

Licensing Hearing (Sub-Committee) Report

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

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

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)

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