

To:

Licensing Authority
Public Protection Partnership (Licensing)
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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]