

From: [REDACTED]
Sent: 27 July 2025 20:23
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 Mark Groves,
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.

Kind regards,
[REDACTED]

On Thu, 24 Jul 2025 at 15:40, Mark Groves <Mark.Groves1@westberks.gov.uk> wrote:

Dear Mr & Mrs [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 until midnight on Sunday – Thursday. 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.

4. Public Urination and Exposure

I would strongly recommend that these incidents are reported to both the Police and the ASB team at West Berkshire Council (email address below) so these matters can be recorded and actioned by them. The applicant

cannot be held responsible for the actions of persons who are not customers and are not related to the premises.

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

Again, I would strongly recommend that these incidents are reported to both the Police and the ASB team at West Berkshire Council (email address below) so these matters can be recorded and actioned by them. The applicant cannot be held responsible for

the actions of persons who are not customers and are not directly related to the premises.

6. Neglect and Poor Maintenance

This is a matter for the landlord as this area is private land and not the responsibility of the applicant for the premises.

7. Inappropriate Target Market

The applicant will no doubt inform the licensing sub-committee that his intention is to serve the local residents and visitors to Newbury. He will outline that he is aware he will have to compete with other businesses, such as Aldi as you mention which closes at 10pm daily and also the Cross Keys (mentioned above) and other premises in Newbury. If it transpires and can be proved that residents of either the Travelodge or the Premier Inn are loitering in the car park and consuming alcohol which has been purchased from this premises and not any other local premises and the licensing team are made aware then this matter can be brought to the attention of the managers of both hotels asking them to advise customers to refrain from this, and the applicant can be asked to inform customers not to loiter in this area. If there are incidents of anti-social behaviour of this sought then please contact the Police and the ASB team of West Berkshire Council.

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 members 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. At this time the ASB team of West Berkshire Council have not received any complaints regarding anti-social behaviour taking place in this area from any source not just those residents living in Clarendon Gardens.

For your information 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 closely 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
Email: mark.groves1@westberks.gov.uk

Website: www.publicprotectionpartnership.org.uk

Facebook: [@PublicProtectionPartnershipUK](https://www.facebook.com/PublicProtectionPartnershipUK)

Twitter: [@PublicPP_UK](https://twitter.com/PublicPP_UK)

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



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



This email and any attachments to it may be confidential and are intended solely for the use of the individual to whom it is addressed. Any views or opinions expressed may not necessarily represent those of West Berkshire Council. If you are not the intended recipient of this email, you must neither take any action based upon its contents, nor copy or show it to anyone. Please contact the sender if you believe you have received this e-mail in error. All communication sent to or from West Berkshire Council may be subject to recording and or monitoring in accordance with UK legislation, are subject to the requirements of the Freedom of Information Act 2000 and may therefore be disclosed to a third party on request.