

## Benjamin Ryan

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**From:** ARKA LICENSING <contact@arkalicensing.co.uk>  
**Sent:** 28 July 2025 11:03  
**To:** Mark Groves  
**Subject:** Re: Urgent - Best Buy Foods, 51 London Road, Newbury

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Good morning Mark,


Thank you for your email.


We now withdraw our offer for a mediation.

Application is for consideration as it stands, applied. We will see you tomorrow.

Regards  
Suresh

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Consultant  
Arka Licensing  
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**From:** Mark Groves <Mark.Groves1@westberks.gov.uk>  
**Sent:** 28 July 2025 10:38  
**To:** ARKA LICENSING <contact@arkalicensing.co.uk>  
**Subject:** Urgent - Best Buy Foods, 51 London Road, Newbury

Good morning Suresh,

I have received the responses from the objectors regarding your client's acceptance of the conditions and your clients offer to reduce the hours and remove the requirement for LNR. The responses are as follows.

Objector –

Thank you for your extremely informative email. I appreciate the lengths to which you wish to alleviate my concerns regarding this application. In particular, I am relieved to know that the applicant no longer wishes to apply for 'Late night refreshment'.

However, I still have reservations. There still remains the critical issue of (lack of) parking outside the establishment. It is imperative for the committee to consider that inconsiderate parking could easily block entry to the Cul-de-sac of Clarendon Gardens, should any of the emergency services need to gain access. Therefore, I am unable to withdraw my objection.

Objector - Thank you for your detailed response and for the recent efforts by the applicant and/or landlord to address litter around the premises and repair the adjacent fence — these actions are appreciated.

However, the proposed conditions, while certainly expansive, do not alleviate our concerns. We believe that permitting the sale of alcohol until midnight, seven days a week, just 30 metres from the front doors of neighbouring homes is unacceptable and not in the best interests of the wider community. Furthermore, we remain unconvinced that either the applicant or the hotel management have the necessary resources to adequately monitor and manage behaviour in the vicinity of the premises — especially given that alcohol sales are likely to worsen the current situation.

Sorry but we will still be going to a hearing tomorrow. What will be your client's stance now, would he still be looking to offer reduced hours and the removal for LNR or will these now remain as per the application.

If you could let me know ASAP I can then ensure the sub-committee have the correct information before them for the hearing.

Kind regards

Mark Groves  
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