

From: [REDACTED]
Sent: 27 July 2025 18:07
To: [Mark Groves](#)
Subject: Re: Best Buy Foods, 51 London Road, Newbury RG14 1JN

This is an **EXTERNAL EMAIL**. **STOP. THINK** before you **CLICK** links or **OPEN** attachments.

Dear Mr. Groves,

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.

Kind regards

[REDACTED]

On Thu, Jul 24, 2025 at 2:47 PM Mark Groves
<Mark.Groves1@westberks.gov.uk> wrote:

Dear Mr [REDACTED]

Thank you for taking the time to email the licensing team with regards to your concerns with the application for a premises licence at the Best Buy Foods, 51 London Road, Newbury RG14 1JN.

Please find attached a list of conditions that the applicant for the above premises has agreed with the Licensing Authority and with Thames Valley Police. These conditions would be attached to the licence if granted for which the applicant would have to always abide by at times when the premises is open for business. There were no objections to the application raised by any of the responsible authorities in relation to this application.

I note from your objection that you have concerns regarding the opening of this premises which I will try to address if I may.

1. The premises serving late night refreshment and alcohol until the early hours.

The applicant is prepared to reduce the operating hours from 01:00 to Midnight on all days and remove the application for late night refreshment altogether. It is also worth noting that the Cross Keys PH a short distance along the road (soon to be called the High Horse) is permitted to sell alcohol on and off the premises until 02:00 Friday and Saturday and midnight on Sunday – Thursday and they are also permitted to serve late night refreshment until midnight Monday to Thursday and until 02:00 Friday and Saturday.

2. There are no facilities for parking outside the premises.

The area outside of the premises is private land and is believed to be used by staff and customers of Ripples (business between the premises and the Travelodge). The applicant is currently working with the Landlord to resolve this matter however any action taken is solely the responsibility of the landlord and not the applicant for the premises. The applicant can only ask any customers to park considerably when using the premises. The parking

area also does not fall under the jurisdiction of West Berkshire Council who also cannot take any action (except the double yellow lines on the main road). The Travelodge advise their customers to use the car parks situated in the town centre however they are unable to control any customers who choose to use this area if a space is free and again this is a matter for the landlord to control.

3. Generation of litter.

As you will see in the attached conditions Nos 31-33 regarding the depositing of litter outside of the premises the applicant has agreed to conditions to deal with litter from his customers. However, the applicant cannot be held responsible for litter deposited by those passing by or due to any prevailing weather conditions. The applicant will ensure the litter accumulating outside the shop will be cleared up when the business is open and is required to record these actions in either written or electronic format for inspection by a member of a responsible authority.

For your information if 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 the applicant of Best Buy Foods.

The applicant will have to comply with the conditions on the licence at all times that the premises is open, or enforcement action in various forms could be taken against him which includes 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 and you have the evidence to support your application for a review.

If there are incidents of anti-social behaviour in the area then can I ask that this is reported to both the Police via 101 or via their online reporting system and West Berkshire Council at westberksbct@westberks.gov.uk. There are three main types of ASB and these are:

Nuisance - incidents where an act, condition, thing or a person causes trouble, annoyance, inconvenience, offence or suffering to the local community in general rather than to individual victims.

Environmental - incidents where individuals and groups have an impact on their surroundings including natural, built and social environments.

Personal - targeted at an individual or group or having an impact on an individual or group rather than the community as a whole.

ASB is not:

1. being unable to park outside your house.
2. children playing in the street or communal areas.
3. civil disputes between neighbours e.g. shared driveways, boundary disputes.
4. lifestyle differences.
5. young people gathering socially.

If after reading the above and knowing that the premises will be monitored by the licensing team and other colleagues and that action will be taken against any breaches of legislation or the conditions above and you wish to withdraw your objection then please let me know your decision either way.

If you wish to discuss this further then please let me know.

Kind regards

Mark Groves

Lead Licensing Officer

Public Protection Partnership

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



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Bracknell Forest Council and
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