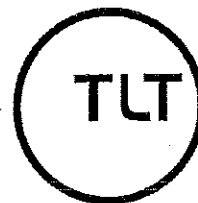


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Our ref 303L/MP01/KH03/83425/10
Your ref

Mr G Ashton
27 Colebrook Street
WINCHESTER
Hampshire
SO23

Direct tel +44 (0)117 917 7855 Date 7 August 2013
Direct fax +44 (0)117 917 7566 Email kelly.hackford@TLTsolicitors.com

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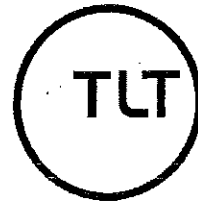
Dear Mr Ashton

Our client - River Cottage Stores Limited
Application for premises licence
River Cottage Canteen & Deli Abbey Mill Colebrook Street Winchester SO23 9LH

Thank you for your response to our letter.

We have taken our client's instructions in respect of the queries you have raised. Following the numbering in your email:

1. The amended opening hours proposed are 08.00 to 23.30 Monday to Saturday and 08.00 to 23.00 Sunday. There is no drinking up time beyond these opening hours.
2. It is proposed that CCTV cameras will be positioned internally to give a clear overview of the operation both guest side and back of house, with particular attention to the bar area and the front entrance to the canteen and the rear service exit to the building. There is also likely to be a camera monitoring the service yard.
3. It is proposed that a nominated taxi company will be used by the canteen and guests will be encouraged to use this where needed. The pick up point for guests will be the entrance to Abbey Gardens, The Broadway in order to ensure minimal noise impact on residents.
4. The application does seek permission for off sales for the same hours as on sales. Off sales are a very small part of the River Cottage business but our client does occasionally receive requests from guests to buy alcohol from their limited range to take home after dining. This usually only applies to a limited range of our client's own label and specially picked stock. Our client would like to be able to offer this facility.



We hope this addresses the issues you raised. Again, if you are now satisfied having had sight of this information, we would kindly request that you notify the licensing department of this.

Should you have any further questions please do not hesitate to contact us.

Yours faithfully

A handwritten signature in black ink, appearing to be the letters 'TLT' written in a cursive, stylized manner.

TLT LLP

From: Guy Ashton
Sent: 04 August 2013 06:20
To: Matthew Phipps
Subject: River Cottage: Application for premises licence; Winchester

Dear Mr Phipps,

Thank you very much for your letter of 31 July. This is the first constructive communication we have had with anyone about the River Cottage proposal so I am very grateful, but it also highlights how welcome it would have been if any of River Cottage's management, or their agents or the Council had taken the time to talk to residents.

That aside, I have a couple of questions:

- 1) Is there such a thing as "drinking up time" and if so does that extend beyond the opening hours applied for?
- 2) What area of the property will be covered by the CCTV camera?
- 3) Will the taxis use the Abbey Gardens entrance to the property, and therefore pick up customers from the Broadway, or will they use the Colebrook Street entrance? From the point of view of residents of Colebrook Street, it would be infinitely preferable if taxis could be encouraged to use the Broadway, which is a busy street with plenty of restaurants and traffic rather than the quiet, residential, narrow Colebrook Street.
- 4) Your letter states that "Late night refreshment is restricted to consumption on the premises", but the Licence Application appears to apply for permission to supply alcohol on and off the premises for the full opening hours, ie up to 23.30 / 23.00 (as amended). I think "late night refreshment" is different to the supply of alcohol, but I wonder if the application could restrict the off-licence supply of alcohol to normal shopping hours?

I very much look forward to your reply,

Guy Ashton
27 Colebrook Street
Winchester
SO23 9LH



Our ref 303L/MP01/KH03/83425/10
Your ref

Mr G Ashton
27 Colebrook Street
WINCHESTER
Hampshire
SO23

Direct tel +44 (0)117 917 8020 Date 31 July 2013
Direct fax +44 (0)117 917 7566 Email matthew.phipps@TLTsolicitors.com

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Dear Sir/Madam

Our client - River Cottage Stores Limited
Application for premises licence
River Cottage Canteen & Deli Abbey Mill Colebrook Street Winchester SO23 9LH

We act on behalf of River Cottage Stores Limited in respect of the application for a new premises licence for the above premises.

A copy of the representation that you have made in connection with the application has been sent through to us and we thought it would be helpful to provide you with some further information regarding our client's proposal for the premises.

Firstly, please find enclosed some further information showing the nature and style of the operation proposed.

Secondly, following discussions with the planning officer we can confirm that the application has now been amended in line with hours permitted by the planning permission of the premises. The application has been amended as follows:

- Sale of alcohol proposed Monday to Saturday from 09.00 to 23.30 and Sunday 10.00 to 23.00.
- Opening hours 08.00 to 23.30 Monday to Saturday and 08.00 to 23.00 Sunday.
- Late night refreshment Monday to Saturday from 23.00 to 23.30.
- Request for extended hours on New Years Eve removed.
- Use of the outside seating area shall cease no later than 21.00.

In addition to the amendments, the following conditions have already been proposed as part of our client's operating schedule for the application, which we hope will alleviate your concerns:

Proposed conditions

All staff shall be suitably trained for their job function for the premises the training shall be written into a programme of ongoing review and will be made available to a responsible authority on reasonable request.

The predominant use of the premises shall be as a restaurant.

Prevention of crime and disorder

CCTV camera shall be installed and maintained in consultation with the police crime prevention office. The licensee shall ensure that the CCTV is maintained in working order, that images are kept for 31 days.

A designated member of staff will monitor the outside area when in use.

To be a member of Pubwatch or related scheme.

Off sales are to be taken off the area marked on the licensed plan in sealed containers only.

Public Safety

Measures that will promote public safety will accompany this application as an appendix in order to explain the considerations taken by the applicant, but do not form part of the application as they are covered by other legislation.

The outside seating area will be limited to the area marked on any plan attached to the premises licence.

All emergency doors shall be maintained effectively self closing and not held open other than by an approved device.

The position of furniture in the outside areas will not prohibit access by emergency or other appropriate vehicles.

Prevention of Public Nuisance

The Licence Holder or nominated person will assess the impact of any noisy activities on neighbouring premises at the start of the activity/entertainment and periodically throughout the activity/entertainment and take action to reduce noise levels if they are found to be excessive/distinguishable above background levels at the nearest residential property.

Waiter/waitress service will be available throughout the premises at all times.

Substantial food will be available at all times (subject to a permitted wind down period before the terminal hour of service)

Consumption of alcohol at the bar area is subject to patrons waiting for tables or sitting at stools provided.

Doors and windows will be closed except for access to and egress from the premises during any regulated entertainment.

No noise shall emanate from the premises nor vibration be transmitted through the structure of the premises which gives rise to a nuisance.

A specific taxi operator has been nominated for staff and customers use. The company's telephone number is advertised to customers. The operator and all drivers are aware that they should arrive and depart as quietly as possible, should not sound vehicle horns as a signal of their arrival or leave engines idling unnecessarily. In addition, staff will leave as quietly as possible, particularly at night and during the early morning.

There will be kitchen extract systems taking smells and grease away from habitable areas.

Ventilation equipment will be regularly cleaned and maintained to control the levels of odour generated by the premises.

The premises licence holder or club official shall ensure that prominent, clear and legible notices are displayed at all exits requiring customers to respect the needs of local residents and to leave the area quietly.

A telephone number will be made available for local residents to contact in case of noise nuisance or anti-social behaviour by persons associated with the premises. The telephone number will be a direct number to the management who are in control during opening hours. A record will be kept by management of all calls received, including time, date and information of the caller, including the action taken following the call. Records will be made available for inspection.

Late night refreshment is restricted to consumption on the premises.

A designated, de-lined and bordered smoking area will be allocated outside the premises.

Suitable receptacles will be provided for cigarette litter in the outside area.

No regulated entertainment to take place outside.

Protection of children from harm

All staff shall be aware of the law regarding the refusal of service to any person who is drunk or is underage and shall be aware of how to seek ID from anyone who appears to be underage.

All staff training on the issue of underage sales to be documented and made available to responsible authorities upon request.

A challenge 21 policy is employed whereby those who appear to be under the age of 21 and are attempting to purchase alcohol will be asked to provide identification.

The only type of identification that will be accepted is a photo driving licence, passport or PASS (Proof of Age Standards Scheme) accredited identification.

Staff will be trained in this policy and records will be kept.

There shall be no adult entertainment, services, activities, other entertainment or matters ancillary to the use of the premises that may give rise to concern in respect of children.

We hope that the amendments to the application and conditions help to address the concerns you have raised in your representation.

If you are now satisfied having had sight of this information, we would kindly request that you notify the licensing department of this.

Should you have any further questions or suggestion of ways in which the premises could operate, please do not hesitate to contact us and we will forward on any comments that you raise.

Yours faithfully

TLT LLP