; and
- e) "valued added tax" means value added tax charged in accordance with the Value Added Tax Act 1994

(3) Where the permitted price given by Paragraph (b) of paragraph 2 would (apart from this paragraph) not be a whole number of pennies, the price given by that sub-paragraph shall be taken to be the price actually given by that sub-paragraph rounded up to the nearest penny.

(4)

- 1) Sub-paragraph (2) applies where the permitted price given by Paragraph (b) of paragraph 2 on a day ("the first day") would be different from the permitted price on the next day ("the second day") as a result of a change to the rate of duty or value added tax.
- 2) The permitted price which would apply on the first day applies to sales or supplies of alcohol which take place before the expiry of the period of 14 days beginning on the second day.

## **Annex 2 - Conditions consistent with the operating Schedule dated 07/07/2014**

### **Prevention of Crime and Disorder**

1. The licence holder will ensure that the premises benefit from a CCTV system that operates at all times when licensable activities are taking place.
2. The system will incorporate a camera covering each of the entrance doors and the main alcohol display area and will be capable of providing an image which is regarded as identification standard. The precise positions of the cameras may be agreed, subject to compliance with Data Protection legislation, with the police from time to time.
3. The system will incorporate a recording facility and any recording will be retained and stored in a suitable and secure manner for a minimum of 30 days and will be made available, subject to compliance with Data Protection legislation, to the police for inspection on request.
4. The system must be able to export recorded images to a removable means e.g. CD/DVD and have its own software enabled to allow playback/review.
5. A member of staff trained in the use of the CCW system must be available at the premises at all times that the premises are open to the public.
6. The system will display, on any recording, the correct time and date of the recording.

### **Public Safety**

The premises licence holder will at all times maintain adequate levels of staff and security. Such staff and security levels will be disclosed, on request, to the licensing authority and police.

### **Prevention of Public Nuisance**

Signage will be displayed at the exit of the premises requesting customers leaving the premises to do so quietly and with consideration so as not to disturb nearby residents.

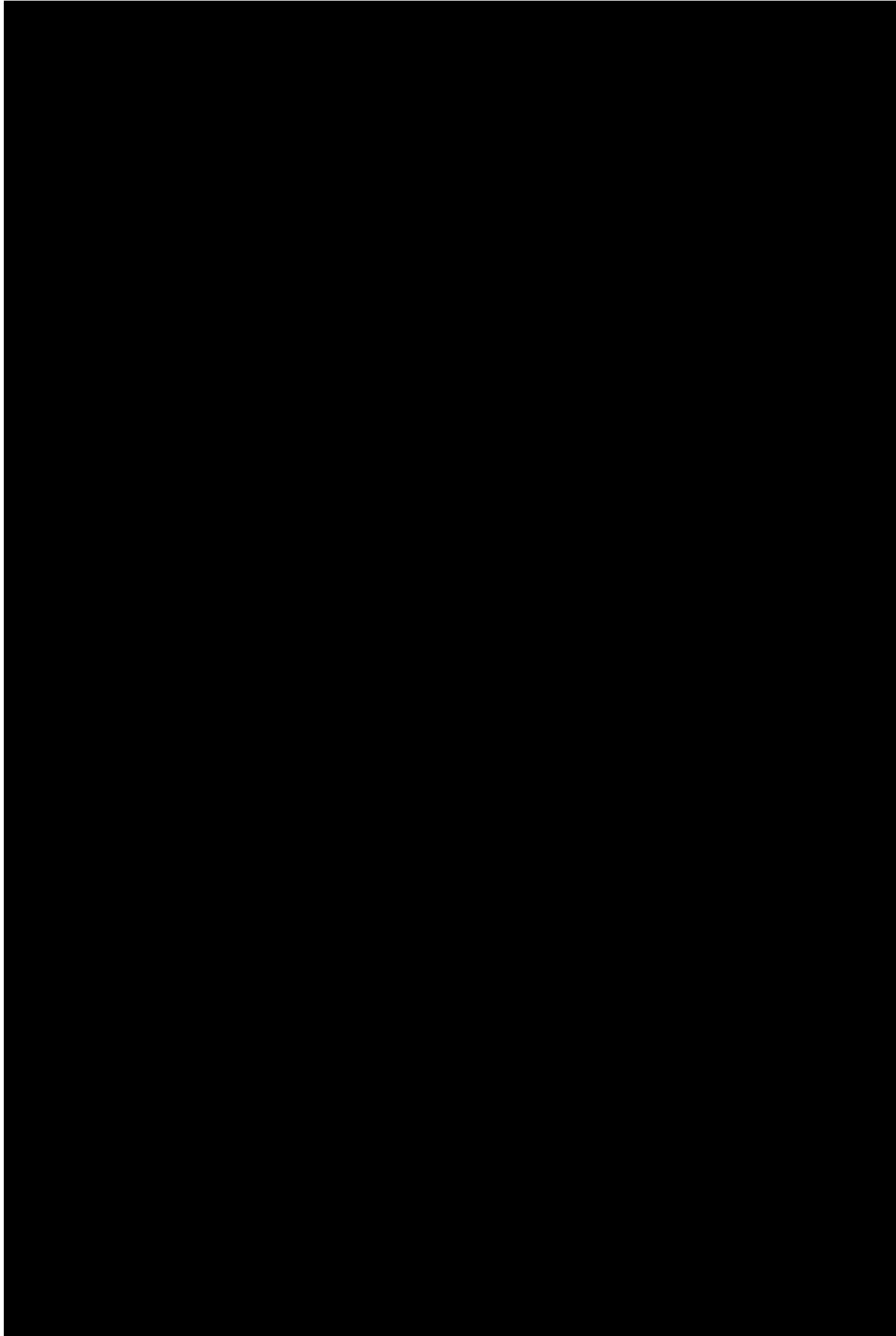
### **Protection of Children from Harm**

All staff shall be trained in the requirements of Challenge 25 Policies

## **Annex 3 - Conditions attached after a hearing by the licensing authority 08/09/2014**

The Licensing Sub Committee noted the amendment to the Application detailed by the Applicant during the hearing that the hours during which the supply of alcohol would take place each day would be reduced to 08:00 hours to 22:00 hours.

## **Annex 4 - Plans as submitted 17.07.2014**



By virtue of paragraph(s) 3 of Part 1 of Schedule 12A  
of the Local Government Act 1972.

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# RESTRICTED

**From:** stewartbateman [REDACTED]  
**Sent:** 04 May 2026 11:54  
**To:** Licensing  
**Subject:** Sainsbury THATCHAM

**Categories:** LA03 Premises

**This email was delivered from an External Source. Please use caution before clicking any links or opening attachments.**

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REF 50809 app 29826

I live at [REDACTED]

I object to increased supply of alcohol.

The existing hours are long enough for a quiet residential street.

Any extension of hours is a slippery slope to more requests.

regards

Stewart Bateman

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West Hub Fire Safety Office, Headquarters, Newsham Court,  
Pincents Kiln, Calcot, Reading, RG31 7SD  
Email: [westhubfiresafety@rbfrs.co.uk](mailto:westhubfiresafety@rbfrs.co.uk)  
Switchboard 0118 945 2888  
Royal Berkshire Fire and Rescue Service  [rbfrs.co.uk](http://rbfrs.co.uk)



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

Your ref 50809 app 29826  
Our ref MM/354630  
Ask for M. Mcilwaine  
Date 14 April 2026

Dear Licencing,

**LICENSING ACT 2003  
REGULATORY REFORM (FIRE SAFETY) ORDER 2005, as amended  
Sainsbury's, 2 Coombe Square, Thatcham, West Berkshire, RG19 4JF**

The Fire Authority has considered your application dated 10 April 2026 and does not propose to make a representation. This should not be interpreted as meaning that the fire precautions in the premises are satisfactory. The primary piece of legislation for achieving satisfactory standards of fire safety in licensed premises is the Regulatory Reform (Fire Safety) Order 2005, as amended. This legislation requires the Responsible Person to undertake **a suitable and sufficient fire risk assessment** to identify the general fire precautions which need to be taken to protect relevant persons.

**The Home Office has developed a set of guides which explain what you must do in order to comply with fire safety law, help you carry out a fire risk assessment and identify the general fire precautions which you should have in place. The guides are available via the following link: [Gov.uk fire safety legislation guidance for those with legal duties](https://www.gov.uk/guidance/fire-safety-legislation-guidance-for-those-with-legal-duties)**

Failure to comply with the Order, irrespective of any requirements which may be imposed by the Licensing Authority in connection with your application, may result in enforcement action being taken by this Authority under the Regulatory Reform (Fire Safety) Order 2005, as amended. Your premises will be included in our risk based inspection programme and audited for compliance in due course.

This letter is without prejudice to the powers of the Licensing Authority and to any requirements or recommendations which may be made by enforcing Authorities under other legislation. Any queries regarding this letter should be addressed to the person named above. If you are dissatisfied in any way with the response given, please ask to speak to the Office Manager quoting our reference.

Yours faithfully



M. Mcilwaine  
Authorised Fire Safety Inspector  
And on behalf of the Royal Berkshire Fire Authority

**Chief Fire Officer – Mark Arkwell**

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**From:** Amie Norkett <[REDACTED]>  
**Sent:** 20 April 2026 09:51  
**To:** Licensing <Licensing@westberks.gov.uk>  
**Subject:** RE: LA03 Consultation - Variation - Sainsbury's Thatcham

Good morning,

Trading standards has no objections to this variation

Kind regards,  
**Amie Norkett**  
**Enforcement Officer (Age-Restricted Products)**  
Public Protection Partnership, West Berkshire Council  
Theale Library, Church Street, Theale, RG7 5BZ  
Email: [REDACTED]

**Website:** [www.publicprotectionpartnership.org.uk](http://www.publicprotectionpartnership.org.uk)

**Trading Standards Service** | Bracknell Forest  
West Berkshire  
Wokingham

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



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**Moira Fraser**

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**From:** Gary Clarke (C9203) <[REDACTED]>  
**Sent:** 10 April 2026 10:29  
**To:** Licensing  
**Cc:** Alcohol Licensing  
**Subject:** TVP Application Response - Sainsburys, 2 Coombe Square, Chapel Street, Thatcham, Berkshire, RG19 4JF (10/04/2026): No Objection

**This email was delivered from an External Source. Please use caution before clicking any links or opening attachments.**

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On 10/04/2026, we received an application relating to the below activity.

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Full Variation at Sainsbury's, 2 Coombe Square, Chapel Street, Thatcham, Berkshire, RG19 4JF

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Details: Extend hours for sale of alcohol, and amend Conditions as required.

Based on the supplied information, the Thames Valley Police response is: **No Objection.**

**Thanks and stay safe.**

**Gary**



Protecting Our Communities

**Gary Clarke C9203**  
**Alcohol Licensing Officer.**  
**Bracknell, Wokingham and West Berkshire**  
**Operational Effectiveness Unit**

[REDACTED]  
**The Broadway, Bracknell, Berkshire, RG121AD**  
**Optional Contact Email;**  
**[Alcohollicensing@thamesvalley.police.uk](mailto:Alcohollicensing@thamesvalley.police.uk)**  
**[www.thamesvalley.police.uk](http://www.thamesvalley.police.uk)**

**Licensing Information:**

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**From:** [Mark Groves](#)  
**To:** [REDACTED]  
**Subject:** RE: Sainsbury Thatcham.  
**Sent:** 16/05/2026 17:45:36

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Dear Mr Bateman,

Thank you for taking the time to contact the licensing team with your objection to the application made by Sainsbury's, First Floor, 2 Coombe Square, Thatcham, West Berkshire, RG19 4JF

I understand from your representation below that you are objecting to the increased hours in the sale of alcohol. So that you are aware you are the sole objector to this application and as such a licensing Sub-Committee has been convened for Tuesday 2 June 2026 for which you will receive a formal invitation to attend in due course.

The application is asking to extend the sale of alcohol from 08:00 – 22:00 to 07:00 – 23:00. These timings offer no extension on the hours that the store is already open as it currently trades from 07:00 - 23:00hrs daily and they are just asking to align the sale of alcohol hours with the stores trading hours.

So that you are aware Thames Valley Police who are a responsible authority within the Licensing Act 2003 have not objected to the extended hours in this application and as such do not consider the licence objective for the Prevention of Crime and Disorder will be breached.

Sainsbury's has also requested to change a condition in their licence where under The Prevention of Harm to Children licensing objective the current condition states - *All staff shall be trained in the requirements of Challenge 25 Policies*. Sainsbury's have asked that this is changed to the following - *The premises licence holder will ensure that an age verification policy will apply to the premises whereby all cashiers will be trained to ask any customer attempting to purchase alcohol, who appears to be under the age of 25 years (or older if the licence holder so elects) to produce, before being sold alcohol, identification being a passport or photocard driving licence bearing a holographic mark or other form of identification that complies with any mandatory condition that may apply to this licence*.

For your information if this variation to the licence was granted this would mean that the applicant would be monitored by all the responsible authority's either in joint visits or visits undertaken by each individual responsible authority with the visits on most occasions being unannounced. The licensing team work closely with Thames Valley Police, Trading Standards and Environmental Health and regularly carry out unannounced visits and operations including underage sales on premises and to ensure they are complying with legislation and any conditions that are attached to the licence and that will be no different for Sainsbury's.

The applicant will have to comply with the four licensing objectives and the conditions on the licence at all times that the premises is open, or enforcement action in various forms could be taken against them which can include the review of the premise licence which carries the sanction that the premise licence could be revoked, or the applicant could face prosecution for offences that have been found to have taken place if that action was deemed necessary.

As a member of the public, you are also permitted to bring a review of the premises licence asking for action to be brought against the premises as, long as this is not frivolous or vexatious and you have the evidence to support your application for a review.

The licensing team have also been contacted by Sainsbury's who are aware of your objection and who are willing to meet with you to discuss your concerns. This meeting would be facilitated by the licensing team via an online meeting if you felt this would help you understand their application.

If after reading the above you still wish to continue with your objection, then as mentioned you will receive an invitation to attend in due course, however, if based on the information above you wish to withdraw your objection then you may do so. I would be most grateful if you could provide me with your answer either way.

If you would like to meet with Sainsbury's could you also let me know so that the meeting can be arranged.

I look forward to your reply in due course.

Yours sincerely

**Mark Groves**

Mark Groves  
**Lead Licensing and Enforcement Officer**  
**Public Protection Partnership**  
Email: [mark.groves1@westberks.gov.uk](mailto:mark.groves1@westberks.gov.uk)

**Website:** [www.publicprotectionpartnership.org.uk](http://www.publicprotectionpartnership.org.uk)

Facebook: [@PublicProtectionPartnershipUK](#)  
Twitter: [@PublicPP\\_UK](#)

**Public Protection Partnership** | Bracknell Forest  
West Berkshire



A shared service provided by  
Bracknell Forest Council and  
West Berkshire Council



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REF 50809 app 29826

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regards

Stewart Bateman