

To: Councillors Woodward (Chair),  
Grashoff and Livingston.

Peter Sloman  
Chief Executive

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14 November 2017

Your contact is: Amy Bryan & Peter Driver - Committee Services

NOTICE OF MEETING - LICENSING APPLICATIONS SUB-COMMITTEE 1 - TUESDAY 28 NOVEMBER 2017

A meeting of Licensing Applications Sub-Committee 1 will be held on Tuesday 28 November 2017 at 5.00pm in the Council Chamber, Civic Offices, Bridge Street, Reading.

The agenda for the meeting is set out below.

WARDS AFFECTED PAGE NO

1. DECLARATIONS OF INTEREST
  - (a) Councillors to declare any disclosable pecuniary interests they may have in relation to the items for consideration;
  - (b) Councillors to declare whether they wish to speak on the grounds they:
    - (i) Have submitted a relevant representation; or
    - (ii) Will be speaking on behalf of someone who has submitted a relevant representation.
  
2. MINUTES OF THE MEETING OF LICENSING APPLICATIONS SUB-COMMITTEE 1 HELD ON 24 OCTOBER 2017 1

To confirm the Minutes of the meeting of Licensing Applications Sub-Committee 1 held on 24 October 2017 as a correct record.

3. APPLICATION FOR THE GRANT OF A PREMISES LICENCE - DOMINO'S, CHRISTCHURCH ROAD, READING CHURCH 6

To consider an application for the grant of a Premises Licence in respect of Domino's, 64 Christchurch Road, Reading.

## LICENSING APPLICATIONS SUB-COMMITTEE 1 MINUTES - 24 OCTOBER 2017

Present: Councillors Woodward (Chair), Dennis and Livingston.

### 12. MINUTES

The Minutes of the meetings of Licensing Applications Sub-Committee 1 held on 5 September and 12 September 2017 were confirmed as correct records and signed by the Chair.

### 13. APPLICATION FOR THE REVIEW OF A PREMISES LICENCE - CHINA PALACE

The Head of Planning, Development and Regulatory Services submitted a report on an application by Reading Borough Council Licensing Team for the review of the Premises Licence in respect of China Palace, 43-45 Oxford Road, Reading, RG1 7QG.

The report stated that the Reading Borough Council Licensing Team had submitted the review of the Premises Licence, outlining three visits to the premises on 23 March 2011, 28 October 2015 and 13 July 2017 when the premises had been found employing illegal workers. A total of 11 illegal workers had been found over the three visits to the premises, 6 of whom were found employed at the premises under the current Premises Licence Holder and Designated Premises Supervisor (DPS). The report also stated that during the visit on 13 July 2017 the premises had been found to be in breach of the majority of the conditions on the Premises Licence which further undermined the licensing objectives.

The application sought for the Premises Licence to be revoked immediately due to the seriousness of the crimes discovered at the premises.

A copy of the review application was attached to the report at Appendix I.

The report stated that representations had been received from Thames Valley Police, the Immigration Service and Reading Borough Council Environmental Health Team, which were attached to the report at Appendix II to IV. Additional information had been provided by Reading Borough Council Licensing Team, which was attached to the report at Appendix V.

A plan showing the location of the premises and surrounding streets was attached to the report at Appendix VI.

The report stated that the Premises Licence Holder and Designated Premises Supervisor was Mr Hui Chang Yin. The current Premises Licence, a copy of which was attached to the report at Appendix VII, permitted the following:

#### Playing of Recorded Music and Anything Similar to Live Music, Recorded Music & Performance of Dance

Monday to Sunday 1100 hours until 0200 hours

Entertainment of Karaoke or similar in the Karaoke rooms only.

#### Hours for the Provision of Late Night Refreshment

Monday to Sunday 2300 hours until 0200 hours

#### Hours for the Sale by Retail of Alcohol

## LICENSING APPLICATIONS SUB-COMMITTEE 1 MINUTES - 24 OCTOBER 2017

Monday to Saturday	1000 hours until 0200 hours
Sunday	1200 hours until 0200 hours

### Hours the Premises are Open of the Public

Monday to Sunday	0800 hours until 0330 hours
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Christmas Eve and Sundays preceding a Bank Holiday until 0300 hours the following day.  
New Years Eve from the end of permitted hours for that day until the start of the permitted hours the following day.

The report stated that in determining the application the Licensing Authority had a duty to carry out its functions with a view to promoting the four licensing objectives, as follows:

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

The report stated further that in determining the application the Licensing Authority must also have regard to the representations received, the Licensing Authority's statement of licensing policy and any relevant section of the statutory guidance to licensing authorities. Further, in determining the application the Licensing Authority could take such of the following steps as it considered appropriate and proportionate for the promotion of the licensing objectives:

- Take no further action
- To issue formal warnings to the premises supervisor and/or premises licence holder
- Modify the conditions of the licence (including, but not limited to hours of operation of licensable activities)
- Exclude a licensable activity from the scope of the licence
- Remove the designated premises licence supervisor
- Suspend the licence for a period not exceeding three months
- Revoke the licence

(Where the Sub-Committee took a step mentioned in the third and fourth bullet points above it may provide that the modification or exclusion was to have effect for a period not exceeding three months or permanently.)

The report set out paragraphs 1.5, 9.12, 9.13, 9.25, 9.31, 9.38, 9.42, 9.43, 11.1, 11.2, 11.16 to 11.18 and 11.24 to 11.28 of the Amended Guidance issued under Section 182 of the Licensing Act 2003 (April 2017). The report also set out paragraphs 1.5, 7.15.1, 7.15.3 and 10.5.1 of the Council's Statement of Licensing Policy.

Mr Huichang Yin, Premises Licence Holder and Designated Premises Supervisor (DPS) and his son Mr Nick Yin, were present and addressed the Sub-Committee and was represented by Mr Andrew Otchie, 12 Old Square Chambers, who also addressed the Sub-Committee. Mr Wei Hu, Manager of the Premises, was also present at the meeting.

Richard French, Reading Borough Council Licensing Team, was present at the meeting and addressed the Sub-Committee on the application. PC Simon Wheeler, Thames Valley

## LICENSING APPLICATIONS SUB-COMMITTEE 1 MINUTES - 24 OCTOBER 2017

Police, and Inspector Matt Wilkinson and Russell Angell, Immigration Service, and Katie Heath, Reading Borough Council Environmental Health (Food Safety) were all present at the meeting and addressed the Sub-Committee.

Resolved -

That the application for the review of the Premises Licence in respect of China Palace be deferred to a future meeting of the Sub-Committee.

### 14. APPLICATION FOR THE REVIEW OF A PREMISES LICENCE - HIMALAYA MOMO HOUSE

The Head of Planning, Development and Regulatory Services submitted a report on an application by Reading Borough Council Licensing Team for the review of the Premises Licence in respect of Himalaya Momo House, 28 Farnham Drive, Caversham, Reading, RG4 6NY.

The report stated that the Reading Borough Council Licensing Team had submitted the review of the Premises Licence, outlining a visit to the premises on 13 July 2017 when the premises had been found employing illegal workers. Two illegal workers had been found during the visit to the premises and it was suspected that further illegal workers absconded from the premises during the visit. The report also stated that during the visit on 13 July 2017 the premises had been found to be operating without a Designated Premises Supervisor (DPS) and when questioned about this it had been stated that the named DPS had not been on site for over two years. It had also been stated that the named Premises Licence Holder had left the premises ten days before the officers visited. The report stated that officers had found a further seven breaches of licensing legislation.

The application sought for the Premises Licence to be revoked immediately due to the seriousness of the crimes discovered at the premises.

A copy of the review application was attached to the report at Appendix I.

The report stated that representations had been received from Thames Valley Police and the Immigration Service, which were attached to the report at Appendix II and III.

A plan showing the location of the premises and surrounding streets was attached to the report at Appendix IV.

The report stated that the Premises Licence Holder and Designated Premises Supervisor was Mr Sirop Chapel. The current Premises Licence, a copy of which was attached to the report at Appendix V, permitted the following:

#### Hours for the Provision of Late Night Refreshment

Monday to Saturday	2300 hours until 0030 hours
Sunday	2300 hours until 0000 hours

#### Hours for the Sale by Retail of Alcohol

Monday to Saturday	1000 hours until 0000 hours
Sunday	1200 hours until 2330 hours

## LICENSING APPLICATIONS SUB-COMMITTEE 1 MINUTES - 24 OCTOBER 2017

Good Friday 1200 hours until 2330 hours. Christmas Day 1200 hours until 2330 hours. New Years Eve from the end of permitted hours for that day until the start of the permitted hours the following day.

The report stated that in determining the application the Licensing Authority had a duty to carry out its functions with a view to promoting the four licensing objectives, as follows:

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

The report stated further that in determining the application the Licensing Authority must also have regard to the representations received, the Licensing Authority's statement of licensing policy and any relevant section of the statutory guidance to licensing authorities. Further, in determining the application the Licensing Authority could take such of the following steps as it considered appropriate and proportionate for the promotion of the licensing objectives:

- Take no further action
- To issue formal warnings to the premises supervisor and/or premises licence holder
- Modify the conditions of the licence (including, but not limited to hours of operation of licensable activities)
- Exclude a licensable activity from the scope of the licence
- Remove the designated premises licence supervisor
- Suspend the licence for a period not exceeding three months
- Revoke the licence

(Where the Sub-Committee took a step mentioned in the third and fourth bullet points above it may provide that the modification or exclusion was to have effect for a period not exceeding three months or permanently.)

The report set out paragraphs 1.5, 4.2, 4.31, 4.32, 9.12, 9.13, 9.25, 9.31, 9.38, 9.42, 9.43, 10.26 to 10.28, 11.1, 11.2, 11.16 to 11.18 and 11.24 to 11.28 of the Amended Guidance issued under Section 182 of the Licensing Act 2003 (April 2017). The report also set out paragraphs 1.5, 7.15.1, 7.15.3, 10.5.1, 10.7.1 and 10.7.2 of the Council's Statement of Licensing Policy.

The Premises Licence Holder was not present at the meeting.

Mr Chhantyal, who stated that he owned the premises, was present but he took no part in the meeting.

Richard French, Reading Borough Council Licensing Team, was present at the meeting and addressed the Sub-Committee on the application. PC Simon Wheeler, Thames Valley Police, and Inspector Matt Wilkinson and Russell Angell, Immigration Service, were all present at the meeting and addressed the Sub-Committee.

Resolved -

That having reviewed the Premises Licence in respect of Himalaya Momo House, and having had regard to the four licensing objectives, in particular the prevention of crime and disorder, the protection of children from harm and public safety, and the oral and written representations made, the Secretary of State's guidance, in particular paragraphs 11.27 and 11.28, and the Council's Statement of Licensing Policy the Sub-Committee concluded that it would be appropriate and proportionate to revoke the Premises Licence due to:

- (a) the undermining of the prevention of crime and disorder licensing objective by employing illegal workers which the Sub-Committee took to be very serious;
- (b) the breaches of licence conditions, in particular the absence for two years of the Designated Premises Supervisor (DPS);
- (c) the failure of the current Premises Licence Holder to attend the hearing after being informed of the review of the Premises Licence and the serious nature of the offences and that he had been absent from the Premises for 10 days;
- (d) there being no authorisation to sell alcohol at the premises due to the absence of a Personal Licence Holder;
- (e) there being no procedures, such as age verification, to protect children from harm.

(The meeting started at 5.00pm and finished at 7.54pm)

LICENSING ACT 2003 HEARING TUESDAY 28<sup>th</sup> NOVEMBER 2017 AT 5PM

APPLICATION FOR THE VARIATION OF A PREMISES LICENCE

1. Premises:

Domino's Pizza  
64 Christchurch Road  
Reading  
RG2 7AZ

2. Applicant:

DPSK Ltd

3. Premises Licence:

There is currently a premises licence pursuant to the Licensing Act 2003 in force at the premises. The current licensable hours are:

Late Night Refreshment

Monday/Tuesday/Thursday/Sunday from 2300hrs until 0100hrs  
Wednesday/Friday/Saturday from 2300hrs until 0200hrs

Opening Hours

Monday/Tuesday/Thursday/Sunday from 1000hrs until 0100hrs  
Wednesday/Friday/Saturday from 1000hrs until 0200hrs

A copy of this licence - numbered LMV000277 - is attached at appendix RF-5.

4. Proposed licensable activities and hours:

The application is for the grant of a premises licence for the following activities:

Late Night Refreshment

Monday to Sunday from 2300hrs until 0500hrs

Opening Hours

Monday to Sunday from 0000hrs until 2400hrs (24 hours)

5. Temporary Event Notices

In considering any application the Licensing Authority should be aware of the possible use of Temporary Event Notices to extend entertainment activities or hours of operation. A premises may extend the hours or scope of their operation by the use of Temporary Event Notices. Up to 15 events per year can be held under this provision at a particular premises. These events may last for up to 168 hours provided less than 500 people are accommodated and provided the total number of days used for these events does not exceed 21 per year.



6. Date of receipt of application: 29<sup>th</sup> September 2017  
A copy of the application form is attached as Appendix RF-1

7. Date of closure of period for representations:  
27<sup>th</sup> October 2017

8. Representations received:  
During the 28 day consultation process for the application, the following representations were received from:  
  
Reading Borough Council's Licensing team (attached at appendix RF-2)  
Reading Borough Council's Noise team (attached at appendix RF-3)  
A further 45 representations were received from local residents and they are attached at appendix RF-4

9. Licensing Objectives and Reading Borough Council's Licensing Policy Statement

In considering representations received the Licensing Authority has a duty to carry out its functions with a view to promoting the four licensing objectives, which are as follows:

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

Any conditions that are placed on a premises licence should be appropriate and proportionate with a view to promoting the licensing objectives. The Licensing Authority can amend, alter or refuse an application should it be deemed appropriate for the promotion of the licensing objectives.

The Council's licensing policy also places an onus on applicant's who wish to open past 11pm to demonstrate how they will mitigate the issues of crime and disorder and potential public nuisance.

Amended Guidance issued under Section 182 of the Licensing Act 2003 (April 2017)

Licensing Objectives and Aims:

1.5 (However) the legislation also supports a number of other key aims and purposes. These are vitally important and should be principal aims for everyone involved in licensing work.

They include:

protecting the public and local residents from crime, anti-social behaviour and noise nuisance caused by irresponsible licensed premises;

Steps to promote the licensing objectives:

The Secretary of State's Guidance (latest edition of April 2017) at paragraphs 8.38 to 8.46 specifically outline what an applicant should address in order to be able to demonstrate that the proposed use of the premises for licensable activities would not undermine the licensing objectives.

Section 8.38 states that applicants are expected to have regard to the Council's Statement of Licensing Policy. This would have provided the applicant early sight of what the expectations of the Licensing Authority are and to demonstrate they have taken cognisance of the issues within the locality they propose to operate in.

Section 8.39 outlines that applicants are expected to demonstrate that they understand the layout of the local area and the proximity to residential premises or crime and disorder hotspots so as to fully and effectively gauge the risk posed by their proposed operation to the local area.

Section 8.40 states that applicants are expected to include positive proposals in how they will manage any potential risks. Where specific policies, such as Cumulative Impact exist, the applicant should demonstrate within the operating schedule an understanding on how their proposals may impact that area.

Section 8.41 states that applicants are expected to make enquiries as to the locality of their premises and develop appropriate policies. Applicants must consider factors that may undermine any of the licensing objectives (such as proximity to residential dwellings)

Section 8.42 underlines where the applicant can obtain information about the area in which they propose to operate including the Council's licensing policy and online crime data resources such as [police.uk](http://police.uk)

Section 8.43 states that all parties (applicants, licensing authority and responsible authorities) should work in partnership before the any application to use local knowledge to resolve potential disputes before they arise.

Section 8.44 states that applicants are expected to provide licensing authorities with sufficient information to be able to determine the extent with which their proposed steps are sufficient to promote the licensing objectives. It goes on to say that applicants should underline why they believe their proposals are appropriate for the premises.

Section 8.45 underlines the importance of partnership working and to work out disputes accordingly.

Section 8.46 makes clear that the applicant should demonstrate within their application how their proposals will promote each of the licensing objectives.

#### Licensing authorities acting as responsible authorities

9.13 Licensing authorities are included in the list of responsible authorities. A similar framework exists in the Gambling Act 2005. The 2003 Act does not require responsible authorities to make representations about applications for the grant of premises licences or to take any other steps in respect of different licensing processes. It is, therefore, for the licensing authority to determine when it considers it appropriate to act in its capacity as a responsible authority; the licensing authority should make this decision in accordance with its duties under section 4 of the 2003 Act.

#### Public Nuisance

2.14 The 2003 Act enables licensing authorities and responsible authorities, through representations, to consider what constitutes public nuisance and what is appropriate to prevent it in terms of conditions attached to specific premises licences and club premises certificates. It is therefore important that in considering the promotion of this licensing objective, licensing authorities and responsible authorities focus on the effect of the licensable activities at the specific premises on persons living and working (including those carrying on business) in the area around the premises which may be disproportionate and unreasonable. The issues will mainly concern noise nuisance, light pollution, noxious smells and litter.

2.16 Public nuisance is given a statutory meaning in many pieces of legislation. It is however not narrowly defined in the 2003 Act and retains its broad common law meaning. It may include in appropriate circumstances the reduction of the living and working amenity and environment of other persons living and working in the area of the licensed premises. Public nuisance may also arise as a result of the adverse effects of artificial light, dust, odour and insects or where its effect is prejudicial to health.

#### Integrating strategies

14.56 It is recommended that statements of licensing policy should provide clear indications of how the licensing authority will secure the proper integration of its licensing policy with local crime prevention, planning, transport, tourism, equality schemes, cultural strategies and any other plans introduced for the management of town centres

and the night-time economy. Many of these strategies are not directly related to the promotion of the licensing objectives, but, indirectly, impact upon them. Co-ordination and integration of such policies, strategies and initiatives are therefore important.

#### Planning and building control

14.57 The statement of licensing policy should indicate that planning permission, building control approval and licensing regimes will be properly separated to avoid duplication and inefficiency. The planning and licensing regimes involve consideration of different (albeit related) matters. Licensing committees are not bound by decisions made by a planning committee, and vice versa.

14.58 There are circumstances when as a condition of planning permission, a terminal hour has been set for the use of premises for commercial purposes. Where these hours are different to the licensing hours, the applicant must observe the earlier closing time. Premises operating in breach of their planning permission would be liable to prosecution under planning law. Proper integration should be assured by licensing committees, where appropriate, providing regular reports to the planning committee

#### Licensing Act 2003

The Licensing Act 2003 under Section 18 (6) also states that any relevant representation should be considered in the context of:

(a) the likely effect of the grant of the premises licence on the promotion of the licensing objectives.

Therefore in the context of the grant of a licence, it is reasonable for the Licensing Authority to base its decision on an application on what the likely effect of granting a licence would have on the promotion of the licensing objectives.

#### The Council's Licensing Policy Statement:

##### Planning

7.1 The Authority recognises that licensing applications should not be seen as a re-run of the planning application process and that there should be a clear separation of the planning and licensing regimes to avoid duplication and inefficiency. However, the Authority will normally expect applicants to demonstrate that, *their proposed use of the premises is lawful in planning terms*, including complying with any conditions that may be imposed upon a planning consent, prior to applications under this Act being submitted. Nevertheless, the Council recognises that it is permissible for applications for licences to be made before any relevant planning permission has been sought or granted by the planning authority.

## 11.4 Licensed Premises in Residential Areas

11.4.1 In general the Authority will deal with the issue of licensing hours on the individual merits of each application. However, when issuing a licence, stricter conditions are likely to be imposed with regard to noise control in the case of premises that are situated in largely residential areas. In general, public houses located in and catering for residential areas wishing to open beyond 11pm will need to demonstrate clearly that public nuisance will not result from later operation.

### Other Documents for Information

A copy of the premises' planning permission - attached at appendix RF-6  
A map highlighting where the premises is located - attached at appendix RF-7

**Application to vary a premises licence 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 DPSK Limited

*(Insert name(s) of applicant)*

being the premises licence holder, apply to vary a premises licence under section 34 of the Licensing Act 2003 for the premises described in Part 1 below

<b>Premises licence number</b> LP8000286
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**Part 1 – Premises Details**

Postal address of premises or, if none, ordnance survey map reference or description			
Dominos 64 Christchurch Road			
Post town	Reading	Postcode	RG2 7AZ

Telephone number at premises (if any)	
Non-domestic rateable value of premises	£7,900

**Part 2 – Applicant details**

Daytime contact telephone number			
E-mail address (optional)			
Current postal address if different from premises address	Fortune House Crabtree Office Village		
Post town	Egham	Postcode	TW20 8RY

**Part 3 - Variation**

Please tick as appropriate

Do you want the proposed variation to have effect as soon as possible?  Yes  No

If not, from what date do you want the variation to take effect?

DD	MM	YYYY

Do you want the proposed variation to have effect in relation to the introduction of the late night levy? (Please see guidance note 1)  Yes  No

**Please describe briefly the nature of the proposed variation** (Please see guidance note 2)

To vary the hours for licensable activities and the opening hours.

If your proposed variation would mean that 5,000 or more people are expected to attend the premises at any one time, please state the number expected to attend:

#### Part 4 Operating Schedule

Please complete those parts of the Operating Schedule below which would be subject to change if this application to vary is successful.

- Provision of regulated entertainment (Please see guidance note 3)** **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**



A

Plays Standard days and timings (please read guidance note 8)			Will the performance of a play take place <u>indoors or outdoors or both</u> – please tick (please read guidance note 4)	Indoors	<input type="checkbox"/>
Day	Start	Finish		Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Mon			<u>Please give further details here</u> (please read guidance note 5)		
Tue			<u>State any seasonal variations for performing plays</u> (please read guidance note 6)		
Wed			<u>Non standard timings. Where you intend to use the premises for the performance of plays at different times to those listed in the column on the left, please list</u> (please read guidance note 7)		
Thur					
Fri					
Sat					
Sun					

B

Films Standard days and timings (please read guidance note 8)			Will the exhibition of films take place indoors or outdoors or both – please tick (please read guidance note 4)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish	Please give further details here (please read guidance note 5)		
Mon					
Tue			State any seasonal variations for the exhibition of films (please read guidance note 6)		
Wed					
Thur			Non standard timings. Where you intend to use the premises for the exhibition of films at different times to those listed in the column on the left, please list (please read guidance note 7)		
Fri					
Sat					
Sun					

C

Indoor sporting events Standard days and timings (please read guidance note 8)			<u>Please give further details</u> (please read guidance note 5)
Day	Start	Finish	
Mon			
Tue			<u>State any seasonal variations for indoor sporting events</u> (please read guidance note 6)
Wed			
Thur			<u>Non standard timings. Where you intend to use the premises for indoor sporting events at different times to those listed in the column on the left, please list</u> (please read guidance note 7)
Fri			
Sat			
Sun			

D

Boxing or wrestling entertainments Standard days and timings (please read guidance note 8)			Will the boxing or wrestling entertainment take place indoors or outdoors or both – please tick (please read guidance note 4)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
Day	Start	Finish	Both <input type="checkbox"/>		
Mon			Please give further details here (please read guidance note 5)		
Tue			State any seasonal variations for boxing or wrestling entertainment (please read guidance note 6)		
Wed			Non standard timings. Where you intend to use the premises for boxing or wrestling entertainment at different times to those listed in the column on the left, please list (please read guidance note 7)		
Thur					
Fri					
Sat					
Sun					

E

Live music Standard days and timings (please read guidance note 8)			Will the performance of live music take place indoors or outdoors or both – please tick (please read guidance note 4)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish	Please give further details here (please read guidance note 5)		
Mon					
			State any seasonal variations for the performance of live music (please read guidance note 6)		
Tue					
			Non standard timings. Where you intend to use the premises for the performance of live music at different times to those listed in the column on the left, please list (please read guidance note 7)		
Wed					
Thur					
Fri					
Sat					
Sun					

F

Recorded music Standard days and timings (please read guidance note 8)			Will the playing of recorded music take place indoors or outdoors or both – please tick (please read guidance note 4)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish	Please give further details here (please read guidance note 5)		
Mon					
Tue			State any seasonal variations for the playing of recorded music (please read guidance note 6)		
Wed					
Thur			Non standard timings. Where you intend to use the premises for the playing of recorded music at different times to those listed in the column on the left, please list (please read guidance note 7)		
Fri					
Sat					
Sun					

G

<b>Performances of dance</b> Standard days and timings (please read guidance note 8)			<b><u>Will the performance of dance take place indoors or outdoors or both – please tick</u></b> (please read guidance note 4)		Indoors	<input type="checkbox"/>
					Outdoors	<input type="checkbox"/>
					Both	<input type="checkbox"/>
Day	Start	Finish	<b><u>Please give further details here</u></b> (please read guidance note 5)			
Mon						
Tue						
			<b><u>State any seasonal variations for the performance of dance</u></b> (please read guidance note 6)			
Wed						
Thur						
			<b><u>Non standard timings. Where you intend to use the premises for the performance of dance at different times to those listed in the column on the left, please list</u></b> (please read guidance note 7)			
Fri						
Sat						
Sun						

H

<b>Anything of a similar description to that falling within (e), (f) or (g)</b> Standard days and timings (please read guidance note 8)			Please give a description of the type of entertainment you will be providing		
Day	Start	Finish	<b>Will this entertainment take place indoors or outdoors or both – please tick</b> (please read guidance note 4)	Indoors	<input type="checkbox"/>
Mon				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Tue			<b>Please give further details here</b> (please read guidance note 5)		
Wed					
Thur					
Fri			<b>State any seasonal variations for entertainment of a similar description to that falling within (e), (f) or (g)</b> (please read guidance note 6)		
Sat					
Sun					
			<b>Non standard timings. Where you intend to use the premises for the entertainment of a similar description to that falling within (e), (f) or (g) at different times to those listed in the column on the left, please list</b> (please read guidance note 7)		



I

Late night refreshment Standard days and timings (please read guidance note 8)			<b>Will the provision of late night refreshment take place indoors or outdoors or both – please tick</b> (please read guidance note 4)	Indoors	<input type="checkbox"/>
Day	Start	Finish		Outdoors	<input type="checkbox"/>
				Both	<input checked="" type="checkbox"/>
Mon	23:00	05:00	<b>Please give further details here</b> (please read guidance note 5)		
Tue	23:00	05:00			
Wed	23:00	05:00	<b>State any seasonal variations for the provision of late night refreshment</b> (please read guidance note 6)		
Thur	23:00	05:00			
Fri	23:00	05:00	<b>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</b> (please read guidance note 7)		
Sat	23:00	05:00	If applicable, an additional hour to the standard and non-standard times on the day when British summertime commences.		
Sun	23:00	05:00	From the standard start timing on 31 <sup>st</sup> December to the standard start timing on 1 <sup>st</sup> January.		

J

<b>Supply of alcohol</b> Standard days and timings (please read guidance note 8)			<b>Will the supply of alcohol be for consumption – please tick</b> (please read guidance note 9)	On the premises	<input type="checkbox"/>
				Off the premises	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish	<b>State any seasonal variations for the supply of alcohol</b> (please read guidance note 6)		
Mon					
Tue					
Wed					
Thur					
Fri					
Sat					
Sun			<b>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</b> (please read guidance note 7)		

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 10).

As far as the applicant is aware none of the proposed activities should give rise to concern in relation to children.

L

<b>Hours premises are open to the public</b> Standard days and timings (please read guidance note 8)			<b>State any seasonal variations</b> (please read guidance note 6)
Day	Start	Finish	
Mon	00:00	24:00	
Tue	00:00	24:00	
Wed	00:00	24:00	
Thur	00:00	24:00	
Fri	00:00	24:00	<b>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</b> (please read guidance note 7)
Sat	00:00	24:00	
Sun	00:00	24:00	

Please identify those conditions currently imposed on the licence which you believe could be removed as a consequence of the proposed variation you are seeking.

The existing CCTV condition on the premises licence.

Please tick as appropriate

- I have enclosed the premises licence
- I have enclosed the relevant part of the premises licence

If you have not ticked one of these boxes, please fill in reasons for not including the licence or part of it below

Reasons why I have not enclosed the premises licence or relevant part of premises licence.

**M** Describe any additional steps you intend to take to promote the four licensing objectives as a result of the proposed variation:

**a) General – all four licensing objectives (b, c, d and e) (please read guidance note 11)**

Details of any steps considered appropriate and proportionate to promote the licensing objectives are contained in the relevant sections below.

**b) The prevention of crime and disorder**

The premises shall remain closed to the public between 03.00 and 05.00 hours except to allow deliveries.

A CCTV system with recording equipment shall be installed and maintained at the premises and operated with cameras.

All recordings used in conjunction with CCTV shall:

- o Be of evidential quality
- o Indicate the correct time and date
- o Be retained for a period of 31 consecutive days

A member of staff trained to use the system shall be on duty at all times, as the recorded images must be made available for inspection and downloading upon request to officers of Responsible Authorities.

All images downloaded from the CCTV system must be provided in a format that can be viewed on readily available equipment without the need for specialist software.

Any deliveries made after midnight shall be to home or business addresses only.

An incident book or electronic record shall be kept to record all incidences of disorder when licensable activities take place. This book/record to be made available for inspection and copying by the police and other officers of Responsible Authorities upon request, and all such books/records to be retained at the premises for 12 months.

**c) Public safety**

The premises will liaise and co-operate with the responsible authorities.

**d) The prevention of public nuisance**

The premises will operate in accordance with all relevant legislation which promotes the prevention of public nuisance objective. For example, Environmental Protection Act 1990.

The premises will be adequately ventilated to prevent nuisance.

Arrangements for the storage and disposal of refuse will not cause a nuisance.

Customers will be encouraged to leave the premises in a quiet and orderly manner.

**e) The protection of children from harm**

**Checklist:**

**Please tick to indicate agreement**

- I have made or enclosed payment of the fee; or
- I have not made or enclosed payment of the fee because this application has been made in relation to the introduction of the late night levy.
- I have sent copies of this application and the plan to responsible authorities and others where applicable.
- I understand that I must now advertise my application.
- I have enclosed the premises licence or relevant part of it or explanation.
- I understand that if I do not comply with the above requirements my application will be rejected.

**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.**

**Part 5 – Signatures** (please read guidance note 12)



Signature of applicant (the current premises licence holder) or applicant's solicitor or other duly authorised agent (please read guidance note 13). If signing on behalf of the applicant, please state in what capacity.

Signature	Licensing Law Consultancy
Date	29 September 2017
Capacity	Authorised Agent

Where the premises licence is jointly held, signature of 2nd applicant (the current premises licence holder) 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 address for correspondence associated with this application (please read guidance note 15)

Walaiti Rathore  
Licensing Law Consultancy  
3 The Triangle  
NG2 Business Park  
Queens Drive

Post town	Nottingham	Post code	NG2 1AE
Telephone number (if any)	0115 784 3822		
If you would prefer us to correspond with you by e-mail, your e-mail address (optional)			
walaiti.rathore@licensinglawconsultancy.co.uk			

#### Notes for Guidance

This application cannot be used to vary the licence so as to extend the period for which the licence has effect or to vary substantially the premises to which it relates. If you wish to make that type of change to the premises licence, you should make a new premises licence application under section 17 of the Licensing Act 2003.

1. You do not have to pay a fee if the only purpose of the variation for which you are applying is to avoid becoming liable for the late night levy
2. Describe the premises. For example, the type of premises, its general situation and layout and any other information which could be relevant to the licensing objectives. Where your application includes off-supplies of alcohol and you intend to provide a place of consumption of these off-supplies of alcohol, you must include a description of where the place will be and its proximity to the premises.
3. In terms of specific regulated entertainments please note that:



Name of Officer	Peter Narancic						
Type of Application	Variation of a Premises Licence - Licensing Act 2003						
Name of Premises	Dominos						
Address	64 Christchurch Road						
	Reading						
	RG2 7AZ						
Proposed Licensable Activities	Provision of Late Night Refreshment - Indoors and Outdoors						
Finish Times	Mon	Tue	Wed	Thu	Fri	Sat	Sun
	x	x	x	x	x	x	x

### Content of Application

The application seeks to vary existing hours for:

1.	Provision of Late Night Refreshment	Monday - Sunday	2300 to 0500 hours
2.	Hours Premises open to the Public	Monday - Sunday	0000 to 2400 hours
3.	Addition of non-standard hours as per application		

Note : Premises will be closed to walk in customers between 0300 hours and 0500 hours

### Officer comments

The Licensing team object to this application for a variation of a premises licence for Dominos, 64 Christchurch Road, Reading, as the proposed hours have the potential to undermine the licensing objectives - notably the prevention of crime and disorder and the prevention of public nuisance. They believe that the operating schedule contained within the application does not include suitable measures to promote the licensing objectives. Reference is made to Section 18 (6) of the Licensing Act in regard to the likely effect the granting of a licence would have on the promotion of the licensing objectives and sections 8.38 to 8.46 of the Secretary of State's Guidance which deals with the information that applicants should provide to the licensing authority in order to actively promote the licensing objectives. The Licensing team believe the information included in the application does not assist in both of these regards and require the additional or more robust conditions to be attached to any premises licence that may be granted.

Together with evidence that the premises was found non-compliant during a visit by a Licensing officer on 18 October 2017. The officer found several issues, including failing to display the summary of the premises licence and to provide a copy of part A premises licence to the officer. Therefore it is very likely that the premises had not have these in place since the first day they started trading when they opened about 8 weeks ago. This is not what he would expect from a well known and established operator. He was particularly concerned about the lack of knowledge that staff, including managers had in relation to the Licensing Act 2003, therefore undermining the licensing objectives. The letter is attached at Appendix I.

The premises is located in a parade of shops/other commercial premises with numerous residential accommodation above these and on the opposite of the road.



Concerns do exist about the large number of licensed premises in parts of Reading, together with the impact that these premises have upon the licensing objectives.

Due to the above concerns the Licensing team believe the proposed hours for late night refreshment should be 23.00 - 02.00 hours Monday to Sunday, for both walk in customers and home delivery service, together with the suggested conditions mentioned in this representation.

#### The Approach of the Licensing Team:

The Responsible Authorities named in the Licensing Act 2003 have to ensure that the licensing objectives are all actively promoted to prevent crime and disorder and public nuisance. However, all four licensing objectives are of equal importance.

Section 1.5 of the Secretary of State's Guidance states that the Licensing Act 2003 also supports a number of other key aims and purposes. These are vitally important and should be the principal aims of everyone involved in licensing work: They Include protecting the public and local residents from crime, anti-social behaviour and noise nuisance.

Section 18 (6) of the Licensing Act 2003 states that representations should be about the likely effect of the grant of a licence on the promotion of the licensing objectives. Therefore as outlined in the Court of Appeal Licensing case Hope and Glory v City of Westminster (2011) EWCA Civ31 - *licensing decisions ...involve an evaluation of what is to be regarded as reasonably acceptable in a particular location...(this) is essentially a matter of judgement rather than a matter of pure fact*'.

The Secretary of State's Guidance at paragraphs 8.38 to 8.46 specifically outline what an applicant should do in order to be able to demonstrate that the proposed use of the premises for licensable activities would not undermine the licensing objectives.

Section 8.38 states that applicants are expected to have regard to the Council's Statement of Licensing Policy.

Section 8.39 outlines that applicants are expected to demonstrate that they understand the layout of the local area and proximity to residential premises so as to fully and effectively gauge the risk posed to the local area.

Section 8.41 outlines that applicants are expected to make it clear why the steps being proposed in the operating schedule are appropriate for the premises. There does not seem to be any explanation within the operating schedule as to why the included steps are appropriate for the premises.

Section 8.44 advises applicants are expected to provide licensing authorities with sufficient information in this section to determine the extent to which their proposed steps are appropriate to promote the licensing objectives in the local area. **Applications must not be based on providing a set of standard conditions to promote the licensing objectives and applicants are expected to make it clear why the steps they are proposing are appropriate for the premises.**

### Secretary of State's Guidance

8.38 In completing an operating schedule, applicants are expected to have regard to the statement of licensing policy for their area. They must also be aware of the expectations of the licensing authority and the responsible authorities as to the steps that are appropriate for the promotion of the licensing objectives, and to **demonstrate knowledge of their local area** when describing the steps they propose to take to promote the licensing objectives. Licensing authorities and responsible authorities are expected to publish information about what is meant by the promotion of the licensing objectives and to ensure that applicants can readily access advice about these matters. However, applicants are also expected to undertake their own enquiries about the area in which the premises are situated to inform the content of the application.

Reading Borough Council Licensing Policy statement states:

#### 11.7 Late Night Refreshment

11.7.1 There are concerns about noise and nuisance, crime and disorder and anti- social behaviour related to late night opening. Therefore, operators of late night refreshment premises wishing to open beyond 11pm will need to demonstrate clearly that nuisance, crime, disorder or antisocial behaviour will not result from their later operation.

#### 15.3 Inspections

15.3.1 The Authority will carry out routine inspections at all premises where a premises licence is in force. In addition, where a complaint or an application for a review of a premises licence is received, the premises will be inspected. The Council and Thames Valley Police will continue to liaise and may carry out joint inspections of premises. This partnership approach is intended to maximise the potential for controlling crime and disorder at licensed premises and ensure compliance with relevant licensing conditions.

### Licence Conditions

#### General Approach to Licence Conditions

The purpose of the licensing Act is the regulation of licensable activities on licensed premises. All conditions attached to Premises Licences and Club Premises Certificates, will be focused on matters, which are within the control of individual licensees and others in possession of relevant authorisations. Accordingly, matters will centre on the premises being used for licensable activities and the vicinity of these premises.

Licensing law is not the primary mechanism for the general control of nuisance and anti-social behaviour once persons are away from licensed premises, and therefore, beyond the direct control of the individual, club or business holding the licence, certificate or authorisation. However, licensing law will always be part of a holistic approach to the management of the evening and local economy.

Licensing conditions will relate to licensed premises and the impact of those licensable activities on the premises in the vicinity thereof. In this latter regard the Council will primarily focus on the direct impact of any activities taking place on those living, working or otherwise engaged in the area concerned business, which is a relevant representation, or conditions are consistent with the operating schedule submitted by the applicant.

The Authority will, only impose conditions on premises if it is considered appropriate and proportionate to do so in order to promote the licensing objectives. The Authority does not propose to implement standard conditions on licences across the board but instead, will draw upon a pool of conditions based upon those issued by the Home office and will attach such other conditions as it considers appropriate, given the circumstances of each individual case.

The model conditions will cover issues surrounding;

crime and disorder  
public safety  
public nuisance  
protection of children from harm

Conditions to be imposed on licences will be tailored to the individual premises and events concerned. None of the matters discussed within this policy which may result in the imposition of conditions will be applicable or suitable for all premises. The Authority will have regard to the size and type of premises when considering imposing conditions upon licences as the result of receiving relevant representations.

Applicants are asked to consider the model conditions and incorporate such of the conditions into their operating schedules as they consider appropriate and necessary in order to promote the licensing objectives. The Authority will impose the model conditions on application when those conditions are consistent with the operating schedule.

### Crime Prevention

Conditions attached to premises licences and club premises certificates will, so far as possible, reflect local crime prevention strategies.

Where relevant representations are received the Authority may impose conditions, for example, requiring the use of CCTV both inside and outside of licensed premises for the purpose of minimising crime disorder and disturbance. Again, applicants for licences should note that the Authority might only attach conditions to licences if such conditions are consistent with the operating schedule submitted as part of the application process, or if relevant representations are received.

Conditions (To be read in conjunction with conditions offered by the applicant in operating schedule)

### CCTV

1. The Premises Licence Holder shall ensure the premises' digitally recorded CCTV system cameras shall continually record whilst the premises are open to the public. The CCTV system shall provide full coverage of the licensed area.

All recordings in conjunction with CCTV shall;

- Be of evidential quality as to be able to identify the recorded person.
- Indicate the correct time and date.
- recordings shall be kept to a minimum of 31 days.

A member of staff trained to use the system shall be on duty at all times.

Data recordings shall be made immediately available subject to data protection requirements, to an authorised officer of Reading Borough Council or a Thames Valley Police officer, together with facilities for viewing upon request.

2. Clearly legible and suitable notices shall be displayed to advise customers that CCTV is in operation at the premises;

#### Public Nuisance

3. Clearly legible and suitable notices shall be displayed at all exits requesting customers to respect the needs of local residents and to leave the premises and area quietly.

4. The placing of refuse into receptacles outside the premises shall only take place between the hours of 0800 hours and 1900 hours.

5. An incident book/ register shall be maintained to record all incidents of crime and disorder occurring at the premises. The register shall record a description of the incident, a descriptions of any persons involved in the incident, the person recording the incident and details of whether the police were called. This book/ register shall be available to an authorised officer of Reading Borough Council or Thames Valley Police officer on request.

6. The Premises and area immediately outside the premises shall be kept clear of litter whilst the premises is open for licensable activities.

7. All packaging and utensils for use by customers shall be made of biodegradable or recyclable materials.

8. Staff shall actively discourage and disperse all persons who congregate outside the premises so as to minimise disturbance to local residents.

9. The Premises Licence Holder or duly nominated representative shall keep a written log of complaints reported to them by any local resident which undermine the four licensing objectives. The complainant's name, time of complaint, member of staff dealing with the complaint and the remedial action taken should be recorded. This written log shall be maintained and produced to authorised officers of Reading Borough Council and Thames Valley Police upon request.

10. During operating hours, the Premises Licence Holder or a nominated representative shall be available to receive and respond to nuisance- related complaints. A contact number shall be readily available to residents upon request.

#### Staff Training:

11. Staff employed shall undergo training in relation to the Licensing Act 2003 regarding late night refreshment upon induction. This shall include, but not be limited to:-

- Understanding the four licensing objectives
- Identifying attempts by intoxicated persons to purchase food
- Conflict management
- How to identify and safeguard vulnerable persons who attend and leave the premises.

Such training sessions are to be documented and refreshed every six months. All training sessions are to be documented in English. Records of training shall be kept for a minimum of

one year and be made available to an authorised officer of Thames Valley Police and Reading Borough Council upon request.

<b>Date Received</b>	29.09.2017	<b>Date Due</b>	27.10.2017
----------------------	------------	-----------------	------------

<b>Date</b>	20	10	2017



Your staff members including managers were clearly unaware of their obligations under the Licensing Act 2003 in regard to supporting the four licensing objectives. This is a staff training issue that needs to be looked at urgently here and perhaps at other premises operating under a premises licence in Reading.

We would expect the premises licence holders to ensure they and staff, are able to converse with customers and representatives of statutory agencies to a level that they are able to satisfactorily meet the four licensing objectives as contained in the Licensing Act 2003. (ie All staff must know what the licensing objectives are)

- I. The Prevention of Crime and Disorder.
- II. Public Safety.
- III. Public Nuisance.
- IV. The Protection of Children from Harm.

For information we operate a three tier procedure similar to our trading standards and police partners where following licensing inspections where issues of non - compliance have been found which we believe have undermined any of the four licensing objectives and we believe the management is underperforming we invite the premises licence holder to a performance management meeting and following discussions a plan of action is agreed in regard to future conduct. If following this, no or little improvement is made, an application to review the premises licence may be made.

### **Recommendations**

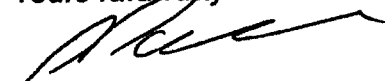
Please ensure that your fire fighting equipment is inspected annually and all fire exits kept clear of obstructions at all times. Ensure your fire risk assessment is up to date and carry out any necessary staff re-training to ensure that your staff are fully aware of all issues regarding fire safety in your premises. For more information, go to [www.fire.gov.uk/Workplace+safety/WhatTheLawRequires/](http://www.fire.gov.uk/Workplace+safety/WhatTheLawRequires/)

Please ensure that your health and safety risk assessment is up to date. For more information, go to <http://www.hse.gov.uk/business/policy.htm>

Please ensure that above items are actioned immediately so you are fully compliant with the law.

Should you wish to discuss the issues, please telephone me on the number above, during office hours.

Yours faithfully



Mr Peter Narancic  
Senior Licensing & Enforcement Officer

**French, Richard**

---

**From:** Dowsett, Leanne  
**Sent:** 25 October 2017 14:55  
**To:** Smalley, Robert  
**Subject:** Dominos [OFFICIAL]

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Application to vary a licence  
Dominos 64 Christchurch Road Variation

I have spoken to the area manager of the store and we have agreed that to prevent public nuisance:

Deliveries will be from cars only on Christchurch Road between 2300 and 0500. The drivers will not leave the engine running while waiting.

If the above is followed, I will have no objections to the variation.

Leanne Dowsett  
Environmental Health Officer  
Environmental Protection & Nuisance | Directorate of Environment & Neighbourhood Services


Reading Borough Council  
Civic Centre  
Bridge Street  
Reading  
RG1 2LU

0118 937 4133 (74133)

[Website](#) | [Facebook](#) | [Twitter](#) | [YouTube](#)





 Cottage  
Christchurch Road  
Reading  
RG2 7BD

21<sup>st</sup> October 2017

Licensing Team  
Reading Borough Council  
Civic Offices  
Bridge St.  
Reading  
RG1 2LU

Dear Sir / Madam

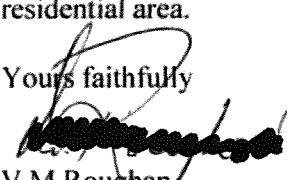
Re: Application Ref. 107957  
Domino's Pizza, 64 Christchurch Road, RG2 7AZ

As a resident & householder on Christchurch Road (opposite captioned premises) I must strongly object to this licensing application. My reasons are as follows:

1. Christchurch Road & surrounding area forms THE CHRISTCHURCH CONSERVATION AREA and is predominately residential.
2. All other commercial outlets on Christchurch Road are closed by midnight.
3. Extending opening hours past midnight will:
  - (a) impacts on the lives and sleep patterns of the residents.
  - (b) attracts alcohol fuelled individuals (mostly students) in the early hours esp. on Thursday mornings & weekends after night clubs close. Rowdy behaviour can ensue which leads to disturbances and theft (wheelie bins going missing). I have evidenced young men urinating in my front garden.

I urge you to not only refuse this application but also to review the existing licensing hours of this premises having due regard for the long suffering council tax payers of the residential area.

Yours faithfully

  
V M Roughan

Redlands Road  
Reading  
RG1 5HU

The Licensing Authority  
Reading Borough Council  
Civic Offices  
Bridge Street  
Reading  
RG1 5HU  
licensing@reading.gov.uk

22 October 2017

Dear Madam/Sir

Domino's Pizza, 64 Christchurch Road, RG2 7AZ  
Application Ref 107957

I wish to raise objection to the above application with regard to the four core Licensing objectives under Section 4 of the Licensing Act 2003, and, furthermore, taking informed guidance from Reading Borough Council's own guidelines regarding the implementation of these objectives.

For reference, I live at the top of Redlands Road in a property which backs on to Christchurch Road. It is a three-storey house and therefore impacted visually and aurally by the above premises.

#### Prevention of Crime and Disorder

We are regularly disturbed between 2 am and 4 am by gatherings at the Christchurch Green parade of shops as people return from town clubs or avail themselves of late night outlets after events at the Students' Union or in Halls of Residence. It is clear that buying late-night fast-food often follows excessive alcohol consumption and the excessive gatherings of drunk people is a contributor to the growth of crime and disorder. Crime such as snapping of car aerials, breaking of wing mirrors, vandalism to street furniture (eg benches, litter bins), "playing" in the roads so that vehicles have to swerve and hoot, thus adding to noise, is common and costly both to individuals and to the town.

#### Public Safety

The noise associated with late opening causes major disruption to sleep and therefore contributes to the impairment of residents who need to drive the next day, perform their work tasks, and to act as carers.

The gathering of people at the property above contributes to inappropriate street "games" and dangerous interaction with vehicles on the road.

The perceived threat of noise and vandalism is itself contributory to anxiety among residents and a fear for their own properties.

Such behaviour of course puts the perpetrators at risk of serious injury too.

#### Prevention of public nuisance

As outlined above, the property is already impacting on residential amenity through noise, odour, disturbance and litter. Dominos have shown little regard for the safety, well-being and respect of the local residents as was shown, for example, during Freshers' Week when they blocked pavements and access routes giving away pizzas, bags and boxes, an excess of litter, an environmental disregard of paper and food waste.

Kitchens open for deliveries mean there are vehicles constantly arriving and leaving the premises during anti-social hours contributing to sleep disturbance.

#### Protection of children from harm

This is a residential area where there are young children disturbed at night by the noise. Furthermore, their parents are disturbed and their ability to function is thus impaired. The outlet is providing fast-food which is clearly understood to be contributing negatively to the health and well-being of children. There are several schools in the area and the premises are open to young people under 18 as well as to adults.

The premises has not given an acceptable undertaking regarding the health and environmental issues of waste disposal. There is a significant litter problem in the area and food waste is an unacceptably high part of that. We have instances of inappropriate use of rat poison in the area which has led to the death of pets and considerable expense.

Finally I would like to draw the Licensing Team's awareness to the cumulative impact of this pizza and fast-food outlet. Reading has an enormous amount of such outlets, it is possible to phone for food from numerous places in Reading already. Nearby Whitley Street is already over populated with such premises, and we ask that the hours applied for should be refused and activity curtailed severely.

Thank you

Yours faithfully

Fiona Talkington

## French, Richard

---

**From:** Ian kemp [REDACTED]  
**Sent:** 23 October 2017 16:43  
**To:** Licensing  
**Subject:** Domino's 64 Christchurch Road

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

Dear Sir

I am resident at [REDACTED] Northcourt Avenue which runs in to Christchurch Road.

I see that Domino's of 64 Christchurch Road, Reading RG27AZ has applied for an extension of opening hours which will allow trading through the night.

I would like to object most strongly to this. The area is residential and the neighbourhood will suffer from noise and disturbance resulting from this trade. It will keep up the a flow of young people through the night creating disturbance which is inappropriate and unsuitable for a family residential area.

Litter resulting from takeaway packaging will also be an increased problem.

Please take into consideration the disturbance to the lives of local residents.

Yours sincerely  
Penelope Kemp (Mrs)

[REDACTED]

Click [here](#) to report this email as spam.

**Mrs P. A. Metcalfe,  
Elmhurst Road,  
Reading,  
Berks RG1 5HY**

**Tel: [REDACTED]  
Mobile: [REDACTED]  
Email: [REDACTED]**

The Licensing Authority,  
Reading Borough Council,  
Licensing Team,  
Civic Offices,  
Bridge Street,  
Reading RG1 2LU

23<sup>rd</sup> October 2017

Dear Sir or Madam,

**RE. APPLICATION REFERENCE NUMBER 107957**

I am writing to express my deep concern as a local resident and to object very strongly to the Application by Domino's Pizza, at 64 Christchurch Road, RG2 7HZ, for an alcohol licence and an extension of hours (reference number 107957)

This is very largely a residential area. My husband and I, along with other local residents, are already at risk of being disturbed at night by the comings and goings of the students living in nearby halls of residence. The impact on our sleep and on our lives in general would be made very much worse by the granting of an alcohol license and by any extension of hours at these premises. Additional disturbance would be inevitable.

The problem of litter associated with the fast food and drink outlets in Christchurch Road is already such that I have to keep some litter tongs by my front door to deal with the packaging, cartons, cans and bottles that get dropped or blown into my garden. This would be bound to get worse.

The Redlands Neighbourhood Action Group regularly hears how late-opening premises elsewhere in this area can become hubs of disturbance and lead to criminal activity. It therefore seems inevitable that 64, Christchurch Road, would follow the same pattern, with noisy groups gathering outside. This pattern is not only associated with alcohol abuse but can also attract drug dealing. This would put the many young people in the area at serious risk.

We do urge you to reject this application.

Yours faithfully,

P. A. Metcalfe

Revd Canon W. B. Metcalfe,  
Elmhurst Road,  
Reading,  
Berks RG1 5HY

Tel: [REDACTED]

Mobile: [REDACTED]

Email: [REDACTED]

The Licensing Authority,  
Reading Borough Council,  
Licensing Team,  
Civic Offices,  
Bridge Street,  
Reading RG1 2LU

23<sup>rd</sup> October 2017

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We do urge you to reject this application.

Yours faithfully,

W. B. Metcalfe

Mrs. J. M. Talbot  
Elmhurst Road  
Reading RG1 5HY

Licensing Authority  
Reading Borough Council  
Licensing Team,  
Civic Offices  
Bridge Street  
Reading RG1 2HU.



23rd October 2017

Dear Sirs,

I write <sup>to</sup> oppose the application by Domino's Pizza, ref. 107957 for an extension of trading hours and an alcohol licence at their premises at 64 Christchurch Road, Reading RG2 7HZ.

My reasons are as follows:

- 1) The impact on the local community, which is a residential one, would be serious. There would be disturbance and noise which would prevent people sleeping.
- 2) There would be an increase in petty crime and vandalism.
- 3) The proposal has serious risks for young people who would be encouraged to consume alcohol throughout the night.

4) The extended hours would be difficult to monitor, ~~and~~ would put additional strain on police resources.

The proposal should in my respectful opinion be turned down. It adds nothing to local amenities, it is harmful to the local community and carries risks for young people in particular.

Yours faithfully.

~~J. M. Tallett~~

Mrs. J.M. Tallett.



Dr Frank Tallett  
Elmhurst Road  
Reading RG1 5HY

[REDACTED]

Licensing Authority,  
Reading Borough Council,  
Licensing Team,  
Civic Offices,  
Bridge Street,  
Reading RG1 2LU



23 October 2017

Dear Sirs,

I write with regard to the application from Domino's Pizza, ref 107957, for an extension of trading hours and an alcohol licence at their premises at 64 Christchurch Road, Reading RG2 7HZ.

I am concerned by this application on a number of grounds.

- \*This is a residential neighbourhood, and the impact on the surrounding community would be highly deleterious. It would cause disturbance and, at the very least, it would disrupt people's sleep.
- \*It would promote an increase in petty crime and vandalism.
- \*It puts young people at risk. The other nearby premises selling alcohol (the Queen's Head) closes at a reasonable time, but this application would encourage further consumption well into the night.
- \*There is a risk of the licensing terms being abused, since they would be difficult to monitor. It is worth noting that neighbours are already disturbed by noise until 3am, when the premises are supposed to shut at 2pm.

Accordingly, I ask that the Licensing team reject this application.

Yours sincerely,

A handwritten signature in black ink, appearing to read "Dr Frank Tallett", with a large, dark scribble underneath it.

Dr Frank Tallett

Ms A Monti & Mr D Shipp  
Elmhurst Road  
Reading  
RG1 5HY

21 October 2017

Licensing Authority,  
Reading Borough Council,  
Licencing Team,  
Civic Offices,  
Bridge Street,  
Reading RG1 2LU

Dear Sirs,

I am writing with regard to the **Domino's Pizza application Ref. 107957** for an extension of trading hours and an alcohol licence at their **64 Christchurch Road, RG2 7AZ** premises.

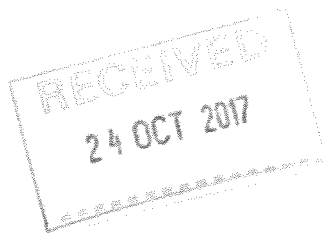
We live just round the corner from Domino's and our road is one of the routes back to a number of Halls. We are already quite often disturbed at night by students walking past knocking over the bins, walking over cars and other anti-social behaviour which disturbs our sleep. We feel that having Domino's open until the early hours will only make things much worse.

We hope that these considerations will lead the Team to reject this application on the grounds that neither can be reasonably justified in terms of local amenities, public health and social behaviour in a residential area.

Yours sincerely



Ms A Monti and Mr D Shipp



Elmhurst Road, Reading, Berkshire, RG1 5HY

Licensing Section  
Reading Borough Council  
Civic Offices  
Bridge Street  
Reading  
RG1 2LU

23<sup>rd</sup> October 2017

Dear Sir/Madam,

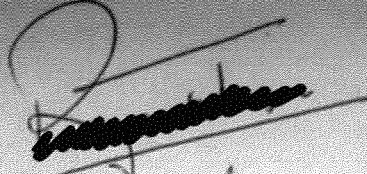
**Objection to Licensing Application Reference 107957**

I should like to object to the recent licensing application made on behalf of Domino's Pizza, at 64 Christchurch Road, RG2 7HZ, for an alcohol licence and an extension of opening hours (reference number 107957). If approved, this will have a significantly adverse impact on the whole neighbourhood including:

- Increased noise and disturbance during the night in Christchurch Road and the surrounding residential streets, including the nearby university student halls of residence
- Adverse impact on residents' lives and sleep
- Potential for an increase in alcohol related crime
- Placing young people at risk, particularly the large number of teenage students that live in the area
- An increase in the amount of litter around the university area (there has already been a marked increase in the amount of discarded cardboard pizza boxes in the area since Domino's opened recently).

I think this application is completely unnecessary and should be turned down.

Yours Sincerely,



Roger Johnson



RECEIVED  
24 OCT 2017

Reading Borough Council  
Licensing Section  
Civic Offices  
Bridge Street  
Reading  
RG1 2LU

22<sup>nd</sup> October 2017

Dear Sir/Madam,

**Objection to Licensing Application Reference 107957**

I am writing to register my objection to the licensing application made by Domino's Pizza, at 64 Christchurch Road, RG2 7HZ, for an alcohol licence and an extension of opening hours (reference number 107957). Extending the opening hours is completely unnecessary and if approved, this application will have a significantly adverse impact on the whole neighbourhood including:

- Increased noise and disturbance during the night in Christchurch Road and the surrounding residential streets, including the nearby university student halls of residence
- Adverse impact on residents' lives and sleep
- Potential for an increase in alcohol related crime
- Placing young people at risk, particularly the large number of teenage students that live in the area
- An increase in the amount of litter around the university area (there has already been a marked increase in the amount of discarded cardboard pizza boxes in the area since Domino's opened recently).

I think this application is completely unnecessary and should be turned down.

Yours Sincerely,



Elizabeth Johnson



Licensing Authority  
Reading Borough Council,  
Licensing Team,  
Civic offices,  
Bridge St,  
Reading RG 1 2LU

22<sup>nd</sup> October 2017

Subject; Domino's Pizza Application Ref.107957(extension of trading hours and alcohol licence)

Dear licensing Team,

We are opposed to this application on the grounds that ,if granted, it would have a detrimental effect on the residential area.

We feel that later opening and the sale of alcohol(late on)would add to the noise levels in the area and possibly be a factor of greater disturbance locally where the many residents need a good nights sleep to enable them to be fit and well for work. There are also apartments for the elderly nearby who would be grateful for noise to be kept at a reasonable level.


This area is close to the university and there are times when a great deal of noise can be heard by groups of students returning from town and in the early and we believe this application, if accepted,will just add to the problem.

Many thanks for your consideration.

Yours sincerely

Colin and Joyce Young  Redlands Rd, Reading RG1 5 HU



 Whitley Park Lane  
Reading  
RG2 7BE  
22nd Oct 2017

Dear Sir,

I am writing to object to the planning application for Domino's Pizza at 64 Christchurch Road RG2 7AZ, no: 107957.

Whitley Park Lane is a residential area and has already seen an increase in traffic and irresponsible parking by Domino's delivery drivers. Any extension will only make the situation worse. Late night and early morning deliveries will also increase the disturbance to the sleep of residents and prove a risk to those using the lane in the morning, including children going to schools in the area and shoppers, often mothers with babies, coming from the Estate and Northumberland Avenue to shop.

The Christchurch Green shopping precinct is becoming increasingly populated by take-away outlets and this is changing the nature of the community, and not to the good. I would urge that this Planning Application is rejected.,

Yours faithfully,

  
~~Mike Walker~~



P1

1. Marlborough Ave,  
Reading RG1 5JB

22-10-2017

F.A.O. The Licensing Cttee,  
Reading Borough Council,  
Civic Offices, Bridge St  
RG1 2LU

24 OCT 2017

Dear Committee Members,

Application No 107957

Domino Pizza, 64. Christchurch Rd  
Reading RG2 7AZ.

I wish to object in the strongest possible terms to the above application, as, if granted, it will impact greatly on our lives in this residential area, due to increased noise and disturbance, and if the ridiculously long alcohol serving hours are allowed, will contribute to more crime and disorder, putting young people (especially students)

P.T.O

at greater risk.

We already suffer ~~to~~ to some extent from noise and disturbance from students coming off and returning to campus, and the increased hours will put them at greater risk from the consumption of alcohol well after the normal pub licensing hours.

Noise from delivery vehicles and bikes is also a factor to be considered.

I sincerely hope this application will be rejected: 2pm closing is bad enough in itself.

Yours faithfully,

~~Robert Mill~~



Jenny Halstead

Christchurch Road

Reading RG2 7BD

21 October 2017

Licensing Authority,  
Reading Borough Council,  
Licencing Team,  
Civic Offices,  
Bridge Street,  
Reading RG1 2LU

Dear Sirs,

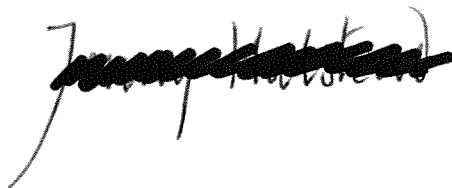
I am writing with regard to the **Domino's Pizza application Ref. 107957** for an extension of trading hours and an alcohol licence at their **64 Christchurch Road, RG2 7AZ** premises.

I have lived opposite these premises for more than 30 years, and I am very concerned that this application (if approved) would have a very deleterious impact on life in this area and many of its residents.

Late hours, alcohol and young people typically make for a number of problems, and inevitably cause disturbance to the community, as well as potentially promoting disorder and facilitating negative behaviour, petty crime and confrontations with people whose sleep may be disturbed in ways they can usually do very little to dispel. We already are disturbed by noise until 3am when they are supposed to close at 2am. Young people put themselves at risk in situations where one licensed premises (the Queen's Head) closes at a reasonable time, only for further consumption of alcohol to be encouraged less than a few metres away well into the night.

I ask that these considerations will lead the Team to reject this application on the grounds that neither can be reasonably justified in terms of local amenities, public health and social behaviour in a residential area.

Yours sincerely



RECEIVED  
24 OCT 2017

Whitley Park Lane,  
Reading,  
RG2 7BE  
22nd October 2017

ref: planning application no: 107957

Dear Sir,

I wish to object to the planning application for extended opening hours at Domino's Pizza, 64 Christchurch Road, RG2 7AZ.

Since this shop opened there has been an increase in parking, already an issue, in Whitley Park Lane, including 2 Domino's vehicles at the same time on double yellow lines, as well as in the access lane at the back of the shops. This reduces access for other deliveries and so large lorries use Whitley Park Lane.

Longer opening would increase the number of people using the area late at night with attendant impact on noise, residents' sleep, litter and the safety of those using the premises. Residents are already subject to disturbance from The Queens Head pub and the existing shops. There was no consultation about Domino's opening, please now consider the wellbeing of long term residents and reject the application.

Yours faithfully,



A black rectangular redaction box covers the signature. A handwritten mark, possibly initials, is visible above the redaction.

RECEIVED  
24 OCT 2017

The Licensing Committee  
Reading Borough Council  
Civic Offices  
Bridge Street  
RG1 2LU

23 October 2017

Dear Committee Members

**Ref: Application No 107957**

I should like to object in the strongest possible terms to this application.

Whilst I have no objection to Domino's presence as a fast-food takeaway selling soft drinks, I do object to the sale of alcohol on or from Domino's premises at any time of the day or night.

Domino's current restaurant licence allows them to stay open until 2.00 in the morning. That is two hours past the closing time of the Queen's Head a few doors away.

This is a residential area, with residents including families with young children and older people, as well as students. This area already suffers from anti-social behaviour from students coming home in the early hours of the morning. This is an increasing problem, as is the litter that is dropped throughout the day – which now includes Domino's products and packaging.

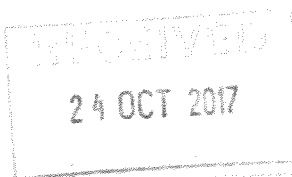
I am very concerned that extending Domino's opening hours and offering alcohol throughout the night will lead to increased noise and levels of loud, unruly, anti-social behaviour.

I sincerely hope this application will be rejected.

Yours faithfully



Louise Reffin  
Marlborough Avenue  
Reading  
RG1 5JB



The Licensing Committee  
Reading Borough Council  
Civic Offices  
Bridge Street  
RG1 2LU

23 October 2017

Dear Committee Members

**Ref: Application No 107957**

I would like to object in the strongest possible terms to this application.

I welcome Dominos presence on this arcade as a fast-food takeaway selling soft drinks to accompany their meals but I object to the sale of alcohol on or from Dominos premises at any time of the day or night.

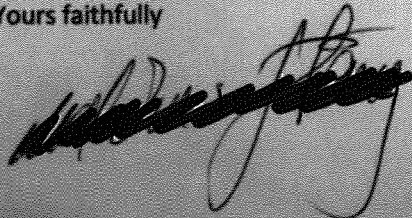
Domino's restaurant licence already allows them to stay open until 2.00 in the morning. That is already two hours past the closing time of the public house a few doors away.

This is a residential area that already suffers from anti-social behaviour from students coming home in the early hours of the morning. This is an increasing problem as is the litter that students seem happy to drop throughout the day – this includes Domino's products and packaging.

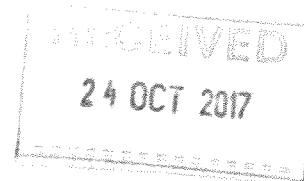
I am very concerned that extending Domino's opening hours and offering alcohol throughout the night will act as a magnet for continued consumption, increase noise and levels of loud, unruly and anti-social behaviour.

I sincerely hope this application will be rejected.

Yours faithfully



Malcolm Fleming  
Marlborough Avenue  
Reading  
RG1 5JB





Marlborough Ave

Reading

RQ1 5JB.

Oct. 21<sup>st</sup> 2017.

24 OCT 2017

Licensing Application 107957

Dear Sir

I was very shocked to see the licensing application 107957 in the window of Domino Pizza, 64 Christchurch Rd Reading RQ2 7AZ. Firstly, this is a residential area and the idea of ~~the~~ the kitchen being open until 5am for phone deliveries fills me with horror.

We already suffer from drunker students coming off campus and from town, frequently being woken up in the early hours and this would only add to this disorderly behaviour problem.

As for the suggestion of an alcohol licence... this is absurd and I strongly object.

There may be increased noise from delivery boys on scooters or in cars.

Please take these factors into consideration when looking at this application for a licence.

Yours faithfully



pp. Mike Bitt

## French, Richard

---

**From:** Nick Woodthorpe <[REDACTED]>  
**Sent:** 26 October 2017 20:54  
**To:** Licensing  
**Subject:** Dominos Pizza, 64 Christchurch Road, Reading, Application No. 107957

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

Dear Sir/Madam

PLEASE DISREGARD MY PREVIOUS EMAIL SENT ON 23/10/2017

We are appalled to hear that Dominos in Christchurch Road is applying to extend their opening times and want to be operating until 5am.

### **Prevention of public nuisance**

We already have numerous disturbances in the early hours of the morning and the extension of hours will only make this considerably worse. Ever since Dominos on Christchurch Road opened a few weeks ago there have been a lot more disturbances from people at night. This used to be a quiet area at night, but not in the last month or so.

### **Protection of children from harm**

Children need sleep along with their parents. The extension of hours is likely to create noise at night time and pollute the local area with Dominos boxes!

### **Prevention of crime and disorder/Public safety**

Due to the proposed opening times people will be out later and the chances are they may have been drinking. This will lead to more people hanging outside the parade of shops along Christchurch Road and increase the probability of criminal behaviour towards others or local property or vehicles.

There is a Dominos restaurant on Wokingham Road which is open until 3am. Surely this restaurant can serve the needs of the area after midnight. I personally want to see the restaurant shut at midnight from all operations.

If such a licence were to be granted there would be hundreds of disgruntled residents who would be sleep deprived.

The university is a lovely area to live and please let it remain that way.

Best wishes

Dr Nicholas Woodthorpe  
[REDACTED] Marlborough Avenue  
READING  
RG1 5JB

Click [here](#) to report this email as spam.

## French, Richard

---

**From:** Jan Davies <[REDACTED]>  
**Sent:** 25 October 2017 09:20  
**To:** Licensing  
**Cc:** [REDACTED]  
**Subject:** Dominos pizza application ref. 107957

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

Dear Sirs,

I am writing concerning the above application to keep the Dominos premises on Northcourt Avenue at the corner of Christchurch Green open until 5 a.m. I wish to register an objection.

I understand that one reason for the application is said to be that they wish to be able to keep the kitchen open to service requests for takeaways. They have other outlets in Reading, including one about half a mile away on the Basingstoke Road which could deal with takeaway requests.

I have been for many years a solicitor specializing in criminal defence work. I have also spent five and a half years working as a prosecutor in Abingdon. I know only too well the disagreeable results of encouraging late night drinking. While there are premises in the centre of Reading open late, they have the benefit of being in areas where there is a continuous police presence and where the police are able to respond to any unpleasant incidents speedily. You will doubtless be aware of the number of stabbings, serious assaults and public order incidents that are alcohol related. Northcourt Avenue/Christchurch Road is a quiet residential area. We already experience problems with noise - raucous shouting late at night from drunks. We need the security of knowing when it is likely to stop. Allowing a premises to open until 5 a.m. is only going to make matters worse. We are too far away from places regularly patrolled by police officers.

I know that others have written to you about this. There is a considerable amount of feeling locally and we are hoping - though without much confidence! - that the Dominos application will be refused.

Yours faithfully,  
Jan Davies, [REDACTED] Marlborough Avenue, RG1 5JB

Click [here](#) to report this email as spam.

Northcourt Avenue  
Reading RG2 7HQ

Ref. 107957  
Domino's Pizza  
64 Christchurch Road, RG2 7AZ

23.10.17

Dear Sir

I should like to point out that any extension to the already lengthy opening hours of Domino's Pizza in Christchurch Road will be detrimental to the local community. The Christchurch Road/Northcourt Avenue area is a family residential area and it is not appropriate to have premises open through the night with the accompanying noise and litter.

Please take into account the opposition to this extension from local residents whose night time rest and living environment will be adversely affected.

Yours faithfully



Ian Kemp



25 OCT 2017



## French, Richard

---

**From:** Richardson's Botanical Identifications <Richardson's Botanical Identifications@gmail.com> on behalf of Richardson's Botanical Identifications <Richardson's Botanical Identifications@gmail.com>  
**Sent:** 26 October 2017 10:28  
**To:** Licensing  
**Subject:** Domino's Pizza - 64 Christchurch Road extended hours and alcohol license application  
**Attachments:** IMG\_20171026\_094454.jpg

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

**\*\* PLEASE DISREGARD THE PREVIOUS EMAIL WE SENT TO YOU, REPLACING WITH THIS ONE – THANK YOU \*\***

Dear Sirs

Domino's Pizza - 64 Christchurch Road extended hours and alcohol license application

Regarding the above, I would like to inform you that my family and I are not in favour.

We completely understand why **RBC refused the extended opening hours of this shop in the past** (RBC ref: 940062, 1994); we hope that RBC also stands by the values it held at that time.

We live within two minutes' walk of number 64 Christchurch Road and object on the following grounds:

**Danger.** Christchurch Road is a major Reading road and during the early morning hours, foolish people often drive at great speed past the - normally closed - shops. Opening this shop until 5am will encourage people to hang around for longer, and later, will mean more [possibly drunk] people to be in danger. We worry about fatalities as a result.

**Litter.** We do not care for **six more hours' worth of litter** dumped onto the shop front pavements, the Christchurch Road, and other local, surrounding roads (i.e. once pizzas have been eaten and the Domino's Pizza boxes are finished with). Junk food litter is bad already. **See photo of the Domino's Pizza box** taken near the top of the nearby Kendrick Road this morning (the 26<sup>th</sup> of October 2017, 09.10am), for example (attached):



**Disturbance at night – loud behaviour** by mainly young [and sometimes drunk] people with take-aways already exists: **we do not want this to be extended until after 5am.** The surrounding roads - as well as Christchurch Road itself - are also very much residential roads. If this shop is open until 5am, it will have a detrimental effect on our sleep – especially that of our two young children who sleep [lightly] in bedrooms alongside the pavement and road where we live. **We ask RBC to consider the livelihoods of several hundred local residents above that of a handful of people associated with this shop.**

**Disturbance at night – criminal behaviour** by young people in local streets. Last week, for example, a group of young people smashed cars along our quiet residential road. Witnesses reported seeing a group of young people doing it. We believe that this 5am-opening application could well draw in, encourage and lead to more of this type of late-night, upsetting and criminal behaviour.

We understand that business people wish to make as much money as they can (sometimes at any cost it seems), but we cannot imagine that to open until 5am would fit in with the wishes of any of the long established local people. Do the owners/managers of Domino's Pizza have any consideration at all for the local residents that their shop is in the middle of? We are also not sure that the owners/managers of this Domino's Pizza shop have any

concerns at all for the **safety** and **health** of the people that they are aiming to entice into their shop to purchase what many call “junk food” at, until 5am.

We hope that today, RBC do not buckle under the pressure of businesses that have historic “Retrospective application” enforcements (RBC ref: 910684, 1992) and are already showing discrepancies in their opening hours (signage and website opening hours for this shop seem to differ, for example).

Many thanks

Mr & Mrs Richardson -  The Mount, Reading RG1 5HL

Click [here](#) to report this email as spam.

## French, Richard

---

**From:** Duncan Carpenter <[REDACTED]>  
**Sent:** 26 October 2017 10:02  
**To:** Licensing; Duncan Carpenter  
**Subject:** Domino's Pizza (Reference 107957: 64 Christchurch Road RG2 7AZ)

This is an EXTERNAL EMAIL. STOP. THINK before you CLICK links or OPEN attachments. With reference to the above application from Domino's Pizza to extend there opening hours, I would like to object on the following grounds

Being open to this time in the morning, I think is completely out of character for the rest of the area. The local pub and Indian restaurant are both closed by 12, the previous tenant the 'Uni Grill ', also closed around the same time

I think these opening hours will prove a magnet for, nuisance, public safety, crime and disorder.

Thank you for taking this into consideration

Duncan Carpenter

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Click [here](#) to report this email as spam.

**French, Richard**

---

**From:** teresa <[REDACTED]>  
**Sent:** 26 October 2017 10:14  
**To:** Licensing; teresa  
**Subject:** Domino's Pizza (Reference 107957: 64 Christchurch Road RG2 7AZ)

This is an EXTERNAL EMAIL. STOP. THINK before you CLICK links or OPEN attachments. Further to the application above, to extend the opening hours of Domino's Pizza

I don't feel there is any necessity for the opening hours to be extended. All the local food shops, pub, restaurant, close by 12, as did the previous restaurant trading at this premises

I feel that it will only lead to disruption to the neighbourhood, nuisance, disorder, maybe crime, public safety, which is out of keeping with the area as it stands

Yours faithfully

Teresa Lowe Marlborough Avenue

Click [here](#) to report this email as spam.

Marlborough Avenue  
Reading  
RG1 5JB

24<sup>th</sup> October 2017

The Licensing Authority,  
Reading Borough Council,  
Licensing Team,  
Civic Offices,  
Bridge Street,  
Reading RG1 2LU

Dear Sir/Madam,

Re. reference 107957

I am writing about the application by Domino's pizza at 64 Christchurch Road, RG2 7HZ for alcohol licence and an extension of hours.

As a local resident I am very concerned about the potential for noise and unsocial behaviour that will be inevitable if a fast food outlet is open throughout the night selling alcohol.

Along the Shinfield Road, about a mile from Christchurch Green, there are no fewer than 13 fast food outlets, all within the space of approximately half a mile. On Christchurch Green there are a further 4 plus 2 supermarkets. At a time when we are alerted to the dangers of the over-consumption of fast food and alcohol it is shocking that Reading Borough Council is actively encouraging students and local residents to extend the possible harm to their health by allowing this proliferation.

I sincerely hope that Reading Borough Council rejects this application and look forward to your reply.

Yours faithfully,



Mrs L. Aston

Marlborough Avenue  
Reading  
RG1 5JB

The Licensing Committee  
Reading Borough Council  
Civic Offices  
Bridge Street  
Reading RG1 2LU

October 23, 2017

Re: Application Ref: 107957, Domino Pizza, 64 Christchurch Road, RG2 7AZ

Dear Committee Members,

I am greatly concerned about this application which conflicts with the efforts of the Planning Department over the last few years to create mini-villages within Reading Borough. They have largely succeeded in that for the area around Christchurch Green:

- The maximum speed on Shinfield Road was lowered from 40 to 30 mph
- On the surrounding residential streets it is 20 mph
- The green is kept superbly by Parks
- There is a row of shops catering for most needs
- A single pub which closes at midnight


If this application were granted it could well destroy all that good work. I presume that the attraction for the company is that they might attract students during the additional opening time who would then have to pass along residential streets after buying a pizza (and a beer?) to reach their Hall, at all hours of the night.

*I implore you to reject the application for the sake of the residents of the area.*

Regards,



Lucinda Woods

 Marlborough Avenue  
Reading  
RG1 5JB

The Licensing Committee  
Reading Borough Council  
Civic Offices  
Bridge Street  
Reading RG1 2LU

October 23, 2017

**Re: Application Ref: 107957, Domino Pizza, 64 Christchurch Road, RG2 7AZ**

Dear Committee Members,

I am greatly concerned about this application which conflicts with the efforts of the Planning Department over the last few years to create mini-villages within Reading Borough. They have largely succeeded in that for the area around Christchurch Green:

- The maximum speed on Shinfield Road was lowered from 40 to 30 mph
- On the surrounding residential streets it is 20 mph
- The green is kept superbly by Parks
- There is a row of shops catering for most needs
- A single pub which closes at midnight

If this application were granted it could well destroy all that good work. I presume that the attraction for the company is that they might attract students during the additional opening time who would then have to pass along residential streets after buying a pizza (and a beer?) to reach their Hall, at all hours of the night.

I implore you to reject the application for the sake of the residents of the area.

Regards,



Anthony Woods



█ New Road,

Reading RG15JD

25 October 2017

Licensing Authority

Reading Borough Council

Civic Offices

Bridge Street

Reading

Ref 107957

Dear Licensing Authority,

I wish to express my serious concern about the proposed new opening hours, and varied Opening Hours, for the Dominoes Pizza shop on Christchurch Road.

For those of us in the immediate area such a radical extension would impact on the character of the surrounding roads, as it would have the effect of seriously disturbing residents in anti-social hours, and this would have the knock-on result of changing the nature of an area which up until now has been relatively peaceful and safe. The proposal would also bring with it possibilities of increased crime in the area, and could place some vulnerable young people at risk.

I urge the authority to turn down this request for new opening hours, as it would have severe implications for life in this area of the town.

Yours truly,



Dr Gordon Cox

New Road,

Reading RG15JD

25 October 2017

Licensing Authority

Reading Borough Council

Civic Offices

Bridge Street

Reading

Ref 107957

Dear Licensing Authority,

I wish to express my serious concern about the proposed, extended, opening hours, for the Dominoes Pizza shop on Christchurch Road.

I am very concerned about the additional noise and litter that these opening hours will create.

It is completely out of character for the area, bordering on a Conservation Area.

I do not feel that it is necessary to have this outlet open during the early morning hours.

I strongly request that the opening hours are not extended.

Yours faithfully,



Mrs Sheila Cox

## French, Richard

---

**From:** Deborah Best <[REDACTED]>  
**Sent:** 26 October 2017 13:29  
**To:** Licensing  
**Subject:** Application reference number 107957 - opposition

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

To  
The Licensing Authority,  
Reading Borough Council,  
Licensing Team,  
Civic Offices,  
Bridge Street,  
Reading RG1 2LU

I write to oppose the application for extended hours by Domino's pizza, at 64 Christchurch Road, RG2 7HZ, for an extension of hours (reference number 107957).

Several years ago a kebab van had a licence to trade from the nearby area beside the bus stop on Shinfield Road just to the west of the Queens Drive entrance to the University. The licence was revoked on account of the disturbance to the lives of local residents from the noise made both by associated traffic and by groups of young people frequenting the area at late hours. In addition to this the local environment was degraded by the litter created by patrons of this business; this included takeaway trays, discarded food and (not infrequently) vomit – presumably the result of earlier overindulgence in alcohol together with recent consumption of food.

Although Domino Pizza is located in a small parade of shops, this is situated in an area which is primarily a relatively quiet residential locality, the character of which be damaged by increased night-time trading. It would not be in keeping with the present character of the nearby Christchurch conservation area. I do not fully understand page L which denotes availability to the public 00 - 24 hours - I I would certainly oppose.24 hour trading. 11 pm seems quite late enough for a food outlet to be open.

Beyond this, I do not believe that our community should accept without question the assumption that the provision of extended trading opportunities and the night-time economy contribute in any way to the health and well-being of most citizens. I hope you will take this into consideration as a general principle as well as an argument against granting a license in this particular case.

Yours sincerely

Deborah Best

## French, Richard

---

**From:** Terry Brown <[REDACTED]>  
**Sent:** 26 October 2017 13:31  
**To:** Licensing  
**Subject:** Dominoes 64 Christchurch Road, RG2 7AZ

[REDACTED]  
[REDACTED]

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

You have a notice of application for a variation of premises licence.

From the information on your website it seems Dominoes is asking for an extension to opening hours to 24 hours and also to sell alcohol.

No planning application was made when the premises changed hands to Dominoes this year and the previous establishment neither opened 24 hours nor offered a delivery service. Surely both things should require planning permission?

Their website and advertising leaflets already show opening as 11am until 5am 7 days a week with deliveries available until 1am Monday Tuesday and Thursday and until 2am Wednesday, Friday, Saturday and Sunday. Almost 24 hours already!

They have no parking for the numerous privately owned delivery vehicles, so they use our road – Whitley Park Lane (including 17-20 Cintra Close). We have restricted parking here so it makes it even chaotic and they frequently park across drives and on double lines and so on with someone watching for parking wardens! They are in and clearly in and out frequently so just the extra traffic movement is really annoying.

We have a pub on the corner. We are opposite Reading university. So if Dominoes is able to sell alcohol, particularly if they are allowed to deliver, the noise and disruption to me and our neighbours will clearly increase both at the premises and from car movement. The noise and disruption during the evenings and night are already a problem. Car doors slamming clearly disturbs sleep!

I am also concerned as I am next to the lovely Cintra Park and it could become a drinking area if alcohol is available during the night and after the pub closes. We may well have more crime and disorder – we already have a few incidents from people going home to Whitley via our road through to the park. We occasionally have problems in the park from students or others drinking, which is not good especially during day with children around.

Is it really a good thing for the university students to have alcohol or even pizza available 24 hours.....??

This is a nice residential area and we would like to retain that. We try to work with our neighbours but clearly you cannot work 'with' Dominoes.... they are run by head office.

I am very happy to discuss all or any of this with Dominoes Management or your office.

I apologise for the late objection but I have been away visiting family.

Please let me know if there is anything further I can do to object. I did phone to make an appointment to visit and see the application but had to leave voicemail.

Many thanks

Ms Terry Brown  
[REDACTED] Cintra Close

Off Whitley Park Lane  
Reading  
RG2 7AL

[REDACTED]

[REDACTED]

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## French, Richard

---

**From:** Liz Tebbitt <[REDACTED]>  
**Sent:** 26 October 2017 13:32  
**To:** Licensing  
**Subject:** RBC application ref: 107957 -- Domino's Pizza - 64 Christchurch Road extended hours and alcohol licence application

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

As a local resident I have concerns about this application by Domino's Pizza on Christchurch Road.

Firstly, the all-night opening will increase litter on the streets from the discarding of used pizza boxes and other containers, while any leftover food will encourage more rats to the vicinity. All of which will make more work for the street cleaning and refuse disposal council employees.

Secondly, the alcohol licence will encourage excess drinking and drunkenness leading to increased crime and accidents in the University area, an unnecessary extra burden for Police and Hospital staff.

This application is obviously aimed at attracting more students to the local Domino's as late-night customers. I understand one of the University's policies is to forge better relationships with its neighbours, by discouraging students from excessive drinking leading to anti-social behaviour, and this application, if granted, would not be of assistance.

One must also consider the large proportion of overseas students at the University for whom alcohol is forbidden and the drinking culture is an abhorrence to them.

I therefore urge that this application be rejected.

E. Tebbitt  
[REDACTED] The Mount

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## French, Richard

---

**From:** Robert Cox <[REDACTED]>  
**Sent:** 26 October 2017 15:12  
**To:** Licensing  
**Subject:** Licence Variation for DOMINOS, 64 Christchurch Road, Reading, RG2 7AZ

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

Dear Sir or Madam,

I live next door to Reading University's Halls of Residence in Northcourt Avenue about 150 yards from the shop in question.

There is a continual problem of late night noise and disturbance to the local residents when students leave the Halls from around 10pm and when they return in the early hours. We have to cope with noise, rubbish - discarded food wrappers and drinks containers - on the footways on a daily basis. The discarded wrappers sometimes contain partly eaten food with the obvious health hazards involved.

The University is aware of these issues and in the context of the proposed increase in the number of the students expected on the Northcourt Avenue site over the next few years Karen Thomas, Accommodation Contract Management Director, Estates and Facilities of the University of Reading has undertaken to take steps that the University better controls the situation.

If the opening hours of Domino's Pizzas were to be extended as requested the task being undertaken by the University will be made more difficult and there will be little or no relief for the local residents.

Some 10 years ago, in November 2007, Reading Borough Council refused the extension of a licence to the operator of a Kebab van which parked in evenings in the the bus stop in Shinfield Road close to the University's Sports Centre, only some 75 yards from the Domino's premises, for the same reasons. I trust that RBC will be consistent in its treatment of what is essentially an identical issue.

I ask that the variation in opening hours be refused.

-- Yours sincerely,

Robert Cox

[REDACTED] Northcourt Avenue  
Reading RG2 7HA, Berks.

Tel.: +44 (0) [REDACTED]  
Mobile: +44 (0) [REDACTED]  
E-mail: [REDACTED]

## French, Richard

---

**From:** Brian Morley <[REDACTED]>  
**Sent:** 26 October 2017 17:03  
**To:** Licensing  
**Cc:** Jones, Tony (Councillor); Absolom, David (Councillor); Gavin, Jan (Councillor)  
**Subject:** 64 Christchurch Road - Domino Licencing Application Ref. 107957

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

Dear Sirs,

I wish to object to the licensing application number 107957 made for Domino at 64 Christchurch Road. I understand that the application is to permit trading and the provision of refreshments at night until 05.00 hours.

The premises are in a parade of shops in what is otherwise a residential area. Other commercial premises in the area close much earlier and opening later than any of these would cause a local nuisance due to increased footfall and vehicle noise from customers and delivery vehicles. This would have an impact on the lives and sleep of local residents, including those living opposite and in the flats above the retail premises in the parade of shops.

I live in Alexandra Road and am regularly disturbed by rowdy late night passersby. This could increase with persons going to and from this shop up until 0500 hours and similar disturbance could occur in the vicinity of the shop.

There would be an increase in crime and disorder throughout the area, which we already experience in Alexandra Road. Long hours and alcohol use by customers could lead to abuse of staff and also to other persons in the area. Young persons could be put at risk by being in the vicinity of the premises or using the premises at these late hours when drunkenness and rowdiness are known to exist in the area.

Around my home there is a regular problem with littering of take away food and food and drink containers, which include those of Domino's Pizza from their premises in Wokingham Road. No doubt this would increase with the long opening hours for the premises in Christchurch Road.

I note that near the Wokingham Road premises there is regular traffic of delivery vans, cars and motorcycles of this company and also customers' vehicles. Vehicles regularly park outside the nearby designated parking places causing obstruction in the road and no doubt there would be similar problems in Christchurch Road where the existing parking places are frequently full.

For all of these reasons I consider permitting this application would be unsatisfactory. I object to it and request the licensing committee to reject it.

Best Wishes,

Brian Morley  
[REDACTED] Alexandra Road  
Reading  
Berks  
RG1 5PS



**French, Richard**

---

**From:** John Best <[REDACTED]>  
**Sent:** 27 October 2017 06:11  
**To:** Licensing  
**Subject:** Application Ref 107957 Dominos Pizza 64 Christchurch Rd

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

I write to oppose the extension of Domino Pizzas licence to extend their trading hours. I believe there are objections to this in respect of all of the four core objectives of the Licensing Act 2003.

A chronic feature of living in Christchurch and Redlands is the noisy return of students in the late evening and early morning from the general area of Christchurch Green to University accommodation. This is more a public nuisance than the occasion of crime, but there are incidents (particularly over the past 10-12 years) of damage to vehicles (car aerials, wing mirrors and screen wipers).

Public nuisance is not confined to noise but also to litter (dropped, in our experience, along Elmhurst Road and on the neighbouring fringe of the campus). This has become more prominent just recently since Dominos Pizza took over the shop at 64 Christchurch Road, due to the robust packaging used for pizzas. And there was a particular spat at the beginning of this term.

I note that the Dominos application specifies (section I on p. 12) that 'provision of late night refreshment' will take place both indoors and outdoors. This is inevitable in that customers spill out with their food from the (admittedly well-appointed) shop onto the outdoor pavement of the shopping precinct. This can be observed at present even during the day, although it is probably regarded as a nuisance only by a minority of the public. But during the early hours of the morning it is likely to be accompanied by noise from the customers. The Dominos application does not relate to alcohol, but observation shows that a large proportion of the late-night and early morning customers of Dominos are there after an evening's drinking.

24/7 trading from this address would I suggest change character of the neighbourhood of Christchurch Green. It would bring the feel of the town centre (already extending as far as Whitley Street precinct) further from the centre to the edge of the Christchurch and Redlands conservation area. I cannot see that 24/7 trading adds to the well being either of those who patronise such outlets or – more significantly those who serve in them.

John Best

---

John Best

[REDACTED] Elmhurst Road,

Reading RG1 5HY

Tel. [REDACTED]

[REDACTED] (mobile)

[REDACTED]

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**French, Richard**

---

**From:** Susan <[REDACTED]>  
**Sent:** 26 October 2017 19:00  
**To:** Licensing  
**Subject:** Domino Licence Variation RG27AZ

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

Hi,

I am a former UoR student, secondary teacher and landlord living in Northcourt Avenue about 350 yards from the shop in question.

There is a continual problem of late night noise and disturbance to the local residents from students and others, including vehicles speeding dangerously along the Avenue in the early hours. We have to cope with noise, rubbish – discarded food wrappers and drinks containers - on the footways on a daily basis. If the opening hours of Domino's Pizzas were to be extended as requested, the Avenue will become increasingly noisy through the night, with little or no relief for the local residents. A few hours sleep in the early hours would be better for everyone, especially those of us without double glazed bedroom windows.

I ask that the variation in opening hours be refused.

Yours sincerely,

S N Jones, [REDACTED] Northcourt Avenue, RG27HD

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## French, Richard

---

**From:** john ledger <[REDACTED]>  
**Sent:** 26 October 2017 17:34  
**To:** Licensing  
**Subject:** Domino Pizza, 64 Christchurch Road

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

Dear Sir or Madam,

We live near to Reading University's Halls of Residence in Northcourt Avenue.

There is an on-going problem of late night noise and disturbance to the local residents in the early hours. We have to cope with noise, rubbish in the road and on the footpath every day during term-time.

The University is aware of these issues and in the context of the proposed increase in the number of the students expected on the Northcourt Avenue site over the next few years Karen Thomas, Accommodation Contract Management Director, Estates and Facilities of the University of Reading has undertaken to take steps that the University better controls the situation. However, there is no evidence of the Quiet Neighbour of UoR some years ago. It was, for a while, quite effective.

If the opening hours of Domino's Pizzas were to be extended as requested, the task being undertaken by the University will be made more difficult and there will be little or no relief for the local residents.

I ask that the variation in opening hours be refused.

Yours sincerely

J A ledger

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**French, Richard**

---

**From:** Simone Illger <[REDACTED]>  
**Sent:** 26 October 2017 17:31  
**To:** Licensing  
**Subject:** Dominos, 64 Christchurch Road, Reading RG2 7AZ

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

Dear Sir / Madam

We live directly opposite St Patrick's Hall of Residence in Northcourt Avenue - approximately 500 meters from the parade of shops where Dominos is located.

There is already enough of a problem with late night noise, rubbish, food wrappers, disposable drinks cups without the store being granted extended operating hours.

I ask that the variation in opening hours be refused.

Yours faithfully,

Simone & Andrew Illger

[REDACTED] Northcourt Avenue

Reading

Berkshire

RG2 7HE



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## Smalley, Robert

---

**From:** Anouska Henderson <[REDACTED]>  
**Sent:** 27 October 2017 10:47  
**To:** Licensing  
**Subject:** Application Ref 107957

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

Dear Sir/Madam,

Domino's Pizza, 64 Christchurch Road, RG2 7AZ  
Application Ref 107957

I wish to raise objection to the above application with regard to the four core Licensing objectives under Section 4 of the Licensing Act 2003. I live at the top of Redlands Road near to Christchurch Green.

### Prevention of Crime and Disorder

Due to the nature of the acoustics in the area I am regularly disturbed in the early hours of the mornings by gatherings at the shops on Christchurch Green. The availability of fast-food late at night fuels these gatherings and longer opening hours from the above business would increase the opportunities for this to happen. I have been the victim of regular damage to my car by individuals or groups late at night/in the early hours.

### Public Safety

The noise associated with late opening causes major disruption to sleep of local residents. Large gatherings where alcohol is involved can feel incredibly threatening. The safety of pedestrians and road users is at risk from large groups acting inappropriately.

### Prevention of public nuisance

As outlined above, the property is already impacting on residential amenity through noise, odour, disturbance and litter. Dominos have shown little regard for the safety, well-being and respect of the local residents as was shown, for example, during Freshers' Week when they blocked pavements and access routes giving away pizzas, bags and boxes, an excess of litter, an environmental disregard of paper and food waste. Kitchens open for deliveries mean there are vehicles constantly arriving and leaving the premises during anti-social hours contributing to sleep disturbance.

### Protection of children from harm

This is a residential area where there are young children disturbed at night by the noise. Furthermore, their parents are disturbed and their ability to function is thus impaired. The outlet is providing fast-food which is clearly understood to be contributing negatively to the health and well-being of children. There are several schools in the area and the premises are open to young people under 18 as well as to adults.

I pick up litter with Dominos logos on on a daily basis. There is a significant litter problem in the area and food waste is an unacceptably high part of that. There is a big environmental health

concern heightened by the fact a family pet died from rat poison consumption last year which was hugely distressing and at a large financial cost.

The addition of Dominos does nothing to enhance what used to be a community minded parade of shops. I would ask that you reject the proposal for extended hours.

Thank you

Yours faithfully,

Anouska Henderson

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27 OCT 2017

Sib Majumdar  
New Road,  
Reading,  
RG1 5JD

[Redacted]

**Ref: Dominoes extension to hours and request for licensing on Shinfield Road**

To whom it may concern,

I am expressing my considerable concern about the proposal of extended hours and an application for licensing (to sell alcohol) in our local area. We live in a relatively quiet residential area close to the university and therefore cannot see the benefit to local permanent residents. Late night take away establishments have a target audience for those engaging in night time entertainment (e.g. students). Selling alcohol and extending hours increase the likelihood of this. Which in turn will result in more anti-social behaviour (e.g. fighting fuelled by alcohol), unnecessary litter, and increased noise at night-time. Surely the only benefit is financial (i.e. for Dominoes) with no consideration or benefit for the local permanent community.

If the University is keen for this provision for their student population then perhaps they should consider if they can offer this on their own vast campus. Spoiling a beautiful residential area seems counterproductive to all those who live here.

The applications seems very covert, we were alerted to the fact that there was a notification in the shop premises window, and as such there has been no consultation with local residents. I will copy this letter to my MP.

Please acknowledge receipt of this letter and notify us about what the course of action will now be.

Yours faithfully,

Sib Majumdar

CC. Matt Rhoda



Sara Fincham-Majumdar

New Road,

Reading,

RG1 5JD



**Ref: Dominoes extension to hours and request for licensing on Shinfield Road**

To whom it may concern,

I am extremely concerned to learn that managers at Dominoes on Shinfield Road (Christchurch Green, Reading) are requesting to extend the recently opened opening hours and to extend its scope to sell alcohol. I strongly oppose these requests.

As a resident in this area, I would like to indicate that we chose to live here for the residential feel with a sense of character. Obviously having local amenities is advantageous to a community but this application seems not to acknowledge the permanent residents. We as a family of professionals and 3 young children (2, 5 & 8) are not looking to buy pizza at 5am nor are we looking to buy alcohol in this way. So this leads us to consider who is looking for this and do this particular group of people have consideration for local residents. Whilst I recognise night-time entertainment needs to be made available, is a residential area the right place for this? We would be concerned about how this would change the area, for the following reasons:

- Litter and rats, already since Dominoes has opened there has been an increase in rubbish (i.e. flyers, empty boxes)
- Anti-social behaviour
  - street drinking
  - crime
  - noise in a residential area
  - broken glass
- Target audience- the reach of Dominoes is considering the transient student population rather than the needs of the area.

There is already opportunity to purchase alcohol in shops, the public house and restaurant this feels civilised so we are unable to see the added value as a result of these intentions.

Please acknowledge receipt of this letter and please also assure us that you will listen to our concerns and that you will give us opportunity to respond through consultation if necessary.

Yours faithfully,

Sara Fincham-Majumdar

## Smalley, Robert

---

**From:** Jessica Di Luccio <[REDACTED]>  
**Sent:** 27 October 2017 13:27  
**To:** Licensing  
**Subject:** Re: Application Ref: 107957. Variation of licenses for Domino's, 64 Christchurch Road, Reading, RG2 7AZ.  
**Attachments:** Domino delivery vehicle illegal parking\_3723.JPG; Domino delivery vehicle illegal parking\_3725.JPG; Domino delivery vehicle illegal parking\_3726.JPG; Opening times on shop door\_3730.JPG; Domino Pizza 64 Christchurch Rd, Reading - Web Opening-Delivery times 2.PNG

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

Re: Application Ref: 107957. Variation of licenses for Domino's, 64 Christchurch Road, Reading, RG2 7AZ.

Dear Sir/Madam

I am writing to register my objection to the application for a variation of a licence by Domino's, 64 Christchurch Road, Reading, RG2 7AZ. The basis for this opposition is that granting a licence for these premises will not promote the licensing objectives, particularly the prevention of traffic, road abuse, disorder, antisocial behaviour, noise, and risk to public health.

I am a resident on Whitely Park Lane, Reading, RG2 7Be, and the current trading hours of Domino's have brought nothing but negative impact to the residents lives and surrounding area since they opened. Residents have already highlighted issues to Councillor Ashley Pearce and we have a consultation session due in November to discuss matters. Since Domino's started trading we have experienced an influx of disruption, parking abuse and antisocial behaviour. What should be a residential lane has become a commercial trading point due to the intense use by delivery vehicles, HGVs, LGVs, and vans pertaining to the shops on Christchurch Road. Whitely Park Lane has become a trading through road for access to the private road to the back of the Christchurch Road premises and the constant to-ing & fro-ing of vehicles and mopeds and HGVs has become intolerable. Residents in this area already suffer noise nuisance and antisocial behaviour at all hours of the day and particularly at night and the early hours. Extending delivery hours will only add to what is already a problem that should have been reviewed sensibly with the community and tackled prior to granting activity to this type of business. Residents mental health, wellbeing and sleep is already being severely impacted by the 24/7 activity that exists and it is totally unacceptable to expect residents to continue to endure this further. Granting a licence to allow the premises to stay open for deliveries until 05:00 hours will simply exacerbate what is already an untenable situation. It would provide a further source of disruption within an area suffering and struggling with the current impacts.

It's important to note that the area in front of the shops on Christchurch Road, prior to becoming short stay customer parking was originally a loading bay for the shop deliveries. Since the change of use Whitely Park Lane has borne the brunt of this with delivery vans, HGVs, and so forth utilising the small Lane for commercial activities. Furthermore, the cars parked on Christchurch Road in front of the shops protrude on to the main road making it not only impossible for Reading buses to pull into the bus stop properly, but also dangerous by causing a visual obstruction to motorists either turning right out of Whitley Park Lane, or travelling down Christchurch Road towards town centre.

Residents have complained directly to the Domino's management and staff who have been parking and leaving their vehicles for several hours either in the Residents parking bays or on the double yellow lines of

Whitley Park Lane. Residents have also complained to Domino's re the high speed in which the delivery vehicles enter and leave Whitley Park Lane, putting public at risk. Whitley Park Lane is not designed for the excess traffic, HGV and LGV commercial activity it is subjected too and most certainly not to vehicles travelling at high speeds. The Lane infrastructure is being impacted by an onslaught of abuse of the aforementioned vehicles and residents are experiencing increased vibration levels. There are extremely old properties on the Lane which cannot stand up to these levels which can lead to damage to the buildings and structures. I herewith attach photos of the illegally parked Domino delivery vehicles.

I do not think any of us genuinely believe that even in today's modern and digital society people need pizza at 05:00 hours or even beyond 23:00 hours. A variation of hours will purely precipitate erratic behaviour, draw unwelcome attention and increased footfall at unsociable hours to a residential and conservation area, particularly drawing a student community who have already been hanging around Whitley Park Lane creating disorder and public nuisance during early hours which has already reached problem levels whereby the local police has had to be called out on several occasions. The levels of noise & disturbance now endured by the local residents contravenes environmental health policies and residents should be allowed to get a decent night's sleep and live in a civil and polite community.

I would also like some clarity on what Domino's are stating as their current opening & delivery times. Their website states that they are already open and delivering until 05:00. I herewith attach images.

Below are the key impact areas since Dominos opened for trading:

- Excess traffic on Whitley Park Lane
- Illegally parked vehicles on Whitley Park Lane double yellow lines by customers using Domino's
- Illegally parked vehicles on Whitley Park Lane double yellow lines by Dominos delivery vehicles
- Illegally parked vehicles on Whitley Park Lane resident parking bay 15R by customers using Domino's
- Illegally parked vehicles on Whitley Park Lane resident parking bay 15R by Domino's delivery vehicles
- Illegally parking and blocking access to Cintra Park – the park is used by children adults, disabled (wheelchair bound) resident, and dog walkers.
- Abuse of Whitley Park Lane by Domino's delivery vehicles parking on double yellowed lined corners within feet of an exit onto a main road or on the double yellow lines at the lane exit causing visual obstructions and blocking exit/access,
- Blocking park access area with their delivery vehicles
- Parking on Top Gear Tyres property straddling double yellow lines and causing obstruction by making the Lane narrower to drive through.
- Using the end of the Lane at the park entrance as a turning bay day & night.
- Speeding up and down Whitley Park Lane by Domino delivery drivers – putting residents and park users at risk
- Verbal abuse to Residents from customers using Domino's that are illegally parking in resident parking bay 15R when being asked to vacate the resident space so residents can park.
- Noise and disruption from 23:00 hours into the early hours by customers using Domino's.
- Litter of Domino's pizza boxes and other Dominos packaging being left on Whitley Park Lane
- Heavy goods vehicles using Whitley Park Lane as an unloading bay, parking either on the double yellow lines or in resident parking bay 15R for long periods of time
- Heavy goods vehicles and large goods vehicles making food supply deliveries at antisocial hours, e.g. 06:00, the flashing lights, noise emanating from the reverse message, and the

thunderous sounds when in transit is unacceptable during the prohibited times for residential noise, as per the Residential Noise Regulation.

- Air quality and pollution and impact to health from excess HGVs, LGVs and delivery vehicles entering and exiting the Lane 24/7, leaving their engines running whilst parked directly outside resident's properties.
- Noise disturbance from disposal of rubbish at the back of the premises at antisocial hours, e.g. from 22:00 hours into the early hours. Again, during the prohibited times for residential noise as per the Residential Noise Regulation
- Impact to sleep from dawn deliveries, late night vehicle noises , e.g. engines running, vehicle doors slamming, mopeds whizzing, constant stream of delivery vehicles going up & down Whitely Park Lane.

In view of the above, I would urge the Licensing Authority to refuse the application. There is no sane reason why activity should continue into such late hours. It does not bring any benefit or positivity to a community which is already struggling with a negative situation. Common sense should be applied and prevail and we should acknowledge that allowing trading of pizzas until 05:00 is not a life or death situation. A community should be able to live in a civil manner supported by its local authority.

Yours faithfully,

**Jessica Di Luccio**

Whitley Park Lane | Reading | Berkshire | RG2 7BE

Email: 

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## Smalley, Robert

---

**From:** Pradeep Kumar T.K <[REDACTED]>  
**Sent:** 27 October 2017 15:59  
**To:** Licensing  
**Subject:** Dominos 64 Christ Church road

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

Hi - Please review the following before providing extended hours license to Domino's @ 64 Christ Church road

The customers coming to Domino's and other shops often tend to park at Whitley Park Lane in Parking space assigned to apartments. It causes lot of disturbance especially at the middle of the night.

I see a lot of people in whitley park lane these days even after midnight. It could be directly attributed to the shops being open till late night.

I am happy for any shop to operate till at any point of time provided it doesn't cause disturbance or security concerns for residents . Please do the necessary checks before issuing licence

Please note: It is always good to have food availability till late. If they are planning to serve alcohol after midnight, I would discourage that since the shops are very close to houses.

Thanks  
Pradeep Kumar TK  
Whitley Park Lane  
RG2 7BE

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## French, Richard

---

**From:** Anne Wheldon [REDACTED]  
**Sent:** 27 October 2017 17:14  
**To:** Licensing  
**Cc:** Woodward, Paul (Councillor)  
**Subject:** Licence Variation for Domino's Pizza, 64 Christchurch Road, Reading, RG2 7AZ - RS dealt

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

Dear Sir or Madam

We note with concern that the recently-opened Domino's Pizza in Christchurch Road is applying for a substantial extension to its opening hours, from the current 14-15 hours per day (11:00 am to either 1:00 or 2:00 am) up to 24 hours per day.

This small parade of shops is in a largely residential area: much of its custom is from the large student body living on the Whiteknights university campus, and in the halls of residence on Northcourt Avenue. As local residents, we know that the area is busy with both pedestrians and vehicles during the day, and there is already a problem with noise and litter when students go into the town in the evening and return in the small hours.

Having an all-night food outlet will lead to pedestrian and vehicle noise throughout the night, and will further increase the amount of litter, including food contaminated litter. This is an unreasonable burden on local residents: the current opening hours are already long, particularly at weekends.

We ask you to turn down this application for licence variation

Yours

Anne Wheldon and John Bayes  
[REDACTED] Northcourt Avenue, Reading RG2 7HA  
(about 500m from Domino's Pizza)

cc: Church Ward Councillor Paul Woodward

## French, Richard

---

**From:** Helen Bewick [REDACTED]  
**Sent:** 27 October 2017 22:56  
**To:** Licensing  
**Subject:** Objection to Dominos Pizza Application Christchurch Road - RS dealt

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

Dear Sir,

I would like to object to the premises licence variation for Dominos, 64 Christchurch Road, Reading as the application does not support the licensing objectives.

- The restaurant is in the centre of a highly Residential area, with flats immediately above and to the side and at least 25 dwellings, including opposite, within 50 metres and no other businesses operate 24/7 in this row of shops. The 24/7 operation will draw customers to the premises both by foot and car, and then cause disturbance to residents as customers walk home, car doors are slammed and driven off, on Redlands Rd, Northcourt Ave, Christchurch Road, The Mount & Elmhurst Road. Children sleeping nearby will suffer disturbance by increased visitors to the area.
- Students will be drawn off campus to visit the premises rather than staying in their halls. Those catching the bus from town will get off earlier to visit the shop rather than getting off on-Campus.
- The applicant already has complete disregard to noise pollution caused by mopeds, motorcycles and cars used for delivering and this will continue 24/7 with current quiet at night broken. Drivers and staff are often outside on phones further adding to noise.
- Mopeds are already frequently parked on pavements causing a public nuisance and this will get worse.
- Light pollution caused by flood lights on the exterior of premises installed recently by the applicant causes undue disturbance to local protected bats as they will be on 24/7.
- Cooking Smells and noise from extraction equipment from the premises will cause public nuisance to local residents. The vehicles used for delivery are generally old and the fumes from them will increase local pollution levels especially NOx gases.
- Rubbish from customers will fall to local residents to clear up not Dominos. The applicant already demonstrates little regard to waste management during Freshers week giveaways left in front gardens, paths etc and constant flyers in letterboxes.
- Deliveries and rubbish collections are already made before 8am disturbing the local community, this will get worse as the premises gets busier.

In conclusion the applicant has shown they are incapable of considering anyone else in the community in their pursuit of profit so is incapable of holding up the licensing objectives.

Kind Regards

Helen Bewick  
[REDACTED] The Mount, RG1 5HL

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**LICENSING ACT 2003 PREMISES LICENCE - PART A**

Reading Borough Council being the Licensing Authority under the above Act,  
HEREBY GRANT a PREMISES LICENCE as detailed in this licence.

Premises Licence Number	LMV000277
-------------------------	-----------

**Premises Details**

<b>Trading name of Premises and Address</b>	
Dominos 64 Christchurch Road Reading RG2 7AZ	
<b>Telephone Number</b>	

<b>Where the Licence is time limited the dates the Licence is valid</b>
N/A

**Licensable Activities**

<b>Licensable Activities authorised by the Licence</b>
Late Night Refreshment - Indoor & Outdoor

**Authorised Hours for Licensable Activities**

<b>The times the licence authorises the carrying out of licensable activities</b>	
<b>Hours for the Provision of Late Night Refreshment</b>	
Monday	from 2300hrs until 0100hrs
Tuesday	from 2300hrs until 0100hrs
Wednesday	from 2300hrs until 0200hrs
Thursday	from 2300hrs until 0100hrs
Friday	from 2300hrs until 0200hrs
Saturday	from 2300hrs until 0200hrs
Sunday	from 2300hrs until 0100hrs

**Opening Hours**

<b>Hours the Premises is Open to the Public</b>	
Monday	from 1000hrs until 0100hrs
Tuesday	from 1000hrs until 0100hrs
Wednesday	from 1000hrs until 0200hrs
Thursday	from 1000hrs until 0100hrs
Friday	from 1000hrs until 0200hrs
Saturday	from 1000hrs until 0200hrs
Sunday	from 1000hrs until 0100hrs



## Alcohol

Where the licence authorises supplies of alcohol whether these are on and/or off supplies

N/A - NO ALCOHOL TO BE SOLD OR SUPPLIED UNDER THE PREMISES LICENCE

## Premises Licence Holder

Name, (registered) address of holder of premises licence

Name: DPSK Limited

Address: Fortune House, Crabtree Office Village, Egham, TW20 8RY

## Additional Details

Name, address and telephone number of designated premises supervisor where the premises licence authorises the supply of alcohol

N/A

## Designated Premises Supervisor

Personal Licence number and issuing authority of personal licence held by the designated premises supervisor where the premises licence authorises the supply of alcohol

NONE

This Licence shall continue in force from 12/08/2017 unless previously suspended or revoked.

Dated: 14 August 2017

Head of Environment & Neighbourhood Services



## Mandatory Conditions

### Supply of Alcohol

To be applied where a premises licence authorises the supply of alcohol

- 1 No supply of alcohol may be made under the premises licence:-
  - a) at a time when there is no designated premises supervisor in respect of the premises licence, or
  - b) at a time when the designated premises supervisor does not hold a personal licence or his personal licence is suspended
- 2 Every supply of alcohol made under the premises licence must be made or authorised by a person who holds a personal licence.

### Film Exhibitions

To be applied only where a premises licence or club premises certificate authorises the exhibitions of films

- 1 The admission of children to any exhibition of any film must be restricted in accordance with section 20 of Part 3 of the Licensing Act 2003.
- 2 In the case of films which have been classified by the British Board of Film Classification admission of children to films must be restricted in accordance with that classification.
- 3 In the case of films which have not been classified by the British Board of Film Classification, admission of children must be restricted in accordance with any recommendation made by the Licensing Authority.

### Door Supervisors

To be applied where a premises licence or club premises certificate includes a condition that any person must be at the premises to carry out a security activity. [Except premises with a premises licence authorising only plays or films or premises used exclusively by a club].

- 1 Each individual present at the licensed premises to carry out a security activity must be licensed by the Security Industry Authority.

1) The responsible person must ensure that staff on relevant premises do not carry out, arrange or participate in any irresponsible promotions in relation to the premises.

2) In this paragraph, an irresponsible promotion means any one or more of the following activities, or substantially similar activities, carried on for the purpose of encouraging the sale or supply of alcohol for consumption on the premises—

(a) games or other activities which require or encourage, or are designed to require or encourage, individuals to—

(i) drink a quantity of alcohol within a time limit (other than to drink alcohol sold or supplied on the premises before the cessation of the period in which the responsible person is authorised to sell or supply alcohol), or

(ii) drink as much alcohol as possible (whether within a time limit or otherwise);

(b) provision of unlimited or unspecified quantities of alcohol free or for a fixed or discounted fee to the public or to a group defined by a particular characteristic in a manner which carries a significant risk of undermining a licensing objective;

(c) provision of free or discounted alcohol or any other thing as a prize to encourage or reward the purchase and consumption of alcohol over a period of 24 hours or less in a manner which carries a significant risk of undermining a licensing objective;

(d) selling or supplying alcohol in association with promotional posters or flyers on, or in the vicinity of, the premises which can reasonably be considered to condone, encourage or glamorise anti-social behaviour or to refer to the effects of drunkenness in any favourable manner;

(e) dispensing alcohol directly by one person into the mouth of another (other than where that other person is unable to drink without assistance by reason of disability).

Supply of Tap Water (commencement date 01/10/2014)

1. The responsible person must ensure that free potable water is provided on request to customers where it is reasonably available.

Age Verification Policy (commencement 01/10/2014)

1. The premises licence holder or club premises certificate holder must ensure that an age verification policy is adopted in respect of the premises in relation to the sale or supply of alcohol.
2. The designated premises supervisor in relation to the premises licence must ensure that the supply of alcohol at the premises is carried on in accordance with the age verification policy.
3. The policy must require individuals who appear to the responsible person to be under 18 years of age (or such older age as may be specified in the policy) to produce on request, before being served alcohol, identification bearing their photograph, date of birth and either—
  - (a) a holographic mark, or
  - (b) an ultraviolet feature.

Drink Measurements (commencement date 01/10/2014)

1. The responsible person must ensure that—
  - (a) where any of the following alcoholic drinks is sold or supplied for consumption on the premises (other than alcoholic drinks sold or supplied having been made up in advance ready for sale or supply in a securely closed container) it is available to customers in the following measures—
    - (i) beer or cider: ½ pint;
    - (ii) gin, rum, vodka or whisky: 25 ml or 35 ml; and
    - (iii) still wine in a glass: 125 ml;
  - (b) these measures are displayed in a menu, price list or other printed material which is available to customers on the premises; and
  - (c) where a customer does not in relation to a sale of alcohol specify the quantity of alcohol to be sold, the customer is made aware that these measures are available.”

## Minimum Permitted Pricing (commencement 28th May 2014)

1. A relevant person shall ensure that no alcohol is sold or supplied for consumption on or off the premises for a price which is less than the permitted price.

2. For the purposes of the condition set out in paragraph 1—

(a) “duty” is to be construed in accordance with the Alcoholic Liquor Duties Act 1979;

(b) “permitted price” is the price found by applying the formula—

$$P = D + (D \times V)$$

where—

(i) P is the permitted price,

(ii) D is the rate of duty chargeable in relation to the alcohol as if the duty were charged on the date of the sale or supply of the alcohol, and

(iii) V is the rate of value added tax chargeable in relation to the alcohol as if the value added tax were charged on the date of the sale or supply of the alcohol;

(c) “relevant person” means, in relation to premises in respect of which there is in force a premises licence—

(i) the holder of the premises licence,

(ii) the designated premises supervisor (if any) in respect of such a licence, or

(iii) the personal licence holder who makes or authorises a supply of alcohol under such a licence;

(d) “relevant person” means, in relation to premises in respect of which there is in force a club premises certificate, any member or officer of the club present on the premises in a capacity which enables the member or officer to prevent the supply in question; and

(e) “valued added tax” means value added tax charged in accordance with the Value Added Tax Act 1994

3. Where the permitted price given by Paragraph (b) of paragraph 2 would (apart from the paragraph) not be a whole number of pennies, the price given by that sub-paragraph shall be taken to be the price actually given by that sub-paragraph rounded up to the nearest penny.

4. (1) Sub-paragraph (2) applies where the permitted price given by Paragraph (b) of paragraph 2 on a day (“the first day”) would be different from the permitted price on the next day (“the second day”) as a result of a change to the rate of duty or value added tax.

4. (2) The permitted price which would apply on the first day applies to sales or supplies of alcohol which take place before the expiry of the period of 14 days beginning on the second day.

## Annex 2

### Conditions Consistent with the Operating Schedule

#### Prevention of Crime & Disorder

1. CCTV operating in premise

#### Prevention of Public Nuisance

1. Notices reminding cus
2. tomers to leave quietly 2. Sweep all area outside shop daily

## Annex 3

### Conditions attached after a hearing by the Licensing Authority

N/A

## Annex 4

### Plans

As attached plan C5081-P05 Revision D dated 09/05/2016

TOWN AND COUNTRY PLANNING ACT 1990  
PLANNING AND COMPENSATION ACT 1991  
TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1988

APPLICATION FOR FULL PLANNING PERMISSION

To: Alan Barnes  
The Street  
SWALLOWFIELD  
RG7 1QY

Application No:  
93/0408 /VC

Applicant: Mr Shafi

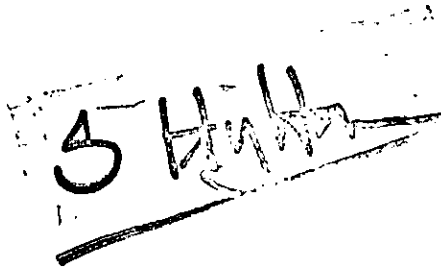

READING BOROUGH COUNCIL as local planning authority GRANT  
planning permission for the following development:

Relaxation of Condition 3 of planning permission 92/0633 for change  
of use to hot food takeaway to allow continued use as hot food  
takeaway.

at 64 CHRISTCHURCH ROAD, READING

Subject to such conditions and for such reasons as may be  
attached:

Date: 2nd July 1993

  
Head of Planning and  
Environmental Health 

OTHER STATUTORY CONSENTS MAY BE REQUIRED  
PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE


64 CHRISTCHURCH ROAD, READING

Application No: 93/0408

Conditions and Reasons:

- 1 The premises shall not be used for the preparation or sale of hot food between the hours of 2330 and 0800 the following day Mondays to Saturdays, nor between 2300 and 0800 on Sundays and Bank Holidays. Reason: in order to protect the amenities of neighbouring properties.
- 2 Provision shall be made on-site and in such other locations as may be first agreed with the Local Planning Authority for the installation and subsequent emptying of litter bins. Reason: the nature of the use such that it generates litter and in the interests of the amenity.
- 3 The use, hereby permitted, shall be carried on only by Mr Shafi. The permission shall not enure for the benefit of the land and the use, hereby permitted, shall be discontinued when Mr Shafi ceases to occupy the premises. Reason: as there are planning objections to the development, but the circumstances of the applicant are an exceptional justification; the un-restricted occupation of the premises would, however, be contrary to the proper planning of the area.
- 4 Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 and the Town and Country Planning General Development order 1989, the use of the premises hereby permitted shall be restricted to that of a hot food takeaway and shall not, without the written authority of the Local Planning Authority, revert or change to any other use within Class A3 of the Use Classes Order 1987 nor to any use within Class A2 of that Order. Reason: to ensure that proper provision is made for differing parking requirements associated with each use and to enable the Local Planning Authority to assess the impact of any alternative use on the surrounding area.
- 5 All servicing of the premises and deliveries shall take place from the rear and not from the Christchurch Road frontage. Reason: in the interests of road safety.
- 6 Three parking spaces shall be laid out to the rear of the premises for use by employees/visitors to the premises to the satisfaction of the Local Planning Authority within 2 months of the date of this consent and thereafter maintained to the satisfaction of the Local Planning Authority. Reason: in order to provide a degree of off street parking in the interests of road safety.

Date: 2nd July 1993

  
Head of Planning and  
Environmental Health



## NOTES

### APPEALS

(1) If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, he may appeal to the Secretary of State for the Environment in accordance with section 78 of the Town and Country Planning Act 1990 within six months of receipt of this notice. Appeals must be made on a form which is obtainable from the Department of the Environment, Tollgate House, Houlton Street, Bristol BS2 9DJ. The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the local planning authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements (a), to the provisions of the development order, and to any directions given under the order. He does not in practice refuse to entertain appeals solely because the decision of the local planning authority was based on a direction given by him.

(2) If permission to develop land is refused or granted subject to conditions, whether by the local planning authority or by the Secretary of State for the Environment and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted he may serve on the Common Council, or on the Council of the district in which the land is situated, as the case may be, a purchase notice requiring that council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

(3) In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in section 114 of the Town and Country Planning Act 1990.

(a) The statutory requirements are those set out in section 79(6) of the Town and Country Planning Act 1990, namely sections 70 and 72(1) of the Act.

### BERKSHIRE ACT 1986 - Section 32

(1) Except as provided in subsection (a) below, where plans for the erection or extension of a building are deposited with a district council in accordance with building regulations, the district council shall reject the plans unless, after consultation with the fire authority, they are satisfied that the plans show -

- (a) that there will be adequate means of access for the fire brigade to the building or, as the case may be, to the building as extended; and
- (b) that the building or, as the case may be, the extension of the building will not render inadequate existing means of access for the fire brigade to a neighbouring building.

(2) No requirement concerning means of access to a building or to a neighbouring building shall be made under this section in the case of a building to be erected or extended in pursuance of a planning permission granted upon an application made under the Act of 1990, unless notice of the provisions of this section is endorsed on or accompanies the planning permission.

(3) Section 16(7) and (8) and section 36(2) to (6) of the Building Act 1984 (notice of rejection or passing of plans and enforcement of requirements) shall apply as if this section were a section of the said Act 1984.

(4) Any person aggrieved by the action of the district council in rejecting plans under this section, may appeal to a magistrates' court.

(5) In this section references to the adequacy or inadequacy of means of access for the fire brigade shall be construed as references to a means of access adequate or, as the case may be, inadequate for use for fire-fighting purposes by members of one or more fire brigades and their appliances.

### SECTION 76 TOWN AND COUNTRY PLANNING ACT 1990

76—(1) This section applies when planning permission is granted for any development which will result in the provision—

- (a) of a building or premises to which section 4 of the Chronically Sick and Disabled Persons Act 1970 applies (buildings or premises to which the public are to be admitted whether on payment or otherwise);
- (b) of any of the following (being in each case, premises in which persons are employed to work)—
  - (i) office premises, shop premises and railway premises to which the Offices, Shops and Railway Premises Act 1963 applies;
  - (ii) premises which are deemed to be such premises for the purposes of that Act; or
  - (iii) factories as defined by section 175 of the Factories Act 1961;
- (c) of a building intended for the purposes of a university, university college or college, or of a school or hall of a university;
- (d) of a building intended for the purposes of an institution within the PCFC funding sector; or
- (e) of a building intended for the purposes of a school or an institution which provides higher education or further education (or both) and is maintained or assisted by a local education authority.

(2) The local planning authority granting the planning permission shall draw the attention of the person to whom the permission is granted—

- (a) in the case of such a building or premises as are mentioned in subsection (1)(a)—
  - (i) to sections 4 and 7 of the Chronically Sick and Disabled Persons Act 1970; and
  - (ii) to the Code of Practice for Access of the Disabled to Buildings (British Standards Institution code of practice BS 5810: 1979) or any prescribed document replacing that code;
- (b) in the case of such premises as are mentioned in subsection (1)(b), to sections 7 and 8A of that Act and to that code or any such prescribed document replacing it;
- (c) in the case of such a building as is mentioned in subsection (1)(c), (d) or (e), to sections 7 and 8 of that Act and to Design Note 18 "Access for Disabled People to Educational Buildings" published in 1984 on behalf of the Secretary of State, or any prescribed document replacing that note.

(3) Expressions used in subsection (1)(d) and (e) and in the Education Act 1944 have the same meanings as in that Act.

### HAZARDOUS WASTE AND MATERIALS

Your attention is drawn to the possibility that development of land or redevelopment of properties will give rise to hazardous material probably in the form of contaminated soil or building construction waste (e.g. asbestos lagging around pipework) needing disposal.

Under the requirements of the Control of Pollution Act 1974 and regulations made thereunder it is an offence if such material is not deposited in appropriate sites licenced by the County Council acting in their capacity as Waste Disposal Authorities and additional procedures may have to be followed.

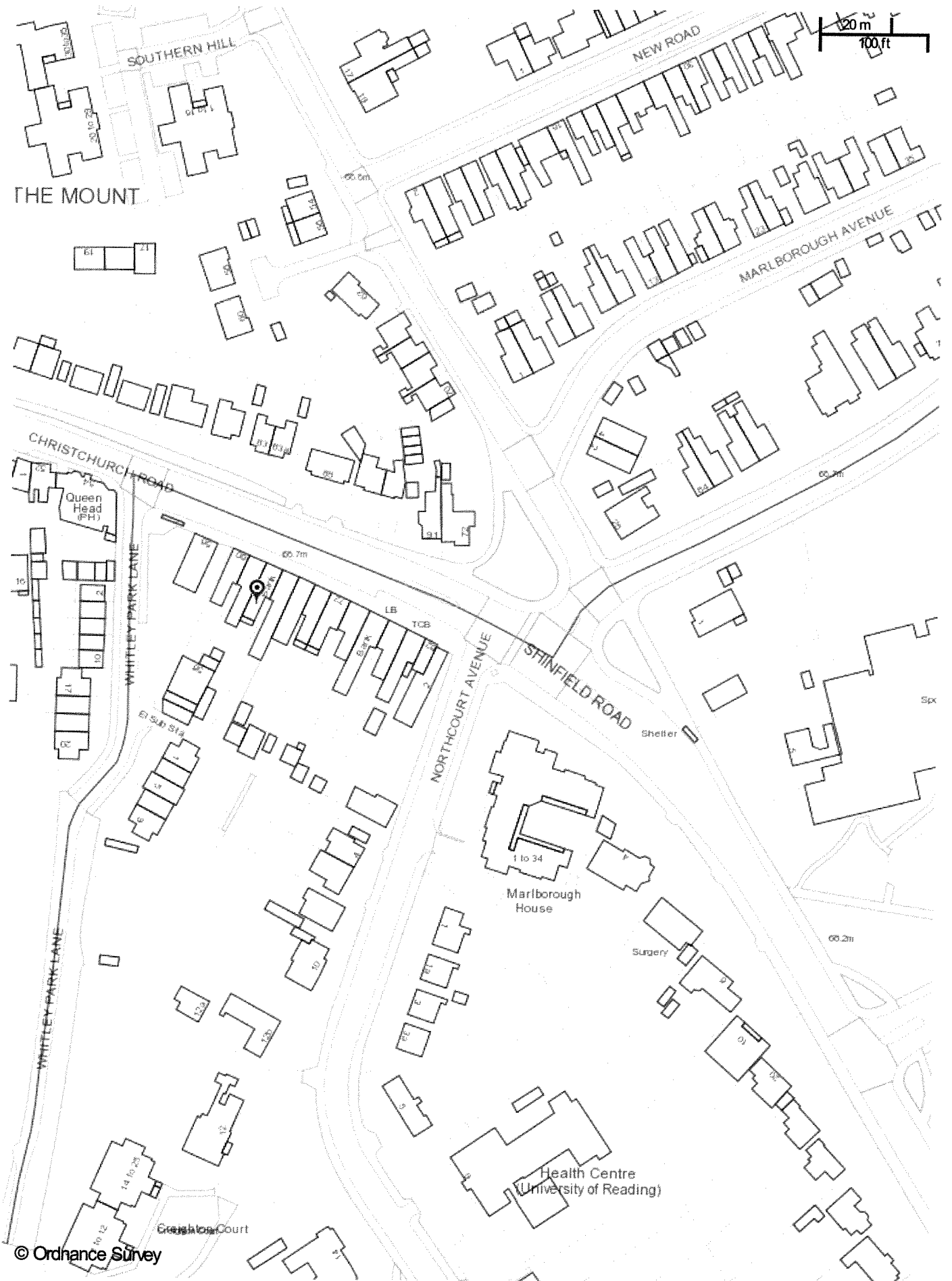
Details of the sites in Berkshire and advice on suitability of wastes involved and procedures necessary can be obtained from:

Waste Management Branch, County Surveyor's Department,  
Berkshire County Council, Shire Hall, Shinfield Park, Reading RG2 9XG Tel: Reading 875444

There may also be occasions when hazardous substances such as gas from former landfill sites could be a problem. The County Surveyor's Waste Management Group have agreed to list and map all such sites and copies will be available from the above address.

### BUILDING REGULATIONS

This planning permission does not give approval under the Building Regulations. Before any works are commenced you should check with the Building Control Section of the Planning Department whether any approval is required under the Building Regulations.



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