



Meeting                      Licensing Sub-Committee

Date and Time              Wednesday, 28th July, 2021 at 10.00 am.

Venue                         Walton Suite, Guildhall, Winchester

**Note:** *This meeting is being held in person at the location specified above. In line with relevant legislation and public health guidance the following arrangements apply. Members of the public should note that a live audio feed of the meeting will be available from the councils website ([www.winchester.gov.uk](http://www.winchester.gov.uk)) and the video recording will be available shortly after the meeting.*

*A limited number of seats will be made available at the above named location. Please note that priority will be given to those who have made written representation to the application following confirmation with the Licensing Team, over those wishing to attend and observe. Those who may wish to observe must notify the council at least 3 working days in advance of the meeting.*

## AGENDA

- 1. Disclosure of Interests**  
To receive any disclosure of interests from Members and Officers in matters to be discussed.  
*Note: Councillors are reminded of their obligations to declare disclosable pecuniary interests, personal and/or prejudicial interests in accordance with legislation and the Council's Code of Conduct.*
- 2. Variation of Premises Licence - The Roebuck Inn, 57 Stockbridge Road, Winchester, SO22 6RP (LR547) (Pages 5 - 64)**

**L Kirkman**  
**Strategic Director: Resources and Monitoring Officer**

16 July 2021

Agenda Contact: Claire Buchanan, Senior Democratic Services Officer  
Tel: 01962 848 438 Email: [cbuchanan@winchester.gov.uk](mailto:cbuchanan@winchester.gov.uk)

### **The Membership of the Sub-Committee will be:**

Councillors Green (Chairperson), Bentote and McLean

**Reserve Member:** Councillor Laming

**Appointments** – The Sub-Committee consists of a Chairperson and two other Members who are appointed on a rota basis from the membership of the full Licensing and Regulation Committee (not including deputies) subject to availability. Four Members of the Committee have been nominated as Chairperson for the Sub-Committee and are also appointed on a rota basis.

For the information, the Membership of the Licensing and Regulation Committee is:

Councillors: Bentote, Cunningham, Green, Kurn, Laming, McLean, Read, Westwood and Williams (Deputies: Cllrs Cramoysan, Fern, Pearson and Ruffell)

## **Licensing Sub Committee - Procedure for Hearing Applications for a New Premises Licence, Variations to a Premises Licence or Club Premises Certificate**

In accordance with the Licensing Act 2003 (Hearings) Regulations 2005, the hearing will take the form of a discussion led by the Sub-Committee. Cross-examination will not be permitted unless the Sub-Committee considers it necessary to properly consider the matter.

Written objections, representations and petitions will be circulated with the Agenda and Report and will be taken into account by Members of the Sub-Committee. Only those who have made "relevant representations" within the meaning of the Licensing Act 2003 will be entitled to be heard as of right by the Sub-Committee.

1. The Chairman will set out the procedure to be followed during the hearing
2. **Licensing Manager/Officer** will introduce the Report.
3. The Members may ask questions of the **Licensing Manager/Officer**
4. The **Applicant** or representative may address the Sub-Committee as follows:- a) to clarify any points which the Licensing Authority has given notice of (Regulation 7(1)(d) of the Licensing Act 2003 (Hearings) Regulations 2005; b) to address the Sub-Committee and present the application.
5. Members of the Sub-Committee may ask questions of the **Applicant** or representative

Responsible Authorities who have made representations will then be allowed to introduce their representations. The Sub-Committee may ask them questions, and (subject to the permission of the Sub-Committee) the Applicant or representative may ask them questions.

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6. **Environmental Health Officer**
7. **Police**
8. **Fire Service**
9. **Child Protection Team**
10. **Local Planning Authority**
11. **Health and Safety Executive**
12. **Trading Standards**
13. **NHS Public Health Manager**
14. **Licensing Authority**

Persons who have made Relevant Representations (within the meaning of the Licensing Act 2003) will then be allowed to introduce their representations. The Sub-Committee may ask them questions, and (subject to the permission of the Sub-Committee) the Applicant or representative may ask them questions.

15. **Persons making Relevant Representations**
16. The **Applicant** or representative may address the Sub-Committee in order to reply to any representation made.
17. Members of the Sub-Committee may ask questions of the **Applicant** or representative

The Sub-Committee will retire to consider the application in private with only the Service Lead: Legal' representative and Democratic Services Officer in attendance. The Committee will reach its determination and notify the applicant of the decision, and give reasons for that decision, in accordance with Regulations 26 – 29 of the Licensing Act 2003 (Hearings) Regulations 2005.

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## **LICENSING SUB – COMMITTEE**

Wednesday 28 July 2021 at Walton Suite Guildhall Winchester

Report of the Service Lead for Public Protection

Contact Officer: Claire Humphreys.

Tel: 01962 848188

Email: [licensing@winchester.gov.uk](mailto:licensing@winchester.gov.uk)

Application: Application for a Variation of Premises Licence

Premises: The Roebuck Inn, 57 Stockbridge Road, Winchester, Hampshire,  
SO22 6RP

### **Part A. Report**

- 1 Application**
- 2 Responsible Authorities**
- 3 Other Representations**
- 4 Observations**
- 5 Conditions**
- 6 Other Considerations**

### **Part B. Appendices**

- Appendix 1 Application**
- Appendix 2 Representations from Other Persons**
- Appendix 3 Premises Licence**
- Appendix 4 Map of Premises Location**
- Appendix 5 Map of Representations**

**Part A.****1. Application**

**Applicant:** Greene King Retailing Limited

**Premises:** The Roebuck Inn  
57 Stockbridge Road  
Winchester  
Hampshire  
SO22 6RP

- 1.1 This application is for a variation to a Premises Licence under Section 34 of the Licensing Act 2003 for the Roebuck Inn, 57 Stockbridge Road, Winchester, Hampshire, SO22 6RP.
- 1.2 The premises is a public house with a garden located on the Stockbridge Road in Winchester.
- 1.3 The application is to change the layout of the premises by adding an external bar/servery. The proposal is to use this bar/servery between 12:00 and 21:00 hours each day and to add conditions to the licence which can be seen in section 5 of this report.
- 1.4 The application also proposes to amend an existing condition to read as follows: 'No deliveries or collections from the premises shall take place before 0700 or after 1600 each day.' The condition currently reads as follows, "No deliveries or collections from the premises shall take place before 0700 or after 0900 each day". Full details of the application can be found at Appendix 1.
- 1.5 The existing premises licence including full details of the licensable area and the conditions can be found at Appendix 3.
- 1.6 No representations were received by any of the Responsible Authorities. However, conditions were agreed with Hampshire Constabulary on behalf of Greene King Retailing Limited through their legal representatives.
- 1.7 Representations have been received from 6 'Other Persons', all of which are against the application. These representations are set out in Appendix 2 and primarily relate to the Prevention of Public Nuisance and Public Safety licensing objectives.
- 1.8 Notice of the application was displayed outside of the premises for a period of 28 days until 1 July 2021, and advertised in the Hampshire Chronicle on 10 June 2021

1.9 Notices of the hearing were sent to all Parties on 14 July 2021

**Designated Premises Supervisor**

Mark Thornhill

**Steps to promote the Licensing Objectives**

Please see Part 3 and Part 4 (Section M) of Appendix 1.



## **Relevant Representations**

### **2. Responsible Authorities**

All of the Responsible Authorities have been served with a copy of the application. The representations received are as follows:

#### **Environmental Health**

No representations received

#### **Hampshire Constabulary**

No representations received. Conditions have been agreed with the applicant's legal representative to promote the licensing objectives. These conditions are reflected in Section 5 of this report.

#### **Hampshire Fire and Rescue Service**

No representations received.

#### **Child Protection Team**

No representations received.

#### **Building Control**

No representations received.

#### **Head of Trading Standards**

No representations received.

#### **Public Health Manager**

No representations received.

#### **Home Office**

No representations received.

#### **Licensing Authority**

No representations received.

#### **Planning**

No representations received.

**3. Representations from Other Persons**

Representations have been received from 6 'Other Persons', all of which are against the application. The main concerns are with regard to the licensing objective of the Prevention of Public Nuisance and Public Safety.

Representations can be seen at Appendix 2.

#### **4. Observations**

The Sub-Committee is obliged to determine this application with a view to promoting the Licensing Objectives:

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

In making its decision, the Sub-Committee is also obliged to have regard to the National Guidance and the Council's Licensing Policy.

The Sub-Committee must have regard to all of the representations.

The Sub-Committee must take such of the following steps it considers appropriate to promote the Licensing Objectives:

1. Grant the licence subject to conditions in accordance with the operating schedule (modified to such extent as the authority considers appropriate for the promotion of the licensing objectives) and the mandatory conditions;
2. Reject the application.

#### **Terminal hours**

The Sub-Committee should take account of the National Guidance and the Council's Licensing Policy with regard to terminal hours and take such steps as it considers appropriate to promote the Licensing Objectives.

(Licensing Policy 2.22 Part 4, A8, C4)

#### **Licensing Objectives**

##### Crime and Disorder

The Sub-Committee should consider any appropriate conditions to prevent crime and public disorder relating to the premises having regard to the operating schedule and the representations.

(Licensing Policy 1.9, 2.9 - 2.11, 2.17, 2.19 – 2.21 and Part 4 Section A)

##### Public Safety

The Sub-Committee should consider any appropriate conditions relating to public safety having regard to the relating to the premises having regard to the operating schedule and the representations.

(Licensing Policy Part 4, B2, B3)

### Public Nuisance

The Sub-Committee should consider any appropriate conditions to prevent public nuisance caused by noise pollution from the premises relating to the premises having regard to the operating schedule and the representations.

(Licensing Policy Part 4, Section C)

### Protection of Children

The Sub-Committee should consider any necessary conditions for the Protection of Children relating to the premises having regard to the operating schedule and the representations.

(Licensing Policy Part 4, D6, D7)

### **Human Rights**

It is considered that Articles 6 (right to a fair trial) 8 (right to respect for private and family life) and Article 1 of the First Protocol (right to peaceable enjoyment of possessions) may be relevant. As there is a right of appeal to the Magistrates' Court, it is considered that there would be no infringement of Article 6. Article 8 is relevant, insofar as the nearby residents could claim that this right would be infringed by disturbance from customers. This should be balanced against the applicants' right to use of their premises under Article 1 of the First Protocol. Interference with these rights is permitted, where this interference is lawful, appropriate in a democratic society, and proportionate. Likewise, the residents may argue that their rights under Article 1 of the First Protocol would be infringed. If conditions are imposed, there should be no interference with any convention rights. To the extent that any interference may occur, it would be justifiable in a democratic society, and proportionate.

### **Public Sector Equality Duty**

The Public Sector equality duty must be taken in to consideration with all decision making. The duty is stated in section 149 of The Equality Act 2010. This application raises considerations under this Act that the extended delivery hours could have an impact for wheelchair users if the pavement is blocked.

## 5. Conditions

### Mandatory Conditions

#### **The Licensing Act 2003 (Mandatory Licensing Conditions) (Amendment) Order 2014**

*– effective from 1 October 2014*

1. (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 times 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 carried 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).
2. The responsible person must ensure that free potable water is provided on request to customers where it is reasonably available.
  3. (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.
4. The responsible person must ensure that—
- (a) where any of the following alcoholic drinks is sold or supplied for consumption on the premises (other an 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: 25ml or 35ml; and
    - (iii) still wine in a glass: 125ml;
  - (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.

**Licensing Act 2003 (Mandatory Licensing Conditions) Order 2014**  
**– effective from 28 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 this 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.  
 (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.

### **Possible Conditions**

If the application is granted, the Sub-Committee may wish to consider the following conditions to reflect the Operating Schedule. The conditions shown in italics are those agreed by applicants legal representative and Hampshire Constabulary.

### **All Licensing Objectives**

- A1: The external bar servery will only be used between the hours of Midday and 21.00 hours daily.
- A2: The external bar servery will be supervised at all times when in use.
- A3: The external bar servery will be inaccessible to customers when not in use to ensure they do not have access to any alcohol.
- A4: *Before commencing their duties all new staff must receive information and training concerning the sale of age-restricted products. This training must cover their legal responsibilities and action to be taken in the event of suspicions being aroused that someone is purchasing or attempting to purchase an item under the legal age. All employees will sign a letter to acknowledge that they have completed this training and have understood their responsibilities on this area. This training should be reviewed and updated at reasonable intervals but at least annually.*

### **Crime and Disorder**

- CD1: *A written log shall be kept of all refusals including refusals to sell alcohol. The Premises Licence Holder shall ensure that the refusals log is checked, signed and dated on a weekly basis by the venue manager/manageress. The refusals log will be kept and maintained at the premises and will be available for inspection immediately upon request by Hampshire Constabulary and any responsible authority.*

*The record of refusals will be retained for 12 months.*

### **Public Safety**

None

### **Public Nuisance**

PN1: No deliveries or collections from the premises shall take place before 0700 or after 1600 each day.

### **Protection of Children**

PC1: *There will be a Challenge 25 policy operating at the premises. Challenge 25 means that the holder of the premises licence shall ensure that every individual, who visually appears to be under 25 years of age and is seeking to purchase or be supplied with alcohol at the premises or from the premises, shall produce identification proving that individual to be 18 years of age or older. Acceptable identification for the purposes of age verification will include a photo card driving licence, passport or photographic identification bearing the "PASS" logo and the persons date of birth. If the person seeking alcohol is unable to produce acceptable means of identification, no sale or supply of alcohol will be made to or for that person. 'Challenge 25' posters shall be displayed in prominent positions at the premises.*

## **6. Other Considerations**

### **Council Strategy Outcome (Relevance To:)**

This report relates to the fourth Strategic Outcome; 'Improving the quality of the District's environment' by working with partners and using powers available to us to make Winchester a safe and pleasant place to live, work and visit.

### **Resource Implications**

A statutory licence fee of £190 has been received. It is anticipated that an appropriate level of officer attendance will be provided within the existing budget.

### **Appendices**

1. Application
2. Representations from Other Persons
3. Premises Licence
4. Map of Premises Location
5. Map of Representations



**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 Greene King Retailing 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> PREM305 21/00017/LAVDPS
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**Part 1 – Premises Details**

Postal address of premises or, if none, ordnance survey map reference or description Roebuck Inn 57 Stockbridge Road			
Post town	Winchester	Postcode	SO22 6RP

Telephone number at premises (if any)	
Non-domestic rateable value of premises	£15,200.00 – Band B

**Part 2 – Applicant details**

Daytime contact telephone number	
E-mail address (optional)	
Current postal address if different from premises address	Westgate Brewery
Post town	Bury St Edmunds
Postcode	IP33 1QT

**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)

This is an application to change the layout and design of the premises in accordance with the submitted plan. The changes consist of the addition of an external bar servery.

To add the following conditions to the premises licence:

The external bar servery will only be used between the hours of Midday and 21.00 hours daily.

The external bar servery will be supervised at all times when in use.

The external bar servery will be inaccessible to customers when not in use to ensure they do not have access to any alcohol.

To amend condition 2 under public nuisance to read as follows:

No deliveries or collections from the premises shall take place before 0700 or after 1600 each day. (currently reads: No deliveries or collections from the premises shall take place before 0700 or after 0900 each day).

Locations of fire safety equipment subject to change in accordance with the requirements of the responsible authorities or following a risk assessment.

Any detail shown on the plan that is not required by the licensing plan regulations is indicative only and subject to change.

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.

- | <b>Provision of regulated entertainment (Please see guidance note 3)</b>                                    | <b>Please tick all that apply</b> |
|---|-----------------------------------|
| a) plays (if ticking yes, fill in box A)  | <input type="checkbox"/>          |
| b) films (if ticking yes, fill in box B)  | <input type="checkbox"/>          |
| c) indoor sporting events (if ticking yes, fill in box C)   | <input type="checkbox"/>          |
| d) boxing or wrestling entertainment (if ticking yes, fill in box D)  | <input type="checkbox"/>          |
| e) live music (if ticking yes, fill in box E)   | <input type="checkbox"/>          |
| f) recorded music (if ticking yes, fill in box F)   | <input type="checkbox"/>          |
| g) performances of dance (if ticking yes, fill in box G)  | <input type="checkbox"/>          |
| h) anything of a similar description to that falling within (e), (f) or (g) (if ticking yes, fill in box H) | <input type="checkbox"/>          |

**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 – please tick</u> (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					
Wed					
			State any seasonal variations for performing plays (please read guidance note 6)		
Thur					
			Non standard timings. Where you intend to use the premises for <u>the performance of plays at different times to those listed in the</u> <u>column on the left, please list</u> (please read guidance note 7)		
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			
Mon			<u>Please give further details here</u> (please read guidance note 5)		
Tue					
Wed			<u>State any seasonal variations for the exhibition of films</u> (please read guidance note 6)		
Thur					
Fri			<u>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</u> (please read guidance note 7)		
Sat					
Sun					

C

Indoor sporting events Standard days and timings (please read guidance note 8)			Please give further details (please read guidance note 5)
Day	Start	Finish	
Mon			State any seasonal variations for indoor sporting events (please read guidance note 6)
Tue			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 (please read guidance note 7)
Wed			
Thur			
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"/>			
				Both	<input type="checkbox"/>			
Day	Start	Finish	Please give further details here (please read guidance note 5)					
Mon								
Tue								
Wed						State any seasonal variations for boxing or wrestling entertainment (please read guidance note 6)		
Thur								
Fri						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)		
Sat								
Sun								

E

Live music Standard days and timings (please read guidance note 8)			Will the performance of live music take place <u>indoors or outdoors or both – please tick</u> (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								
Wed						State any seasonal variations for the performance of live music (please read guidance note 6)		
Thur								
Fri						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)		
Sat								
Sun								



F

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

G

<b>Performances of dance</b> Standard days and timings (please read guidance note 8)			<b>Will the performance of dance take place indoors or outdoors or both – please tick</b> (please read guidance note 4)	Indoors	<input type="checkbox"/>			
				Outdoors	<input type="checkbox"/>			
				Both	<input type="checkbox"/>			
Day	Start	Finish	<b>Please give further details here</b> (please read guidance note 5)					
Mon								
Tue								
Wed						<b>State any seasonal variations for the performance of dance</b> (please read guidance note 6)		
Thur								
Fri						<b>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</b> (please read guidance note 7)		
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><u>Will this entertainment take place indoors or outdoors or both – please tick</u></b> (please read guidance note 4)	Indoors	<input type="checkbox"/>
Mon				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Tue			<b><u>Please give further details here</u></b> (please read guidance note 5)		
Wed					
Thur			<b><u>State any seasonal variations for entertainment of a similar description to that falling within (e), (f) or (g)</u></b> (please read guidance note 6)		
Fri					
Sat			<b><u>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</u></b> (please read guidance note 7)		
Sun					

1

<b>Late night refreshment</b> 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 type="checkbox"/>
Mon			<b>Please give further details here</b> (please read guidance note 5)		
Tue			<b>Please give further details here</b> (please read guidance note 5)		
Wed			<b>State any seasonal variations for the provision of late night refreshment</b> (please read guidance note 6)		
Thur			<b>State any seasonal variations for the provision of late night refreshment</b> (please read guidance note 6)		
Fri			<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					
Sun					

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><u>State any seasonal variations for the supply of alcohol</u></b> (please read guidance note 6)		
Mon					
Tue					
Wed					
Thur			<b><u>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</u></b> (please read guidance note 7)		
Fri					
Sat					
Sun					

K

<p><b>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</b> (please read guidance note 10).</p>
--



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			
Tue			
Wed			
Thur			
Fri			
Sat			<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)
Sun			

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.

No deliveries or collections from the premises shall take place before 0700 or after 0900 each day.

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)**

The external bar servery will only be used between the hours of Midday and 21.00 hours daily.  
The external bar servery will be supervised at all times when in use.  
The external bar servery will be inaccessible to customers when not in use to ensure they do not have access to any alcohol.

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

**c) Public safety**

**d) The prevention of public nuisance**

No deliveries or collections from the premises shall take place before 0700 or after 1600 each day.

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

Checklist:

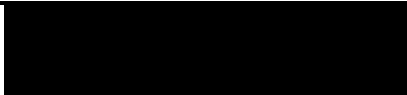
**Please tick to indicate agreement**

- 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. **Online submission**
- 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	
Date	3 June 2021
Capacity	Solicitor to applicant

**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 14). **If signing on behalf of the applicant, please state in what capacity.**

Signature	
Date	
Capacity	

<b>Contact name (where not previously given) and address for correspondence associated with this application</b> (please read guidance note 15) Amy King TLT Solicitors One Redcliff Street			
<b>Post town</b>	Bristol	<b>Post code</b>	BS1 6TP
<b>Telephone number (if any)</b>			

If you would prefer us to correspond with you by e-mail, your e-mail address (optional)

### 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:
  - Plays: no licence is required for performances between 08.00 and 23.00 on any day, provided that the audience does not exceed 500.
  - Films: no licence is required for 'not-for-profit' film exhibition held in community premises between 08.00 and 23.00 on any day provided that the audience does not exceed 500 and the organiser (a) gets consent to the screening from a person who is responsible for the premises; and (b) ensures that each such screening abides by age classification ratings.
  - Indoor sporting events: no licence is required for performances between 08.00 and 23.00 on any day, provided that the audience does not exceed 1000.
  - Boxing or Wrestling Entertainment: no licence is required for a contest, exhibition or display of Greco-Roman wrestling, or freestyle wrestling between 08.00 and 23.00 on any day, provided that the audience does not exceed 1000. Combined fighting sports – defined as a contest, exhibition or display which combines boxing or wrestling with one or more martial arts – are licensable as a boxing or wrestling entertainment rather than an indoor sporting event.
  - Live music: no licence permission is required for:
    - a performance of unamplified live music between 08.00 and 23.00 on any day, on any premises.
    - a performance of amplified live music between 08.00 and 23.00 on any day on premises authorised to sell alcohol for consumption on those premises, provided that the audience does not exceed 500.
    - a performance of amplified live music between 08.00 and 23.00 on any day, in a workplace that is not licensed to sell alcohol on those premises, provided that the audience does not exceed 500.
    - a performance of amplified live music between 08.00 and 23.00 on any day, in a church hall, village hall, community hall, or other similar community premises, that is not licensed by a premises licence to sell alcohol, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance from a person who is responsible for the premises.
    - a performance of amplified live music between 08.00 and 23.00 on any day, at the non-residential premises of (i) a local authority, or (ii) a school, or (iii) a hospital, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance

- on the relevant premises from: (i) the local authority concerned, or (ii) the school or (iii) the health care provider for the hospital.
- Recorded Music: no licence permission is required for:
    - any playing of recorded music between 08.00 and 23.00 on any day on premises authorised to sell alcohol for consumption on those premises, provided that the audience does not exceed 500.
    - any playing of recorded music between 08.00 and 23.00 on any day, in a church hall, village hall, community hall, or other similar community premises, that is not licensed by a premises licence to sell alcohol, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance from a person who is responsible for the premises.
    - any playing of recorded music between 08.00 and 23.00 on any day, at the non-residential premises of (i) a local authority, or (ii) a school, or (iii) a hospital, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance on the relevant premises from: (i) the local authority concerned, or (ii) the school proprietor or (iii) the health care provider for the hospital.
  - Dance: no licence is required for performances between 08.00 and 23.00 on any day, provided that the audience does not exceed 500. However, a performance which amounts to adult entertainment remains licensable.
  - Cross activity exemptions: no licence is required between 08.00 and 23.00 on any day, with no limit on audience size for:
    - any entertainment taking place on the premises of the local authority where the entertainment is provided by or on behalf of the local authority;
    - any entertainment taking place on the hospital premises of the health care provider where the entertainment is provided by or on behalf of the health care provider;
    - any entertainment taking place on the premises of the school where the entertainment is provided by or on behalf of the school proprietor; and
    - any entertainment (excluding films and a boxing or wrestling entertainment) taking place at a travelling circus, provided that (a) it takes place within a moveable structure that accommodates the audience, and (b) that the travelling circus has not been located on the same site for more than 28 consecutive days.
4. Where taking place in a building or other structure please tick as appropriate (indoors may include a tent).
  5. For example state type of activity to be authorised, if not already stated, and give relevant further details, for example (but not exclusively) whether or not music will be amplified or unamplified.
  6. For example (but not exclusively), where the activity will occur on additional days during the summer months.
  7. For example (but not exclusively), where you wish the activity to go on longer on a particular day e.g. Christmas Eve.
  8. Please give timings in 24 hour clock (e.g. 16.00) and only give details for the days of the week when you intend the premises to be used for the activity.
  9. If you wish people to be able to consume alcohol on the premises, please tick 'on the premises'. If you wish people to be able to purchase alcohol to consume away from the premises, please tick 'off the premises'. If you wish people to be able to do both, please tick 'both'.
  10. Please give information about anything intended to occur at the premises or ancillary to the use of the premises which may give rise to concern in respect of children regardless of whether you intend children to have access to the premises, for example (but not exclusively) nudity or semi-nudity, films for restricted age groups or the presence of gaming machines.
  11. Please list here steps you will take to promote all four licensing objectives together.

12. The application form must be signed.
13. An applicant's agent (for example solicitor) may sign the form on their behalf provided that they have actual authority to do so.
14. Where there is more than one applicant, each of the applicants or their respective agents must sign the application form.
15. This is the address which we shall use to correspond with you about this application.



**Christine Rennie & Wilf Harding**  
**125 Teg Down Meads, Winchester, SO22 5NN**  
**Received 27 June 2021**

Subject: Roebuck Inn Variation

Re: Greene King Retailing Limited, Abbot House, Bury St Edmunds, Suffolk, IP33 1QT for a Variation for The Roebuck Inn, 57 Stockbridge Road, Winchester, Hampshire, SO22 6RP  
To: Winchester City Council

We oppose the Roebuck's request for a variation to its delivery times for reasons of public safety, prevention of public nuisance and the protection of children from harm.

On a number of occasions we have had to walk into the busy main road due to a delivery vehicle parked on the pavement outside of the Roebuck. We also notice that some school children who have visited the Pickards shop, walk up Stockbridge road and would be similarly affected - but with their back to traffic.

Stockbridge Road is a very busy main road for both traffic and pedestrians with double yellow lines and controlled residents' parking.

During the pandemic the Roebuck's car park has been turned into an outdoor seating area with no parking and thus the only delivery parking is now either the pavement outside or the nearby residents (59 - 65a Stockbridge road) *private car park access road*. Delivery drivers have no right and are presumably unwilling to park on the signed *private access road* so now park on the pavement.

As there is now no available delivery bay, given the safety issue that the Roebuck has created itself, then we oppose the proposal.

If there are reasons to support the proposal, then we think a condition should be applied that the Roebuck should re-instate at least one carefully marked delivery bay on the previously available parking on the (South-East aspect) car park/garden.

sincerely  
Christine Rennie & Wilf Harding  
125 Teg Down Meads, Winchester, SO22 5NN

**Fiona Cloke**

**65 Stockbridge Road, Winchester, SO22 6RP**

**Received 27/06/2021**

Licensing Section	65 Stockbridge Road
Winchester City Council	Winchester
City Offices	SO22 6RP
Colebrook Street	
Winchester	27.06.21
SO23 9LJ	

REF: Proposed Licensing Variation for The Roebuck Inn, 57 Stockbridge Road, Winchester, SO22 6RP

Dear Sir or Madam,

I am writing to object to the proposed amendment to current license condition 2 varying it from “No deliveries or collections from the premises shall take place before 0700 or after 0900 each day” to “before 0700 or after 1600 each day.” This represents **a significant extension from 2 hours to 9 hours**, (4.5x) and I am curious of the business demands justifying this scale of request given it has considerable implications for me as a neighbour of the pub.

Since The Roebuck chose to remove its car park in favour of a garden in early 2020, it is entirely reliant on usage of a very old right of way over our private car park access road for its deliveries, having no off-road provision for servicing any of its operational needs via its own not insignificant lands. As a consequence I am frequently and unexpectedly unable to freely or safely enter or exit my own adjacent private car park (shared between 65a-59) at will, as a result of significant numbers of delivery vans or lorries using the access road, unpredictably, on a regular basis, (or parking on the pavement outside the pub or the other side of our exit making it impossible to see traffic coming up or down the Stockbridge Road – creating additional danger/nuisance).

Current conditions of deliveries between 0700 and 0900 are not adhered to (See supporting materials), which gives me little hope that were the hours to be extended by approval of this variation, any improvement in the likelihood of being able to freely enjoy my own lands would be seen. If any amendment were to be considered it would be more sensible (and show neighbourly consideration) to shift the appointed 0700-0900 2 hour slot to later in the day so that we could be sure of being able to reliably leave for work or school in the morning/return without the guessing game of will there be a van there, blocking us in or out.

My objection to the proposed amendment amongst the 4 licensing objectives is thus based on causing increased Public Nuisance, and I refer in particular to clause 2.16 of the Revised Home Office Guidance issued under section 182 of the Licensing Act 2003. I have certainly seen and felt a reduction of the neighbourly living amenity and environment as a result of recent curfew decisions, and ongoing premises and supplier management and behaviours, a position of which Greene King as the



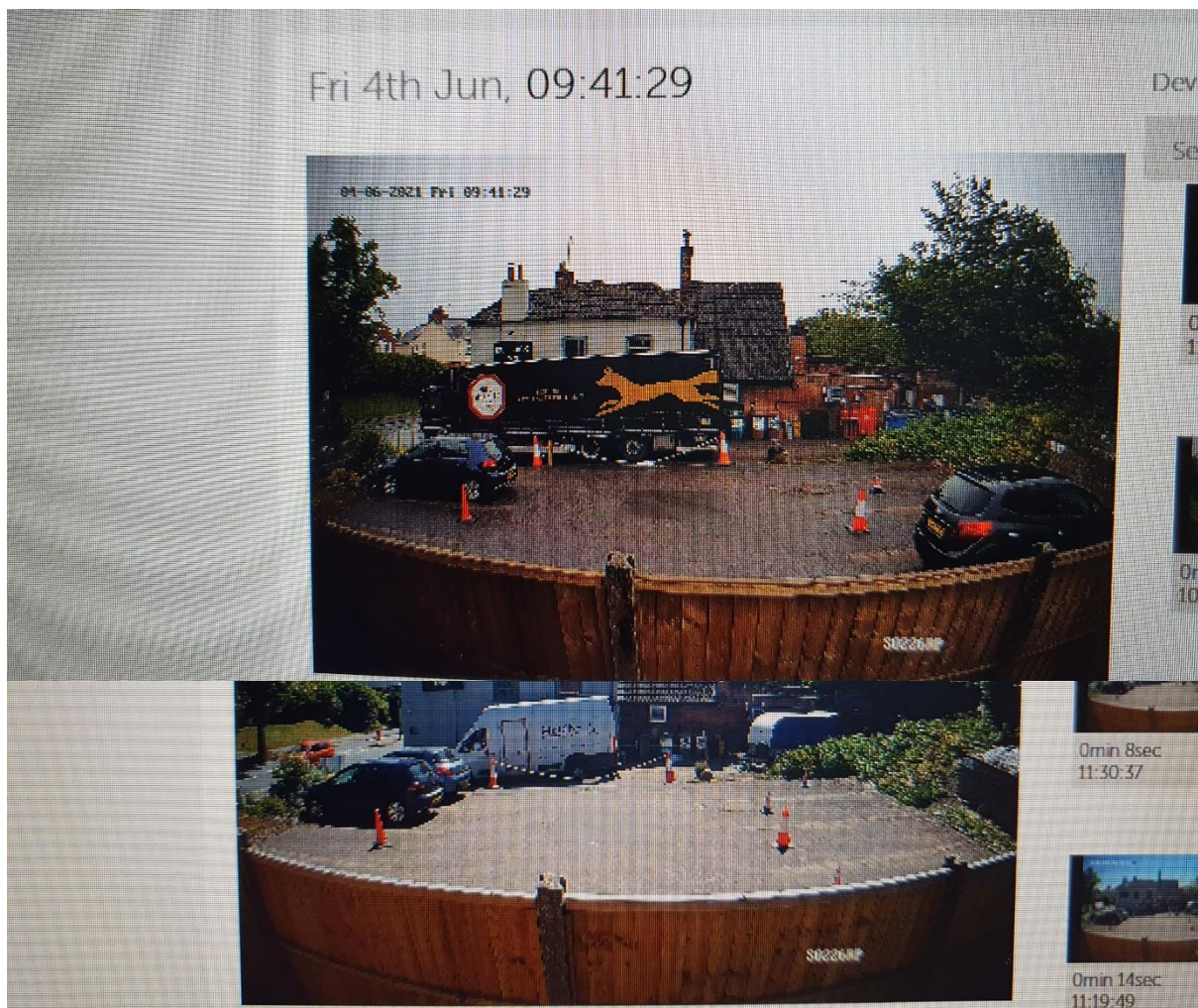
## Appendix 2 – Representations from Other Persons

landowner and License holder have already been made aware, but appear to have limited influence over.

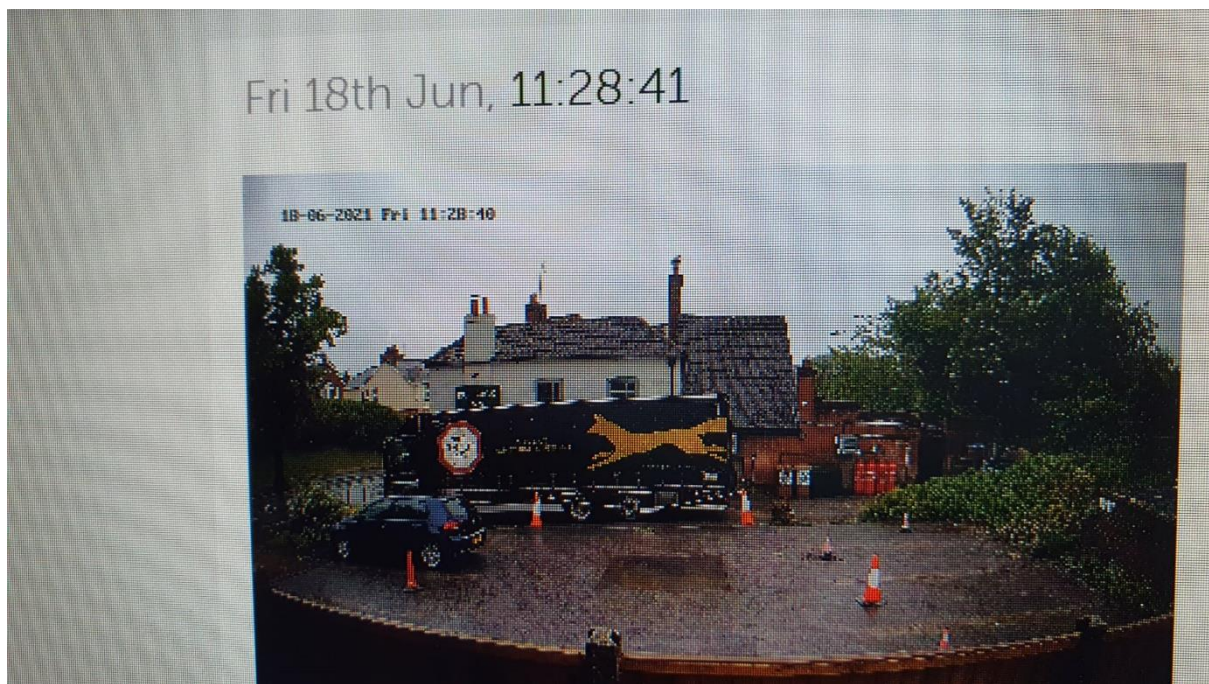
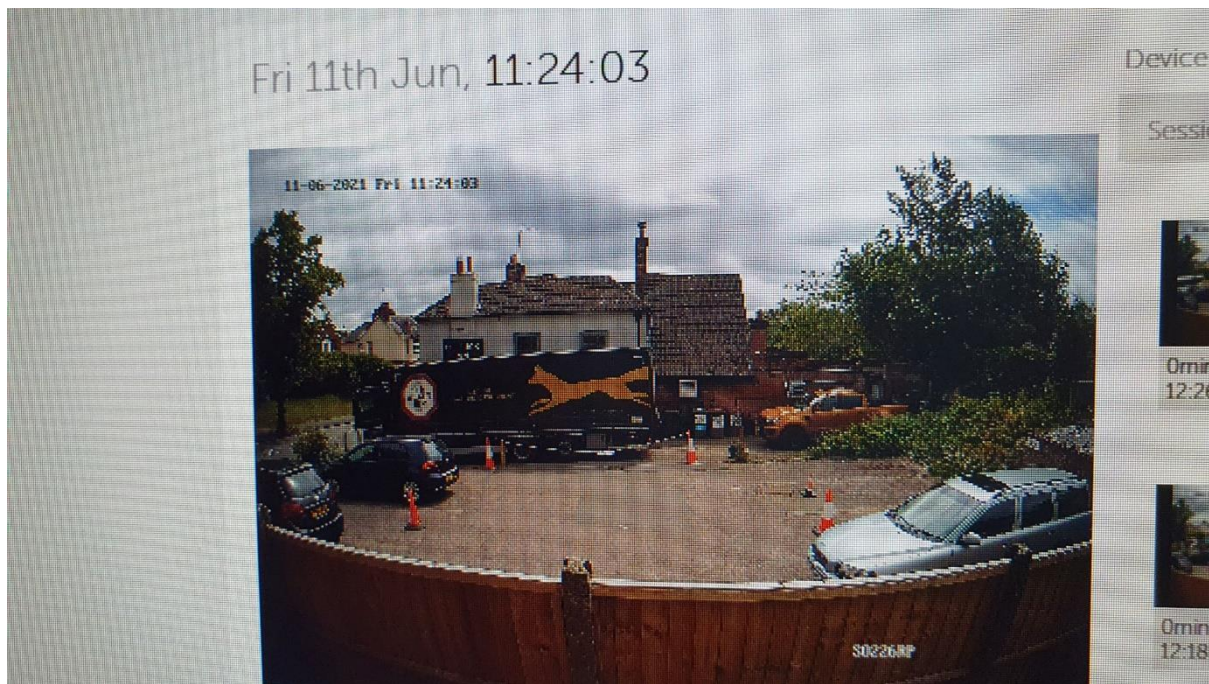
Whilst not directly pertaining to this licensing variation, perhaps additional restriction of the volume of tv or music playing in the garden, with the sound / bass beats travelling and creating additional public nuisance for those of us hoping to enjoy our own gardens nearby could be considered in light of the perhaps presumptuously already-in-place external bar servery.

Yours faithfully

Fiona Cloke



Appendix 2 – Representations from Other Persons



**Susan Lynn Thomas**  
**61 Stockbridge Road, Winchester, SO22 6RP**  
**Received 29/06/2021**

To whom it may concern,

I am writing to object in the strongest possible terms to the proposed extension of permitted hours for deliveries to and collections from The Roebuck Inn, 57 Stockbridge Road, Winchester.

My objections are on the grounds of public nuisance, risk to public safety, and risk of harm to children, as detailed below.

I own number 61 Stockbridge Road and I have two private parking spaces on land directly adjacent to the Roebuck Inn, as do each of the houses numbered 59, 61, 63, 65 and 65A Stockbridge Road. Residents of these properties enjoy a right of access to their parking spaces via a private strip of land, adjacent to the Roebuck, which is owned by 65A. The Roebuck have the right of access to a small area at the back of this strip. Having been allowed to get rid of their previous car park, the pub management now use this strip of land for their deliveries and collections.

Each instance of delivery to/collection from the pub can therefore deprive the residents of 59 to 65A of access to/from their parking spaces, causing a significant public nuisance. Furthermore, access can be obstructed at completely unpredictable times, which can cause problems with attending work, attending healthcare appointments, collecting children from school/childcare, or any other number of basic daily commitments. Extending the hours during which The Roebuck Inn is permitted to obstruct vehicular access to/from our properties will clearly exacerbate the problem and create an additional public nuisance.

The Roebuck's current licensing arrangement allows deliveries and collections to take place between the hours of 7am and 9am. I personally was not previously aware of this restriction, and would like it noted that I have observed (and have photographic evidence) that The Roebuck management is already in breach of the terms of their licensing agreement. Indeed, deliveries and collections often take place outside of the currently permitted hours (see images 1-3). In view of the fact that the Roebuck management have ignored the existing restrictions on times for deliveries, I see little reason to suppose that they can be trusted to comply with any new licensing conditions.

As a result of the complete removal of their previous carpark, the Roebuck management is currently operating a business requiring regular deliveries and collections on a busy main road, with absolutely no off road parking available to them. There are double yellow lines on the road directly outside the Roebuck. The road is also a regular bus route. Vehicles cannot park entirely on the road without completely blocking traffic. As a result, delivery and collection vehicles are often parked completely or partly on the pavement (see images 4 and 5) and pose a real threat to public safety for other vehicles, cyclists and pedestrians alike. Blocking the pavement creates a considerable hazard for pedestrians, particularly wheelchair users, parents with children in pushchairs, and unaccompanied children (Westgate secondary school is nearby). In addition, vehicles parked on the pavement obstruct the view for drivers such as myself when exiting our car park. It should also be noted that delivery vehicles for the Roebuck have no off-road turning circle, and have to reverse from/onto the

## Appendix 2 – Representations from Other Persons

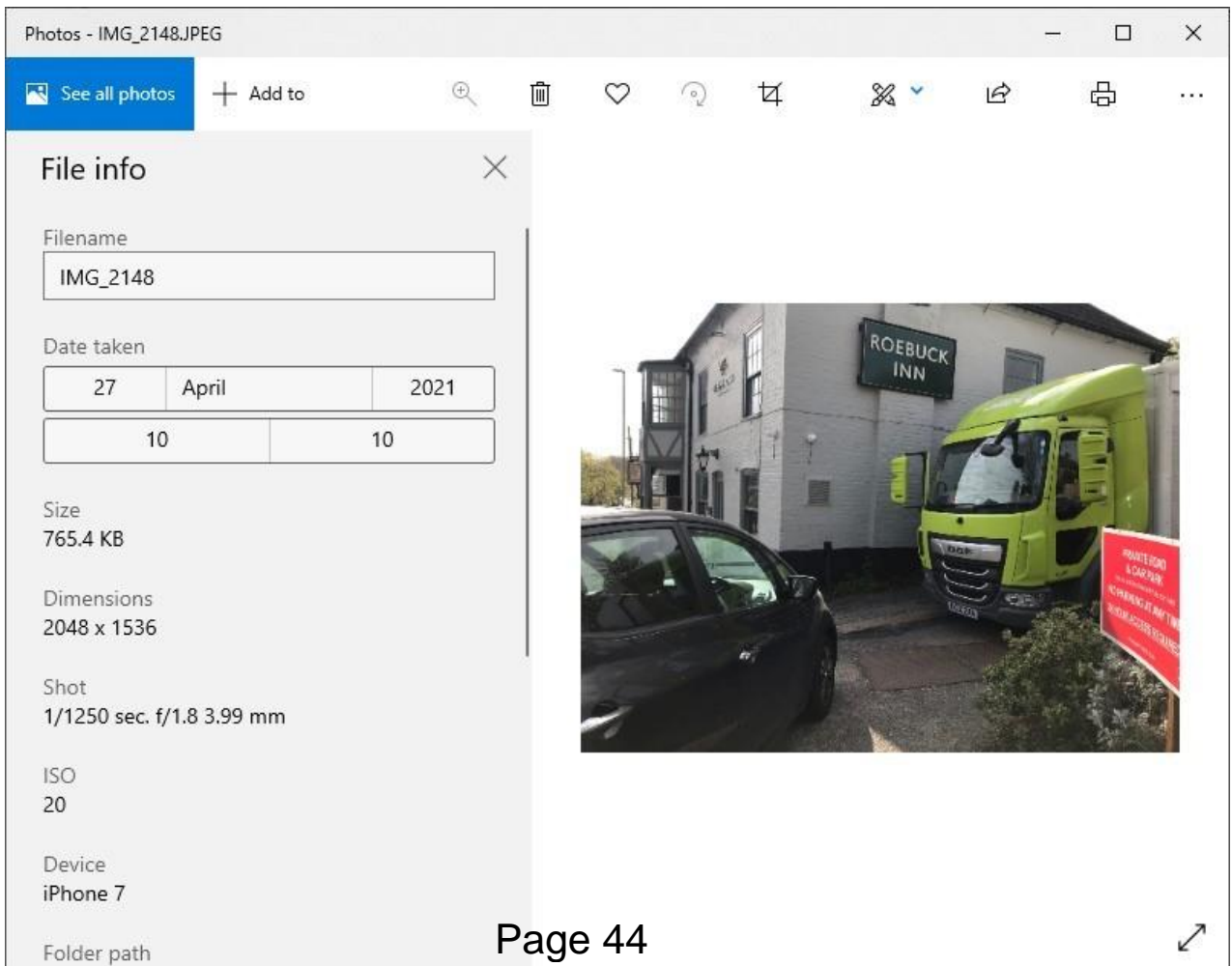
busy main road with limited visibility for themselves and oncoming traffic. Extending the hours during which access is permitted in this way will increase all these risks to public safety and local children.

As alluded to above, it should be noted that the problems set out above have entirely arisen because The Roebuck was granted planning permission to remove all their off-road parking, in order to create a larger outside hospitality space. The residents of 59 to 65A made representations to the planning department to object to this change of use, but their objection was not considered because of changes to the planning laws made due to COVID- 19.

In summary, The Roebuck Inn is a business requiring daily vehicular access which is situated on a main road with no off road parking, and no safe on-road parking. This is causing a major public nuisance to local residents, as well as a considerable risk to public safety, including the safety of children. Increasing the hours during which the Roebuck can make deliveries and collections can only serve to worsen an already dire situation.

Susan Lynn Thomas  
61, Stockbridge Road  
Winchester  
SO22 6RP

Image 1



## Appendix 2 – Representations from Other Persons

Image 2

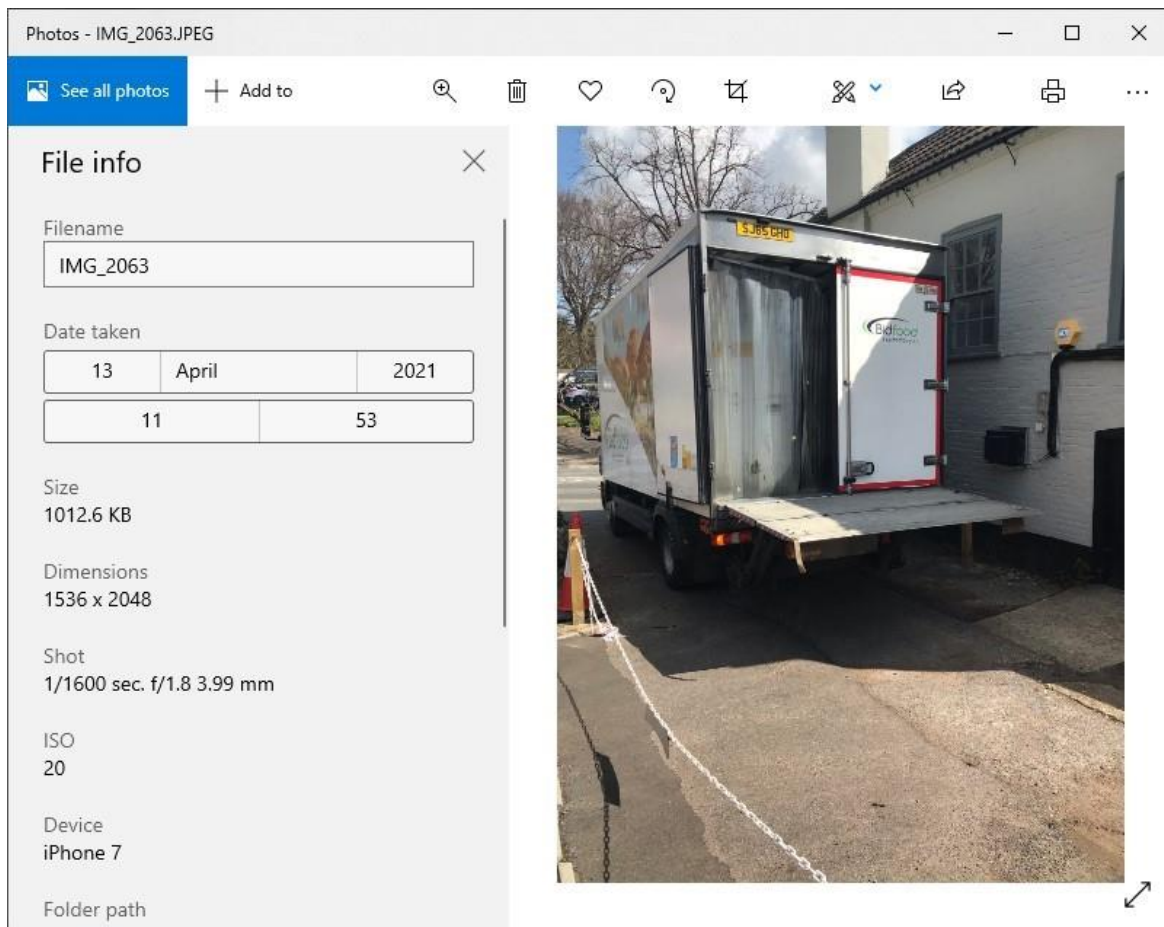
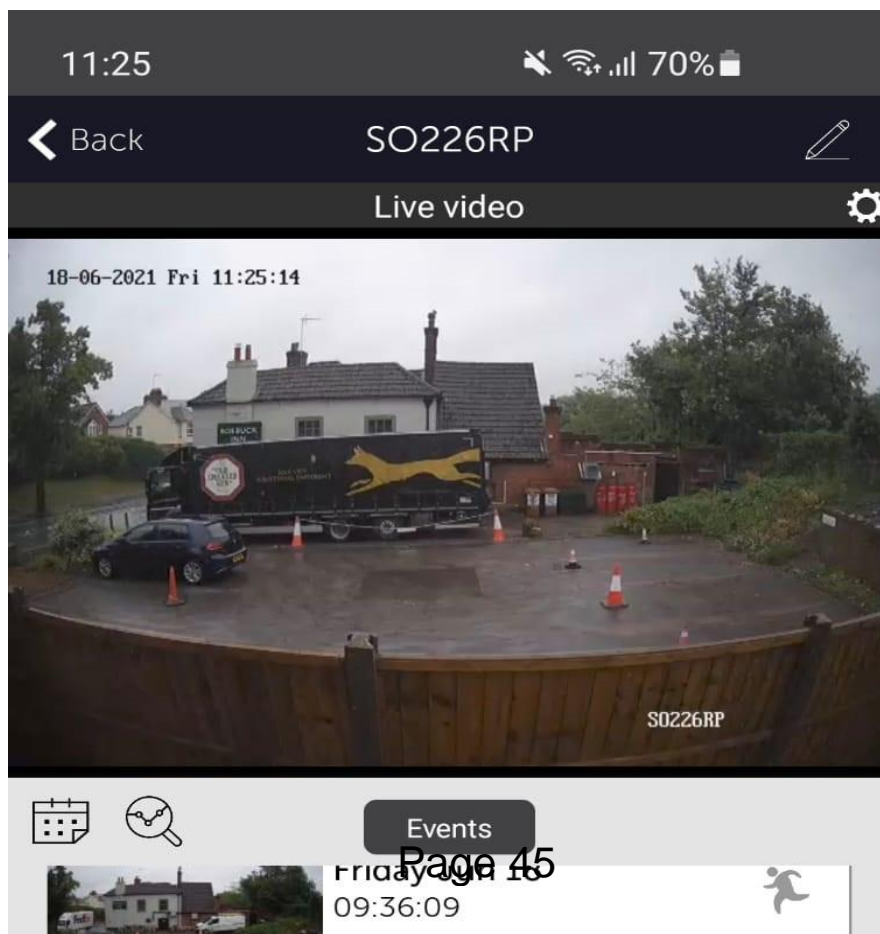


Image 3



## Appendix 2 – Representations from Other Persons

Image 4

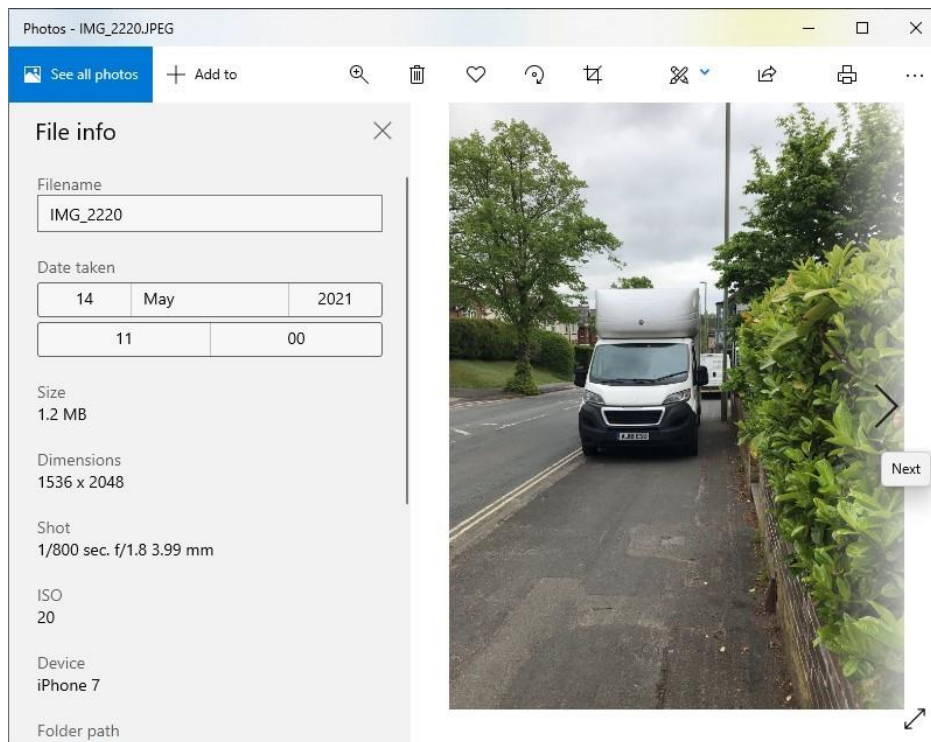
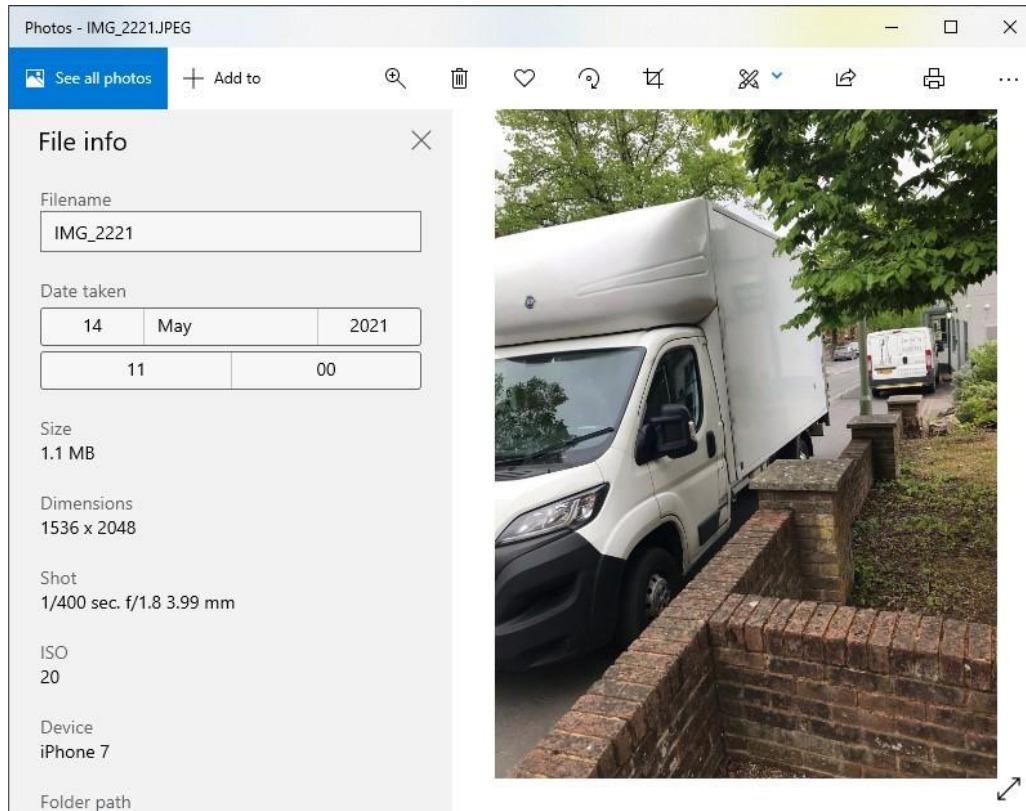


Image 5



**Jan Harrison**

**63 Stockbridge Road, Winchester. SO22 6RP**

**Received 30/06/2021**

Re: PREM305 – Condition 2

I am writing to confirm my objection to the application to extend the delivery and collections times to and from The Roebuck Inn, 57 Stockbridge Road, Winchester, SO22 6RP.

The current hours of 0700 to 0900 should remain in place and must be adhered to. In my experience the Roebuck is already breaching the current agreed hours as they are regularly receiving deliveries and collections outside these hours.

My objection is on the grounds of public nuisance. The Roebuck took the decision to dispense with all their parking facilities knowing full well that their tradesmen and delivery drivers would have nowhere to park. This causes a lot of inconvenience at times, to my family, friends and neighbours on the private access road owned by 65A (next to our car park) and to pedestrians on the Stockbridge Road as delivery vans are parked up and it's occasionally difficult for pedestrians to walk on the pavement or for us to enter or exit our car park. Also, vehicles coming along the Stockbridge Road cannot see vehicles manoeuvring out of the private access road when vans/lorries are blocking their view. Drivers emerging from our car park have difficulty seeing oncoming traffic whilst trying to access Stockbridge Rd when delivery vans/lorries are parked up outside the front of the Roebuck. I have a genuine concern that this could put pedestrians and drivers in a precarious position.

The obvious way to resolve this matter is if the Roebuck want to extend their delivery/collection hours, the Roebuck should reinstate 2 car park spaces on their own property which would enable their delivery drivers and tradesmen to deliver items in a safe manner which would not cause any disruption to neighbours and the general public. Failing that, the 0700 to 0900 delivery/collection timeslot should remain in place and not be extended.

Jan Harrison

63 Stockbridge Road

Winchester

SO22 6RP

**Sally Ting & Andy Hung**

**59 Stockbridge Road, Winchester, SO22 6RP**

**Received 01/07/2021**

**SALLY TING & ANDY HUNG59  
STOCKBRIDGE ROAD SO22 6RP**

30 June 2021

Winchester City Council Licensing Authority  
Colebrook Street  
Winchester  
SO23 9LJ

Dear Sir/Madam,

**Re: Variation of the premise license of the Roebuck, No. 57 Stockbridge Road, SO22 6RP**

I refer to the application for variation of licence condition made by Green KingRetailing Limited in respect of the Roebuck 57 Stockbridge Road Winchester.

I write this objection letter as the owner of 59A Stockbridge Road.

Ever since Roebuck removed its car park and turned the same into a Beer Garden, myneighbours and I have been troubled by trespass by cars of visitors or guests to Roebuck on car parking spaces, vandalism of our property at the car parking space,blocking of our assess road between our car parking space to Stockbridge Road.

Such acts have caused not only annoyance but also inconvenience to us.

Then there is problem of illegal parking of lorries delivering goods to Roebuck alongthe stretch of pavement of Stockbridge Road outside Roebuck and the entrance pointof the access road. Quite apart from the blocking of our cars to and from the access road to Stockbridge Road, the presence of those lorries and cars parking on the pavement often block the view of drivers coming out from the access road; this creates dangers to those drivers and other road users.

In order to alert the strangers that our car parking space is private land, my



## Appendix 2 – Representations from Other Persons

neighbours and I had caused signs to be set up at a prominent spot; and in order to stop cars and lorries from entering to our land, we had also tried to put up chains across the entrance to our car parking space. There have been several occasions that the carabiners had been found detached and broken as well as the sign pole being intentionally broken.

I understand that the Licensing objectives are:

- a. Public safety;
- b. The prevention of public nuisance;
- c. The prevention of crime and disorder; and
- d. The protection of children from harm.

I also understand that the legislation also supports a number of other key aims and purposes.

*The circumstances highlighted above demonstrate clearly that the use of the road and pavement around the Roebuck by the visiting cars and lorries to Roebuck is now a public nuisance, and further such use also affected the public safety.*

No doubt the Licensing authority and responsible authorities should focus on the effect of the licensable activities at Roebuck on persons living and working in the area around.

I note that the purpose of Greene King's variation application as set out in the Notice; the application includes,

*"3. To amend condition 2 under public nuisance:*

*No deliveries or collections from the premises shall take place before 0700 or after 1600 each day - (currently reads: No deliveries or collections from the premises shall take place before 0700 or after 0900 each day)."*

The parking of trucks for unloading and collection of goods are ancillary to the licensable activities at Roebuck; the effect of such activities on the use of our access road should not be ignored. Every now and then, when we drive our car out from or returned to our parking space, we would find our cars being blocked by the lorries and cars parked on the access road or at the entrance of the access road; we would have to look for or wait for the return of the driver. Such nuisance greatly reduced the amenities of my neighbours and me.

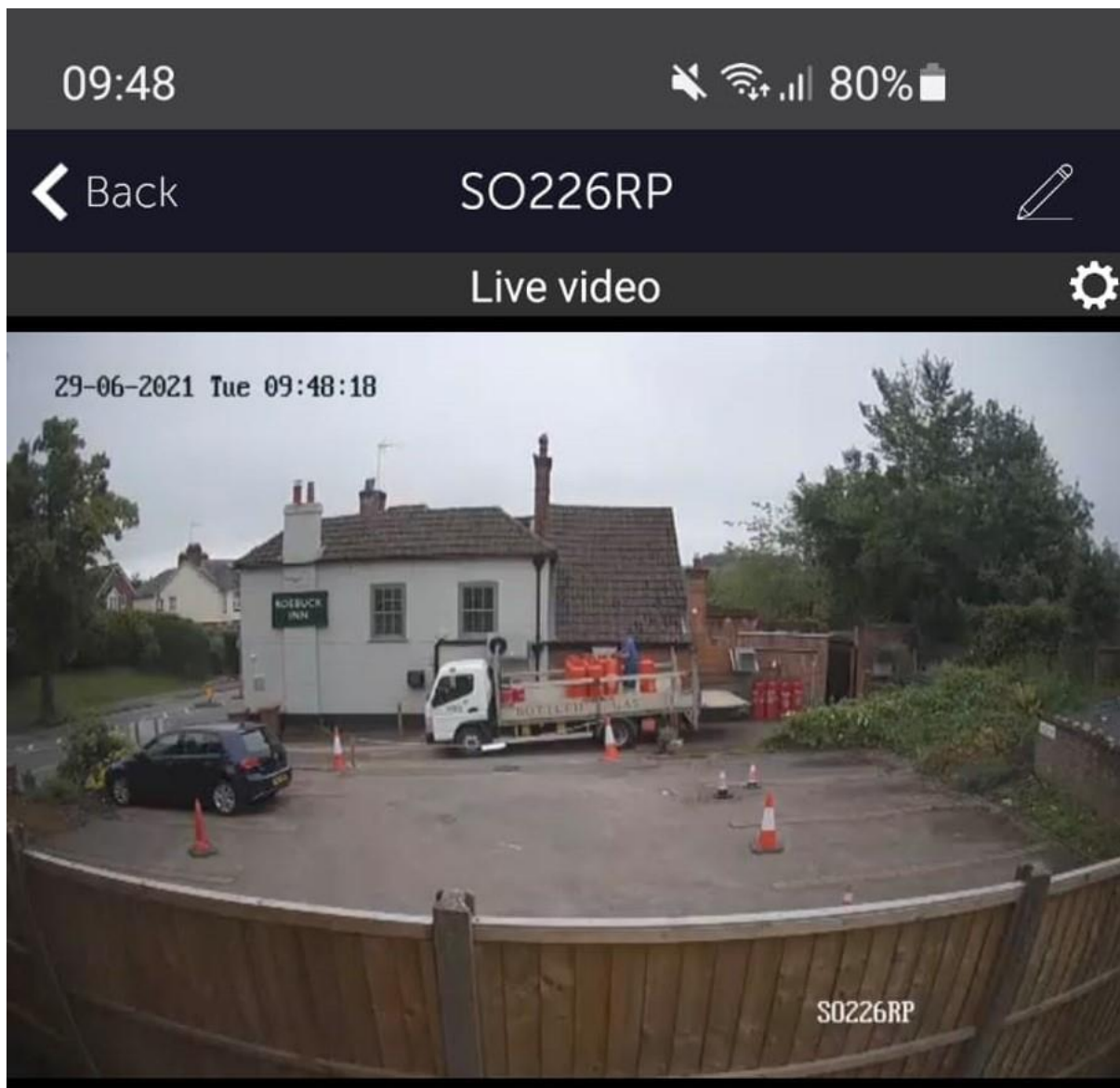
## Appendix 2 – Representations from Other Persons

Indeed, Roebuck has a poor track record of not complying the current condition, that is: No deliveries or collections from the premises shall take place before 0700 or after 0900 each day). For instance, on 29 June 2021, at 09:48, there is a gas bottle delivery lorry parked on our access road. See photo attached. Further, despite our repeated protests made to the operator of Roebuck, they have just continuing to ignore our complaints.

Lastly, I would turn to the protection of children from harm. I would have thought the protection should also covers the vulnerable disabled persons. When the lorries and cars are parked on the pavement outside Roebuck and our access road, children and people on wheelchairs would have no choice but to walk on the carriageway so asto bypass the stationed vehicles; similarly, when a pedestrian is carrying a baby on a stroller. Stockbridge Road is known to be a busy road used by not only cars but buses and other heavy vehicles. One can easily visualize the kind of danger that those pedestrians are facing.

If necessary, I am more than happy to provide a recorded history of problems that I have highlighted above.

Best regards,  
S.H TING and A HUNG



Events



Tuesday Jun 29

09:46:07

Duration: 42s



4



Tuesday Jun 29

09:46:07

Duration: 7s



3



Tuesday Jun 29

09:45:39

Duration: 12s



4

Appendix 2 – Representations from Other Persons

**Claire Andrew**

**69 Chilbolton Avenue, Winchester, Hampshire, SO22 5HJ**

**Received 01/07/2021**

Dear Claire

I object to this application because it will cause increased public nuisance. The increased noise level and associated antics of customers who are inebriated will cause more general nuisance to the people living in near by houses. Houses are very close to this pub - too close for the amount of noise created by customers who have has easy access to more drinks due to this proposed addition. Even if it closes at 9pm the customers will have potentially consumed more than normal up to this point and the cumulative effects of alcohol will kick in.

The timing of deliveries to the pub should change to 9am to 11am to prevent the residents of 59 - 65a being blocked in whilst attempting to leave their private car park to get to work.

Best regards

Clare Andrew  
Owner of 65A Stockbridge Rd  
69 Chilbolton Ave  
Winchester  
Hants  
SO225HJ



## Premises Licence

**Premises Licence Number**

PREM305

21/00288/LAVDPS

### Part 1 – Premises Details

**Postal address of premises, or if none, ordnance survey map reference or description, including Post Town, Post Code**

The Roebuck Inn  
57 Stockbridge Road  
Winchester  
Hampshire  
SO22 6RP

**Telephone number**

**Where the licence is time limited the dates**

**Licensable activities authorised by the licence**

m) Supply of Alcohol

**Times the licence authorises the carrying out of licensable activities**

m) Supply of Alcohol

(i) ***Sunday to Thursday 1000 to 2300***

(ii) ***Friday and Saturday 1000 to 0000***

(iii) ***On the following days:- 1000 to 0000***

**Christmas Eve, Christmas Day, Boxing Day, New Years Day, Spring and August Bank Holiday, Good Friday, Easter Saturday, Easter Sunday, Easter Monday, and Sundays of Bank Holiday weekends, and any other publicly declared holiday.**

**The above hours may be extended by 1 hour before and after in respect of major TV sporting events.**

**The opening hours of the premises**

- (i) **Sunday to Thursday 1000 to 2320**
- (ii) **Friday and Saturday 1000 to 0020**
- (iii) **On the following days:- 1000 to 0000**

**Christmas Eve, Christmas Day, Boxing Day, New Years Day, Spring and August Bank Holiday, Good Friday, Easter Saturday, Easter Sunday, Easter Monday, and Sundays of Bank Holiday weekends, and any other publicly declared holiday.**

**The above hours may be extended by 1 hour before and after in respect of major TV sporting events.**

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

Alcohol is supplied for consumption both on and off the Premises

**Part 2**

**Name, (registered) address, telephone number and email (where relevant) of holder of premises licence**

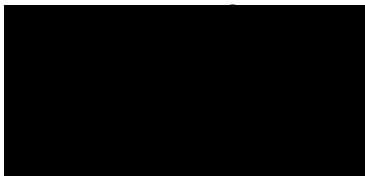
Greene King Retailing Limited  
Abbot House  
Bury St Edmunds  
Suffolk  
IP33 1QT

**Registered number of holder, for example company number, charity number (where applicable)**

Registered Company Number 5265451

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

Mark Thornhill



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

Personal Licence Number

**542**

Licensing Authority

**Mole Valley District Council**



Service Lead – Public Protection



Winchester  
City Council

## Annex 1 – Mandatory conditions

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 under the Premises Licence must be made or authorised by a person who holds a Personal Licence.
3. Where individuals are required on premises to carry out security activities, they must be licensed by the Security Industry Authority.
4. The responsible person shall take all reasonable steps to ensure that staff on relevant premises do not carry out, arrange or participate in any irresponsible promotions in relation to the premises.
5. The responsible person shall ensure that no alcohol is dispensed directly by one person into the mouth of another (other than where that other person is unable to drink without assistance by reason of a disability).
6. The responsible person shall ensure that free tap water is provided on request to customers where it is reasonably available.
7. The premises licence holder or club premises certificate holder shall ensure that an age verification policy applies to the premises in relation to the sale or supply of alcohol.
8. 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 a holographic mark.
9. The responsible person shall 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; and
  - (b) customers are made aware of the availability of these measures.



10. 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 this 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.  
  
(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**

### **Crime and Disorder**

1. The premises shall be a member of a local Pubwatch scheme if available.
2. All staff shall be trained to monitor all trading areas and report any suspicious incidents, criminal activity or disorder.
3. All external walkways and car parking areas shall be illuminated during the hours of darkness up to 30 minutes after the premises close.

### **Public Safety**

1. At least one member of staff on site at all times shall be a trained first aider.

### **Public Nuisance**

1. The premises (including in particular the outside areas) shall be regularly monitored to ensure there are no instances of excessive noise or unruly behaviour.
2. No deliveries or collections from the premises shall take place before 0700 or after 0900 each day.

### **Protection of Children**

1. The premises shall adopt and implement the Hampshire Constabulary's Challenge 21 Scheme.
2. Children shall not be permitted on the premises unless accompanied by a responsible adult.

## **Annex 3 – Conditions attached after a hearing by the licensing authority**

n/a

## **Annex 4 – Plans**

See attached



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# Winchester City Council Web Map



Date: 08/07/2021

Scale: 1:938

Author:

Notes:

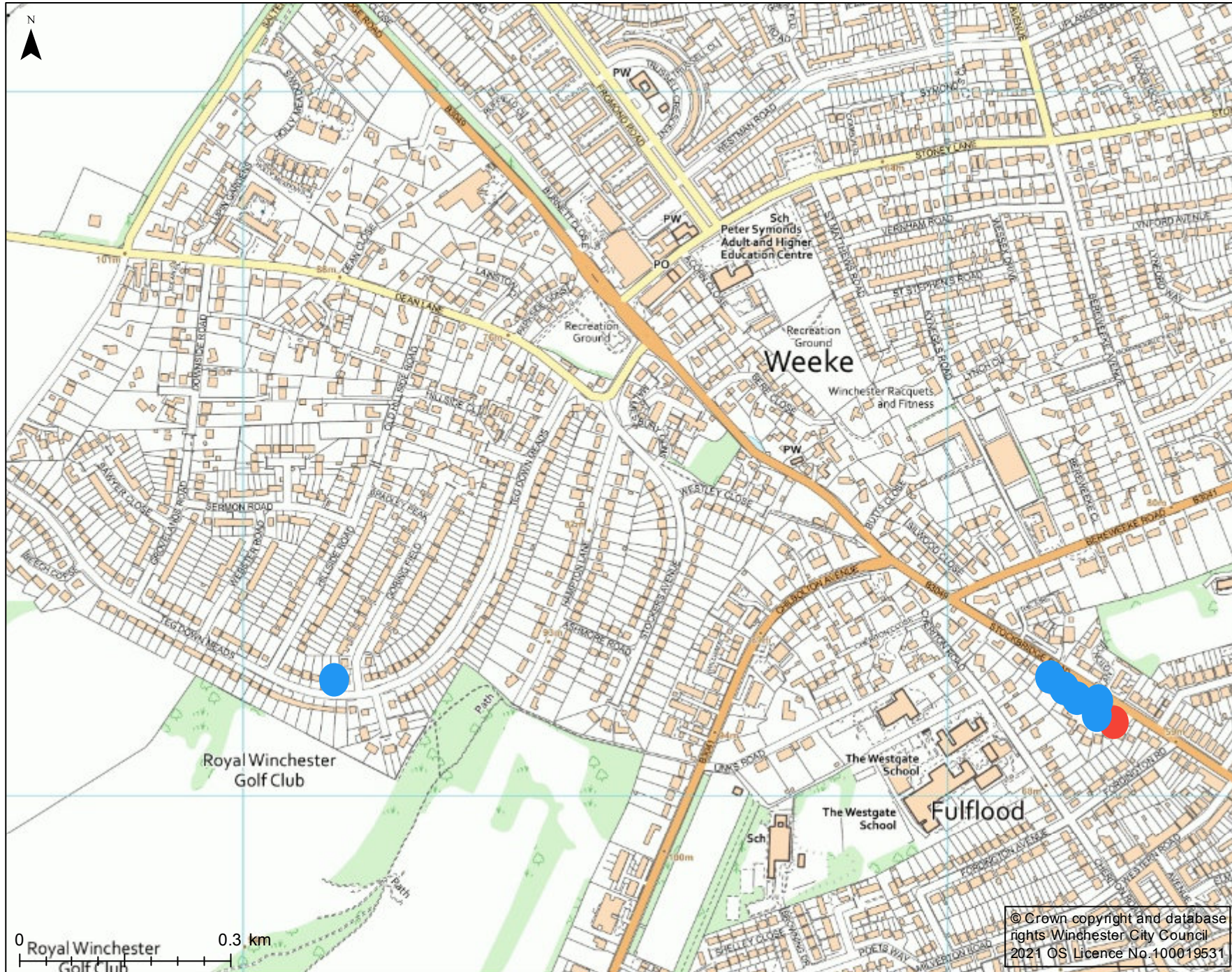
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Page 63



Date: 08/07/2021

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Author:

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