



WOKINGHAM BOROUGH COUNCIL

A Meeting of the **LICENSING AND APPEALS HEARINGS
SUB COMMITTEE** will be held in Council Chamber, Civic
Offices, Shute End, Wokingham RG40 1BN on **FRIDAY 11
AUGUST 2017 AT 10.00 AM**

A handwritten signature in black ink, appearing to read 'Andy Couldrick'.

Andy Couldrick
Chief Executive
Published on 3 August 2017



WOKINGHAM BOROUGH COUNCIL

Our Vision

A great place to live, an even better place to do business

Our Priorities

Improve educational attainment and focus on every child achieving their potential

Invest in regenerating towns and villages, support social and economic prosperity, whilst encouraging business growth

Ensure strong sustainable communities that are vibrant and supported by well designed development

Tackle traffic congestion in specific areas of the Borough

Improve the customer experience when accessing Council services

The Underpinning Principles

Offer excellent value for your Council Tax

Provide affordable homes

Look after the vulnerable

Improve health, wellbeing and quality of life

Maintain and improve the waste collection, recycling and fuel efficiency

Deliver quality in all that we do

MEMBERSHIP OF THE LICENSING AND APPEALS HEARINGS SUB COMMITTEE

Councillors

Barrie Patman

Bill Soane

Lindsay Ferris

ITEM NO.	WARD	SUBJECT	PAGE NO.
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Order of Procedure

5 - 6

The order of procedure to be followed at the hearing.

1.

ELECTION OF CHAIRMAN

To elect a Chairman for this meeting only.

2.

DECLARATION OF INTEREST

To receive any declarations of interest.

3.

APPLICATION FOR NEW PREMISES LICENCE AT LONDIS, 93 BEAN OAK ROAD, WOKINGHAM RG40 1RJ

7 - 10

The Sub-Committee to consider a report from the Local Authority's Licensing Department.

Appendixes

11 - 32

The enclosed papers include a copy of the application and copies of the representations received.

CONTACT OFFICER

Luciane Bowker

Tel

Email

Postal Address

Democratic and Election Services Specialist

0118 974 6091

luciane.bowker@wokingham.gov.uk

Civic Offices, Shute End, Wokingham, RG40 1BN

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HEARING PROCEDURE – APPLICATION FOR A PREMISES LICENCE

1. Sub-Committee to elect a Chairman for this Hearing only.
2. Chairman to welcome all Parties and introduce the Members of the Sub-Committee.
3. Chairman to ask Sub-Committee if they have any interests to declare.
4. Chairman of Sub-Committee to outline procedure and reaffirm that only information relevant to representations can be considered and that such information must be relevant to the Licensing Objectives. Chairman to confirm that all parties understand this. The four Licensing Objectives are: -
 - The Prevention of Crime and Disorder;
 - Public Safety;
 - The Prevention of Public Nuisance; and
 - The Protection of Children from Harm.
5. The Licensing Officer will introduce the Hearing report and update the Sub-Committee on any developments following publication of the report whenever required.
6. Applicant to present application, including any witnesses. This can last no longer than 7 minutes.
7. Responsible Authorities that have made representations and any Interested Parties that have made representations may, with the permission of the Sub-Committee, question the Applicant and witnesses.
8. Each Responsible Authority that has made representations to present their representations including any witnesses. Each Responsible Authority has 7 minutes to present their representation.
9. The Applicant may ask questions of each Responsible Authority if permitted to do so by the Sub-Committee, but will, in any event, be given the opportunity to respond to comments made by other parties at the end of the Hearing.
10. Any Interested Parties that have made representations to present their representations including any witnesses. Each Interested Party has 7 minutes to present their representation.
11. The Applicant may ask questions of each Interested Party if permitted to do so by the Sub-Committee.
12. The Sub-Committee can question any Party at any stage.
13. In order to facilitate effective Hearings, Interested Parties making similar representations will be asked to nominate a spokesman to present their representations. At the conclusion of a spokesman's representation, the Chairman will ask the other Interested Parties if they have any other points to raise.
14. Questions by the Sub-Committee and, when permitted, by the Applicant, will be directed to the nominated spokesman in the first instance.
15. The Applicant will be given the opportunity to respond to comments made.
16. After hearing the application and all representations, the Sub-Committee will ask any further questions of any party that it may have.
17. The Chairman will ask all parties if they have any further relevant points that have not been covered in the Hearing and to give a brief summary of their evidence and information with the Applicant going last in order.
18. All parties other than the Sub-Committee and support staff from Wokingham Borough Council's Legal and Democratic Services team to leave the Hearing.
19. The Sub-Committee shall determine the application. The decision will be notified in writing within 5 working days to all parties after the Sub-Committee has reached its decision.

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TITLE	LONDIS 93 BEAN OAK ROAD, WOKINGHAM RG40 1RJ APPLICATION FOR NEW PREMISES LICENCE
FOR CONSIDERATION BY	Sub Committee of the Licensing and Appeals Committee on Friday 11 August 2017
WARD	Norreys
LEAD OFFICER	Karen Court – Licensing Officer Julia O'Brien – Team Manager Licensing Paul Anstey – Public Protection Manager

OUTCOME / BENEFITS TO THE COMMUNITY

In accordance with S18 of the Licensing Act 2003 and the Wokingham Borough Council Licensing Policy, this application is referred to the Licensing and Appeals Sub Committee for determination as representations have been received.

RECOMMENDATION

The Sub Committee to determine the application to grant or refuse the application, with conditions and/or amendments as appropriate.

SUMMARY OF REPORT

To provide relevant information for the Sub Committee to consider and determine the application by Mr Pal Singh for a new premises licence for Londis at 93 Bean Oak Road, Wokingham RG40 1RJ

Background

The application for a new premises licence was received on 28 June 2017

The following documentation is attached:

1. copy of the application with covering letter (Appendix One)
2. location / layout plans (Appendix Two)
3. Residents representations with locations and analysis of issues (Appendix Three)

The application was checked and confirmed to be correctly made. The 28 day consultation period ran from 28 June to 26 July 2017. The responsible authorities, ward members and town council were advised by email on 29 June 2017.

Details of the application are as follows:

The premises is described by the applicant as a newsagents, off licence and convenience store.

Timings applied for are:

Supply of alcohol (for consumption off the premises):

- 0700 to 0000 Monday to Sunday

Hours premises are open to the public:

- 0700 to 0000 Monday to Sunday

The application has been advertised correctly, with site notices displayed at the premises (these have been checked during the consultation period) and a notice placed in the Wokingham News paper on 12 July 2017.

During the statutory consultation period of 28 days, representations were received from local residents..

Responses Received from Responsible Authorities

Thames Valley Police – “no objections” response

Fire Authority – “no representation” response

Health & Safety/Food Safety Team – “no comments” response

Trading Standards – “no comments or representation” response

Planning – no response received

Children and Young People’s Services – no response received

Public Health – no response received

Environmental Health response :

I wish it to be noted that there is potential for noise nuisance when the shop closes as late as 00.00 and if deliveries are made early in the mornings.

This is an observation not a representation

Representations from Other Parties

Four representations were received, these are included as Appendix Three:

- Mr Steven Smith of 43 Goodings Green
- Mr & Mrs Burton of 72 Bean Oak Road
- Mr Rusty Walker of 78 Bean Oak Road
- Mr & Mrs Forrester of 70 Bean Oak Road

Some of the issues raised do not relate directly to the licensing objectives but all representations contain valid issues and are these are summarised in the attached document.

Wokingham Town Council confirmed they have no objections.

Other Relevant Information

On 25 July 2017 the applicant’s agent confirmed by email that the applicant is willing to decrease the closing time and alcohol proposed finish time from midnight to 2300 hours (included as Appendix Four)

Analysis of Issues

Promotion of the four licensing objectives:

- the prevention of crime and disorder
- public safety
- the prevention of public nuisance
- the protection of children from harm

The operating schedule section of the application details how the applicant proposes to address these.

Requirement of Licensing Act 2003 to determine an application and achieve the four licensing objectives – prevention of crime and disorder, public safety, prevention of public nuisance and protection of children from harm.

Wokingham Borough Council's licensing policy – operating hours – the council recognises that one important aspect of the Licensing Act 2003 is the abolition of national opening hours for premises selling alcohol and will only determine the opening hours of any licensable activity if there is the belief that by limiting the operating hours one or more of the licensing objectives will be met.

FINANCIAL IMPLICATIONS OF THE RECOMMENDATION

	How much will it Cost/ (Save)	Is there sufficient funding – if not quantify the Shortfall	Revenue or Capital?
Current Financial Year (Year 1)	Not applicable		
Next Financial Year (Year 2)	Not applicable		
Following Financial Year (Year 3)	Not applicable		

Other financial information relevant to the Recommendation/Decision

None

Cross-Council Implications

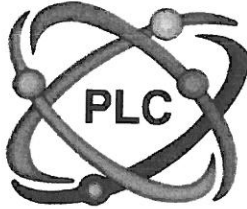
Not applicable

List of Background Papers

Application forms, location plans, representations

Contact	Karen Court	Service	Public Protection Partnership
Telephone No	01635 519791	Email	karen.court@westberks.gov.uk
Date	27 July 2017	Version No.	1

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**PERSONAL LICENCE
COURSES LTD**

Personal Licence Courses Ltd
Infotree House
Newport Road
Hayes
UB4 8JX
info@personallicencecourses.co.uk
Tel: 020 8606 0558



Licensing Team
Wokingham Borough Council
West Berks & Wokingham Shared Service
PO Box 155
Shute End
Wokingham
RG40 1WW

27-06-2017

Dear Sir/Madam,

RE: New premises licence – Londis

Find attached new premises application with premises plan attached along with the relevant fees for the following premises.

- Londis, 93 Bean Oak Road, Wokingham, RG40 1RJ

Could you make sure all correspondence and premises licence is sent to us on above address, if you require any further information please do contact us. Copies have been posted to all relevant responsible authorities.

Kind Regards

Mr M S Kapoor
Licensing Consultant

**Application for a premises licence to be granted
under the Licensing Act 2003**

PLEASE READ THE FOLLOWING INSTRUCTIONS FIRST

Before completing this form please read the guidance notes at the end of the form. If you are completing this form by hand please write legibly in block capitals. In all cases ensure that your answers are inside the boxes and written in black ink. Use additional sheets if necessary.

You may wish to keep a copy of the completed form for your records.

I/We MR PAL SINGH

(Insert name(s) of applicant)

apply for a premises licence under section 17 of the Licensing Act 2003 for the premises described in Part 1 below (the premises) and I/we are making this application to you as the relevant licensing authority in accordance with section 12 of the Licensing Act 2003

Part 1 – Premises details

Postal address of premises or, if none, ordnance survey map reference or description LONDIS 93 BEAN OAK ROAD			
Post town	WOKINGHAM	Postcode	RG40 1RJ
Telephone number at premises (if any)			
Non-domestic rateable value of premises		£ 12,000.00	

Part 2 - Applicant details

Please state whether you are applying for a premises licence as

Please tick as appropriate

- | | | |
|--|--|--|
| <p>a) an individual or individuals *</p> <p>b) a person other than an individual *</p> <p style="margin-left: 20px;">i as a limited company/limited liability partnership</p> <p style="margin-left: 20px;">ii as a partnership (other than limited liability)</p> <p style="margin-left: 20px;">iii as an unincorporated association or</p> <p style="margin-left: 20px;">iv other (for example a statutory corporation)</p> <p>c) a recognised club</p> <p>d) a charity</p> <p>e) the proprietor of an educational establishment</p> <p>f) a health service body</p> | <p><input checked="" type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> | <p>please complete section (A)</p> <p>please complete section (B)</p> <p>please complete section (B)</p> <p>please complete section (B)</p> <p>please complete section (B)</p> <p>please complete section (B)</p> <p>please complete section (B)</p> <p>please complete section (B)</p> <p>please complete section (B)</p> |
|--|--|--|

- g) a person who is registered under Part 2 of the Care Standards Act 2000 (c14) in respect of an independent hospital in Wales ☐ please complete section (B)
- ga) a person who is registered under Chapter 2 of Part 1 of the Health and Social Care Act 2008 (within the meaning of that Part) in an independent hospital in England ☐ please complete section (B)
- h) the chief officer of police of a police force in England and Wales ☐ please complete section (B)

* If you are applying as a person described in (a) or (b) please confirm (by ticking yes to one box below):

I am carrying on or proposing to carry on a business which involves the use of the premises for licensable activities; or ☒

I am making the application pursuant to a statutory function or ☐

a function discharged by virtue of Her Majesty's prerogative ☐

(A) INDIVIDUAL APPLICANTS (fill in as applicable)

Mr <input checked="" type="checkbox"/>	Mrs <input type="checkbox"/>	Miss <input type="checkbox"/>	Ms <input type="checkbox"/>	Other Title (for example, Rev)	
Surname SINGH			First names PAL		
Date of birth 01-01-1996		I am 18 years old or over <input checked="" type="checkbox"/>		Please tick yes	
Nationality AFGHANI					
Current residential address if different from premises address		66 BEECHWOOD AVENUE			
Post town	HAYES			Postcode	UB3 1JP
Daytime contact telephone number			07501800050		
E-mail address (optional)					

SECOND INDIVIDUAL APPLICANT (if applicable)

Mr <input type="checkbox"/>	Mrs <input type="checkbox"/>	Miss <input type="checkbox"/>	Ms <input type="checkbox"/>	Other Title (for example, Rev)	
Surname			First names		
Date of birth		I am 18 years old or over <input type="checkbox"/>		Please tick yes	
Nationality					
Current residential address if different from premises address					
Post town				Postcode	

Daytime contact telephone number	
E-mail address (optional)	

(B) OTHER APPLICANTS

Please provide name and registered address of applicant in full. Where appropriate please give any registered number. In the case of a partnership or other joint venture (other than a body corporate), please give the name and address of each party concerned.

Name
Address
Registered number (where applicable)
Description of applicant (for example, partnership, company, unincorporated association etc.)
Telephone number (if any)
E-mail address (optional)

Part 3 Operating Schedule

When do you want the premises licence to start?

DD	MM	YYYY
<input type="text"/>	<input type="text"/>	<input type="text"/>

If you wish the licence to be valid only for a limited period, when do you want it to end?

DD	MM	YYYY
<input type="text"/>	<input type="text"/>	<input type="text"/>

Please give a general description of the premises (please read guidance note 1)

NEWSAGENTS, OFF LICENCE AND CONVENIENCE STORE

If 5,000 or more people are expected to attend the premises at any one time, please state the number expected to attend.

What licensable activities do you intend to carry on from the premises?

(please see sections 1 and 14 and Schedules 1 and 2 to the Licensing Act 2003)

Provision of regulated entertainment (please read guidance note 2)

Please tick all that apply

- a) plays (if ticking yes, fill in box A) ☐
- b) films (if ticking yes, fill in box B) ☐
- c) indoor sporting events (if ticking yes, fill in box C) ☐
- d) boxing or wrestling entertainment (if ticking yes, fill in box D) ☐
- e) live music (if ticking yes, fill in box E) ☐
- f) recorded music (if ticking yes, fill in box F) ☐
- g) performances of dance (if ticking yes, fill in box G) ☐
- h) anything of a similar description to that falling within (e), (f) or (g) (if ticking yes, fill in box H) ☐

Provision of late night refreshment (if ticking yes, fill in box I)

☐

Supply of alcohol (if ticking yes, fill in box J)

☒

In all cases complete boxes K, L and M

I

Late night refreshment Standard days and timings (please read guidance note 7)			Will the provision of late night refreshment take place indoors or outdoors or both – please tick (please read guidance note 3)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish	<u>Please give further details here</u> (please read guidance note 4)		
Mon					
Tue			<u>State any seasonal variations for the provision of late night refreshment</u> (please read guidance note 5)		
Wed			<u>Non standard timings. Where you intend to use the premises for the provision of late night refreshment at different times, to those listed in the column on the left, please list</u> (please read guidance note 6)		
Thur					
Fri					
Sat					
Sun					

Sections A to H
are blank, so these
pages have been omitted
to save paper

Supply of alcohol Standard days and timings (please read guidance note 7)			Will the supply of alcohol be for consumption – please tick (please read guidance note 8)	On the premises	<input type="checkbox"/>
				Off the premises	<input checked="" type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish	State any seasonal variations for the supply of alcohol (please read guidance note 5)		
Mon	07:00	00:00	NONE		
Tue	07:00	00:00			
Wed	07:00	00:00			
Thur	07:00	00:00	Non standard timings. Where you intend to use the premises for the supply of alcohol at different times to those listed in the column on the left, please list (please read guidance note 6)		
			NONE		
Fri	07:00	00:00			
Sat	07:00	00:00			
Sun	07:00	00:00			

State the name and details of the individual whom you wish to specify on the licence as designated premises supervisor (Please see declaration about the entitlement to work in the checklist at the end of the form):

Name	
MR PAL SINGH	
Date of birth 01-01-1996	
Address	
66 BEECHWOOD AVENUE	
HAYES	
Postcode	UB3 1JP
Personal licence number (if known)	
LN/000015754	
Issuing licensing authority (if known)	
EALING COUNCIL	

K

Please highlight any adult entertainment or services, activities, other entertainment or matters ancillary to the use of the premises that may give rise to concern in respect of children (please read guidance note 9).

NONE

L

Hours premises are open to the public Standard days and timings (please read guidance note 7)			<u>State any seasonal variations</u> (please read guidance note 5) NONE
Day	Start	Finish	<u>Non standard timings. Where you intend the premises to be open to the public at different times from those listed in the column on the left, please list</u> (please read guidance note 6) NONE
Mon	07:00	00:00	
Tue	07:00	00:00	
Wed	07:00	00:00	
Thur	07:00	00:00	
Fri	07:00	00:00	
Sat	07:00	00:00	
Sun	07:00	00:00	

M Describe the steps you intend to take to promote the four licensing objectives:

a) General – all four licensing objectives (b, c, d and e) (please read guidance note 10)

1. Strict implementation of challenge 25 policy
2. CCTV to be installed and 31 days recoding system
3. All staff to be trained in responsible alcohol retailing
4. Training manual will be available at the premises

b) The prevention of crime and disorder

1. The premise license holder shall ensure that CCTV camera and recorders are installed at the premises and are of a standard acceptable to and approved by the police
2. The system shall be maintained in good working order and at all times the premise is open to the public, be fully operational covering both internal and external areas of the premises to which the public have access. All images should be stored for a minimum of 31 days
3. The CCTV views are not to be obstructed, at least one CCTV camera is to be placed near to the exit in order to capture clear facial images of all patrons leaving the premises
4. Signage will be prominently displayed advising customers that they are being filmed on CCTV
5. A suitable trained staff member will be able to show and provide police or council licensing officers recent data footage with the minimum delay when requested.
6. All goods, including those subject to duty payments i.e. alcohol and tobacco products will be brought from cash and carries only, invoices will be available upon request. No alcoholic drinks or tobacco will be purchased by the premises from unannounced sellers calling at the premises
7. All alcohol shall be purchased from AWRs registered cash & carry and wholesalers.

c) Public safety

1. Installation of appropriate safety equipment
2. Fire exit signs displayed
3. To comply with all current, fire, health and safety laws
4. CCTV working at all times

d) The prevention of public nuisance

1. Notice displayed asking customers to leave quietly from premises also customers will be told in person to leave quietly and not to disturb the local neighbourhood
2. Strict policy in place to tell all staff not to serve alcohol to drunks at all
3. Appropriate signage will be displayed, in prominent position informing customers they are being recorded on CCTV

e) The protection of children from harm

1. A challenge 25 policy will be in force, where any person looking under the age of 25 shall be asked to prove their age when attempting to purchase alcohol and signs to this effect will be displayed at the premises. Challenge 25 posters displayed where alcohol is sold.
2. The only acceptable ID will be those with photographic identification documents; including passport, photo-card, driving license or proof of age card bearing the PASS hologram.
3. An incident/refusal log shall be kept at the premises, and made available for inspection on request to an authorized officer of the council or the police which will record the following;
 - a) All crimes reported at the venue
 - b) Any complaints received, any faults in the CCTV system
 - c) Any refusal of the sale of alcohol, any visit by a relevant authority
 - d) CAD reference number where police are called
4. The licensee will ensure that staff are trained regularly as appropriate in respect to the Licensing Act 2003 legislation, staff to be trained regularly in underage sales prevention.

Checklist:

Please tick to indicate agreement


- I have made or enclosed payment of the fee. ☒
- I have enclosed the plan of the premises. ☒
- I have sent copies of this application and the plan to responsible authorities and others where applicable. ☒
- I have enclosed the consent form completed by the individual I wish to be designated premises supervisor, if applicable. ☒
- I understand that I must now advertise my application. ☒
- I understand that if I do not comply with the above requirements my application will be rejected. ☒
- [Applicable to all individual applicants, including those in a partnership which is not a limited liability partnership, but not companies or limited liability partnerships] I have included documents demonstrating my entitlement to work in the United Kingdom (please read note 15). ☒

IT IS AN OFFENCE, UNDER SECTION 158 OF THE LICENSING ACT 2003, TO MAKE A FALSE STATEMENT IN OR IN CONNECTION WITH THIS APPLICATION. THOSE WHO MAKE A FALSE STATEMENT MAY BE LIABLE ON SUMMARY CONVICTION TO A FINE OF ANY AMOUNT.

IT IS AN OFFENCE UNDER SECTION 24B OF THE IMMIGRATION ACT 1971 FOR A PERSON TO WORK WHEN THEY KNOW, OR HAVE REASONABLE CAUSE TO BELIEVE, THAT THEY ARE DISQUALIFIED FROM DOING SO BY REASON OF THEIR IMMIGRATION STATUS. THOSE WHO EMPLOY AN ADULT WITHOUT LEAVE OR WHO IS SUBJECT TO CONDITIONS AS TO EMPLOYMENT WILL BE LIABLE TO A CIVIL PENALTY UNDER SECTION 15 OF THE IMMIGRATION, ASYLUM AND NATIONALITY ACT 2006 AND PURSUANT TO SECTION 21 OF THE SAME ACT, WILL BE COMMITTING AN OFFENCE WHERE THEY DO SO IN THE KNOWLEDGE, OR WITH REASONABLE CAUSE TO BELIEVE, THAT THE EMPLOYEE IS DISQUALIFIED.

Part 4 – Signatures (please read guidance note 11)

Signature of applicant or applicant's solicitor or other duly authorised agent (see guidance note 12). **If signing on behalf of the applicant, please state in what capacity.**

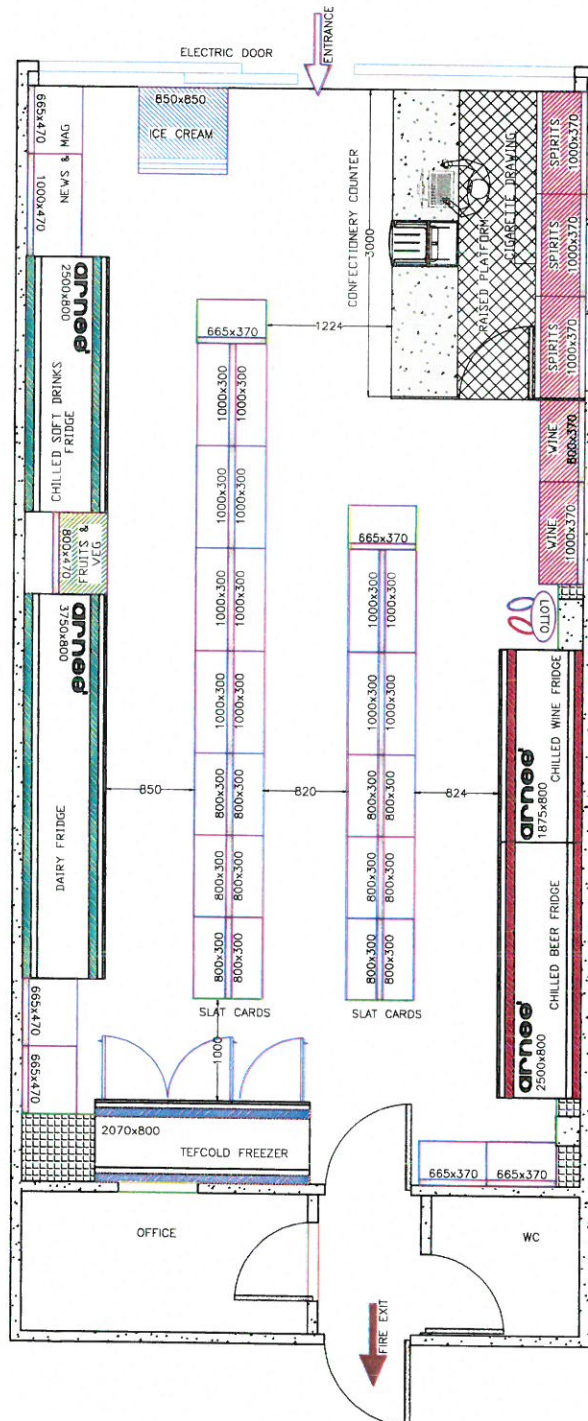
Declaration	<ul style="list-style-type: none">• [Applicable to individual applicants only, including those in a partnership which is not a limited liability partnership] I understand I am not entitled to be issued with a licence if I do not have the entitlement to live and work in the UK (or if I am subject to a condition preventing me from doing work relating to the carrying on of a licensable activity) and that my licence will become invalid if I cease to be entitled to live and work in the UK (please read guidance note 15).• The DPS named in this application form is entitled to work in the UK (and is not subject to conditions preventing him or her from doing work relating to a licensable activity) and I have seen a copy of his or her proof of entitlement to work, if appropriate (please see note 15)
Signature	
Date	27-06-2017
Capacity	DULY AUTHORISED AGENT

For joint applications, signature of 2nd applicant or 2nd applicant's solicitor or other authorised agent (please read guidance note 13). **If signing on behalf of the applicant, please state in what capacity.**

Signature	
Date	
Capacity	

Contact name (where not previously given) and postal address for correspondence associated with this application (please read guidance note 14) MR MANPREET S KAPOOR PERSONAL LICENCE COURSES LTD INFOTREE HOUSE NEWPORT			
Post town	HAYES	Postcode	UB4 8JX
Telephone number (if any)	020 8606 0558		
If you would prefer us to correspond with you by e-mail, your e-mail address (optional) info@personallicencecourses.com			

Appendix Two



UNIT 4, CLIPPER PARK ESTATE,
THURROCK PARK WAY, TILBURY
ESSEX RM18 7HG
Tel. 020 8591 2110 Mob. 078 1823 1355
E-mail. info@linkshopfitting.com

CLIENT: Mr Pal Singh

Project:
Londis
93 Bean Oak Rd
Wokingham
RG40 1RJ

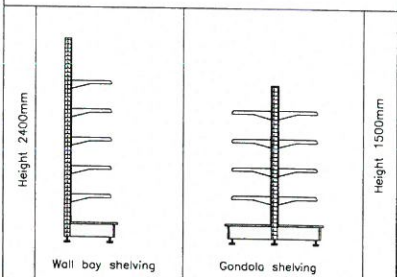
Date: 11/06/2017

Reference: 10/06/2017

SCALE: 1: 50 @A3

Revision: 01

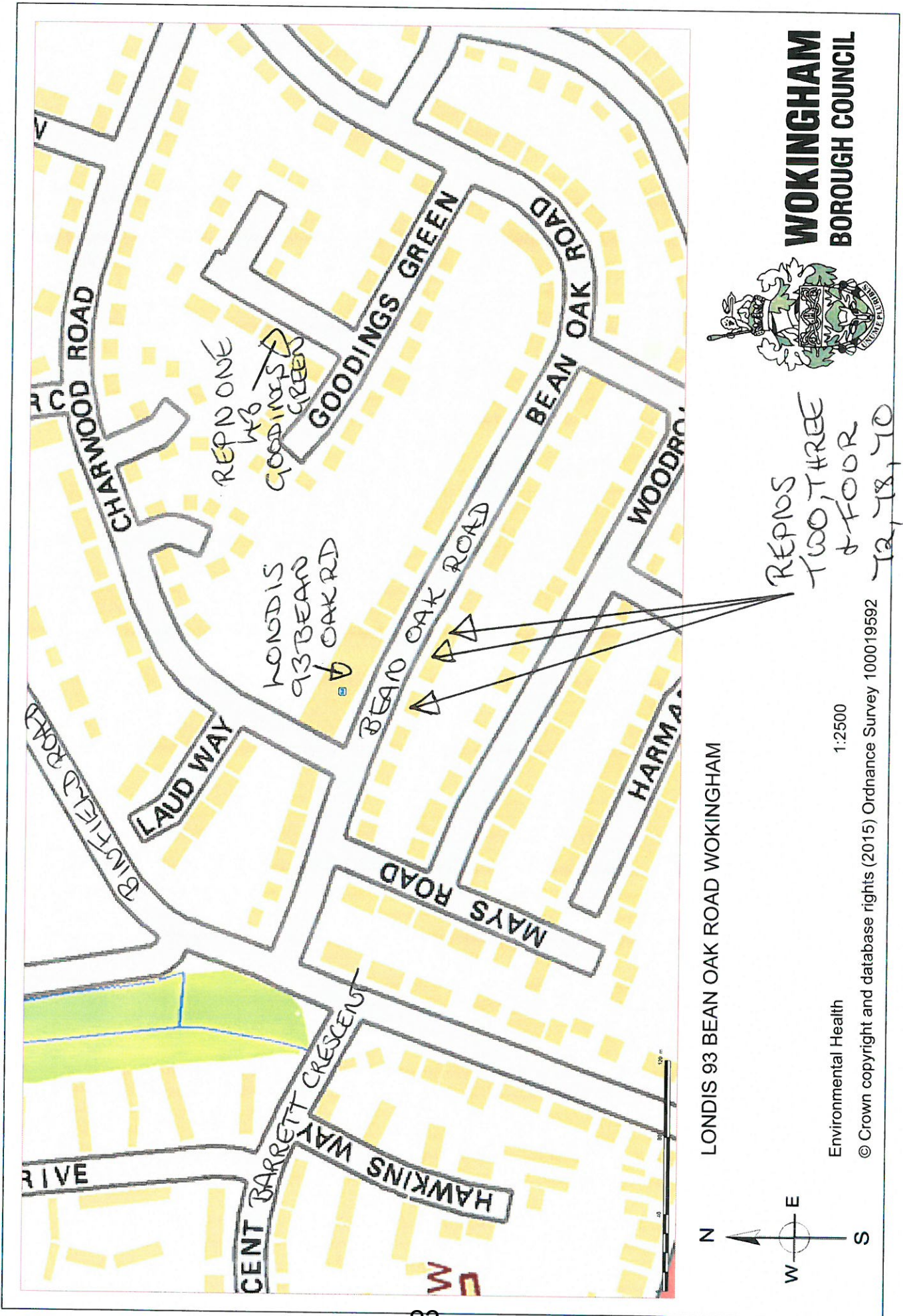
Drawing by:



LEGENDS

FREEZER	PROMOTION SHELF
SOFT DRINKS AND DAIRY FRIDGE	EXISTING
ALCOHOL	RAISED PLATFORM
FRUITS AND VEG	CORNER BOXING

ALL DIMENSIONS MUST BE VERIFIED ON SITE PRIOR TO ANY WORKS TAKING PLACE. THIS DRAWING REMAINS THE PROPERTY OF LINK SHOPFITTING AND MAY NOT BE REPRODUCED IN ANY WAY WITHOUT PRIOR CONSENT.



WOKINGHAM BOROUGH COUNCIL



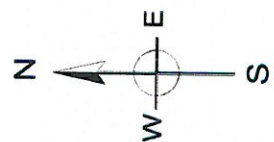
REPS
TWO, THREE
& FOUR
12, 18, 40
BEAN OAK
ROAD.

LONDIS 93 BEAN OAK ROAD WOKINGHAM

1:2500

Environmental Health

© Crown copyright and database rights (2015) Ordnance Survey 100019592



Appendix Three

Analysis of Responses – Londis New Premises Licence Application Closing Date for Responses: 26 July 2017

Repn No	Name	Address	Date Recd	Issues Raised Relating to the Licensing Objectives
1	Stephen Smith	43 Goodings Green Wokingham RG40 1SA	16 July 2017	Request restriction of closing time to 2100 hours Residential area. Opening to midnight will generate litter, noise and antisocial behaviour Concerns of sale of alcohol to minors
2	BE and GV Burton	72 Bean Oak Road Wokingham RG40 1RN	18 July 2017	Request rejection of application Alcohol related issues, congregating people and smashed glass bottles Litter issues and lack of police patrols
24	Rusty Walker	78 Bean Oak Road Wokingham RG40 1RN	23 July 2017	Public nuisance – residential street Increase in noise for local residents
4	Mr & Mrs I S Forrester	70 Bean Oak Road Wokingham RG40 1RN	25 July 2017	Litter – cans & bottles Midnight opening too late for residential area

By Karen Court 27 July 2017

Karen Court

From: Stephen Smith <sealand_smith@ntlworld.com>
Sent: 16 July 2017 20:48
To: Karen Court
Subject: Re: LONDIS BEANOAK ROAD, NEW PREMISES APPLICATION ~[OFFICIAL]~

Dear Ms. Court

Thank you for your mail. Very clear.

My formal representation is for the alcohol license to be restricted to finish at 2100. My reasons are Bean Oak Road is almost completely residential with the exception of 3 shops, a dentist surgery and a restaurant. With the exception of the restaurant, the other premises are closed by 1800. The restaurant does not generate any issues connected with noise, drunkenness, litter nor anti social behaviour. The opening of a shop with the potential to sell alcohol up to 2400 I believe will generate litter, unnecessary noise and potentially anti social behaviour. I have no confidence that sales of alcohol to minors will be controlled by your department.

If you look at the Sainsburys Local in the Norreys, there is a steady amount of beer bottle and beer can litter the former frequently becoming broken glass as well as general litter clearly from this shop. It is frequently a gathering place in the evenings for people drinking alcohol bought from this shop.

My concern about sales of alcohol in Bean Oak Road to minors might be tempered if you can demonstrate the number of times you've tested the Sainsburys Local on this issue. I say this in my experience with trying to persuade you to enforce the no smoking law within substantially enclosed areas in Wokingham where after 6 months of inaction, your department succeeded in making me give up.

The Coop in London Road and Sainsburys Local both close at 2200 so there is clearly no market for business after that time so I see no reason why the Bean Oak shop needs to remain open until midnight.

Stephen Smith 07776 148720

On 7 Jul 2017, at 14:32, Karen Court <Karen.Court@wokingham.gov.uk> wrote:

Dear Mr Smith

Thank you for your comments about this application.

You may wish to make a formal representation, giving reasons why you believe 9am would be more appropriate than midnight.

In order to be considered, your representation must relate to one or more of the licensing objectives – crime and disorder, public safety, public nuisance and protection of children from harm.

If we have outstanding representations at the end of the consultation period then the application will be referred to a formal hearing by a panel of the Licensing and Appeals Committee. You would be invited to attend and address the panel to outline your concerns.

Regards

Karen Court

Licensing Officer

Public Protection Partnership

A shared service provided by Bracknell Forest Council, West Berkshire Council and Wokingham Borough Council.

01635 519791 | Ext 2791 | karen.court@westberks.gov.uk

From: websitefeedback@wokingham.gov.uk

Sent: 06/July/2017 13:24 (BST)

To: CustomerService@wokingham.gov.uk
Subject: Contact Us form - sent from website

Entry ID: 663484

Submitted On: 06/07/2017

Submitted From: <https://www.wokingham.gov.uk/contact-us/contact-us-online/>

Submitted By:

Name: Stephen Smith

Phone number: 07776148720

Email address (optional): Sealand_smith@ntlworld.com

Address (optional): 43 Goodings Green Wokingham RG40 1SA

Why are you contacting us: Other

Tell us more about why you're contacting us: Grant of License for the sale of alcohol at 93 Bean Oak Road Wokingham. I am not against the grant of this license but I am against the length of time the premise can remain open. Midnight is too late in a residential area. Homes are around and about and above these premises. I would like to see the license restricted to 9pm. Perhaps if you visit the area around the Sainsburys Express in Norreys in the mid to late evenings and see the gatherings of people who buy alcohol there you would not want the length of license in Bean Oak Road

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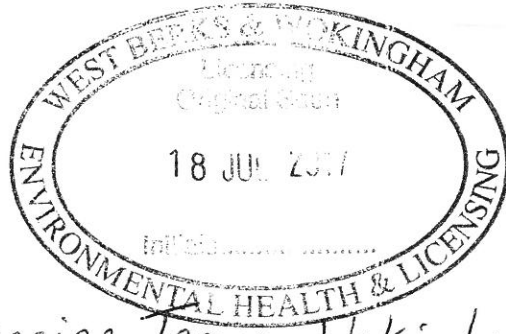
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Representation Two

16/7/17



72 BEANOAK RD
WOKINGHAM
BERKS
RG40 1RN

To Licencing Team Wokingham Boro Council.
Ref. Application of MR Pal Singh
Londis 93 BOR WOK. REG 401RT
Retail Sales of Alcohol.

Dear Sirs

I am writing to request that the above application is rejected.

My main concern is the extended hours proposed
(ie) 7.00am to 00.00HRS (MIDNIGHT) - 7 days per week.

The General Stores will be welcome for basic daily provisions, by an ageing population on this housing estate with many house bound persons. We already have an alcohol problem in the area with 3 & other shops providing alcohol within a 500 metre radius.

Groups of men from the nearby estates congregate every evening and drink in the tree covered areas and the street bench on the corner of Binfield Road. Recently I have picked up glass bottles of spirits - empty in the childrens play area behind the BeanOak shops. and in Ashridge Road, many having been smashed. Our Town Centre also has these problems.

Children and the elderly are at risk

As a Community Litter Picker volunteer, I despair at the way Wokingham is promoting more problems.

With no police seen patrolling BeanOak the area will only get worse.

Yours Faithfully

B. E. BURTON

G.V. BURTON

27
B.E. Burton

Representation Three

Karen Court

From: rusty walker <rusty.walker@hotmail.co.uk>
Sent: 23 July 2017 12:30
To: Karen Court
Subject: Londis application

Good morning to you

I would like to write to you to officially express concern as a local resident (78 Bean Oak Road) at the licensing application for the newly built Londis store located at 93 Bean Oak Road

They have made an application for an alcohol licence from 0700-midnight

Making representation under the 4 licensing principles before a store has opened is of course extremely difficult as we do not know whether this will lead to an increase in crime and disorder or public safety so objection on those grounds is not currently possible

I would very much like to object on the grounds of noise or under the 4 principles I suppose this would be covered by public nuisance

This is a quiet residential street, there is little or no through traffic, the people who drive past live on the estate

Having a place selling alcohol or in fact even opening until midnight can only lead to an increase in noise for local residents

They are not going to attract any passing trade, they will simply become known as the only outlet open, why would people want to buy alcohol outside of a restaurant or public house at midnight

There is already a restaurant in that parade of shops which has led to significantly more noise and getting to sleep is a real problem when people are leaving

Please think of the residents when reviewing this application

Thank you

Rusty Walker

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Representation Four



40, Beanoak Rd.

Wokingham

RG40 1RN



22 July 2017

Licensing Team

Public Protection Services

Wokingham Borough Council

P O Box 155

Shute End.

RG4 1WW

Dear Sirs,

re Application for license to sell alcohol
by Mr Pal Singh at kendis,
43 Beanoak Rd
Wokingham

As residents of Beanoak Rd we wish
to object to Mr P. Singh being
granted a license to sell alcohol
from the above premises. There are
already 3 other premises selling alcohol
within walking distance and we
are continually having to clear
empty cans and bottles from
our premises

we also understand that the premises intend to open until midnight which is not acceptable in a residential area.

~~Janet Forrester~~

Janet Forrester

Mr & Mrs. I. S. Forrester

Appendix Four

Karen Court

From: Manpreet Kapoor <m.kapoor@personallicencecourses.com>
Sent: 25 July 2017 17:17
To: Karen Court
Subject: RE: LONDIS BEANOAK ROAD REPRESENTATION ONE ~[OFFICIAL]~

Dear Karen,

Having spoken to the client he is willing to decrease the closing time and alcohol proposed hours from midnight till 23:00, from the objections we have received so far they indicate towards the concern of the closing time hence we have proposed to change it to 23:00.

Kind Regards

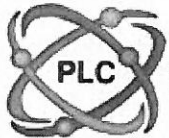
Manpreet Singh Kapoor BA(Hons)

Licensing Consultant

Personal Licence Courses Ltd, Infotree House, Newport Road, Hayes, UB4 8JX

Tel: 020 8606 0558

www.personallicencecourses.com



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