



Meeting Licensing Sub-Committee

Date and Time Wednesday, 11th May, 2022 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 council's website (www.winchester.gov.uk) and the video recording will be publicly available on the council's YouTube channel 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. **Application for Premises Licence - The Pump House, Garnier Road, Winchester, SO23 9QG (LR559) (Pages 5 - 92)**

L Kirkman
Strategic Director and Monitoring Officer

3 May 2022

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

The Membership of the Sub-Committee will be:

Councillors McLean (Chairperson), Green and Westwood

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, Evans, Green, Kurn, Laming, McLean, Read and Westwood (Deputies: Cllrs Cramoysan, Fern, Pearson and Ruffell)

FILMING AND BROADCAST NOTIFICATION

This meeting will be recorded and broadcast live on the Council's website. The meeting may also be recorded and broadcast by the press and members of the public – please see the Access to Information Procedure Rules within the Council's Constitution for further information, which is available to view on the [Council's website](#).

Licensing Sub Committee - Procedure for Hearing Applications for Premises Licences and Club Premises Certificates

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 **Chairperson** will set out the procedure to be followed during the hearing
2. **The Licensing Manager** will introduce the Report.
3. **Members** of the Sub-Committee may ask questions of the **Licensing Manager**.
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.

6. **Environmental Health Officer**
7. **Police**
8. **Fire Service**
9. **Child Protection Team**
10. **South Downs National Park 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 Head of Legal Services' 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.

FOR DECISION
WARD(S): ST MICHAEL

LICENSING SUB – COMMITTEE

Wednesday 11 May 2022 10:00 Walton Suite, Guildhall Winchester

Report of the Service Lead for Public Protection

Contact Officer: Briony Appletree

Tel No: 01962 848188

Email: licensing@winchester.gov.uk

Application: Application for the Grant of a New Premises Licence

Premises: The Pump House, Garnier Road, Winchester, Hampshire, SO23
9QG

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 Map of Premises Location**
- Appendix 4 Map of Representations**

Part A.**1. Application**

Applicant: The Pump House Winchester Limited

Premises: The Pump House, Garnier Road, Winchester, Hampshire,
SO23 9QG

- 1.1 This application is for the grant of a new premises licence under section 17 of the Licensing Act 2003 for The Pump House, Garnier Road, Winchester, Hampshire, SO23 9QG.
- 1.2 The premises is described in the application as “an independent upmarket co-working, wellbeing café that will be appealing to the locals of Winchester’, and states that the building is only to be used by members Monday to Friday and open to the public on weekends.
- 1.3 The application proposes the supply of alcohol for consumption on and off the premises as the only licensable activity; details of the proposed days and times are outlined in Section 5 of this report.
- 1.4 During the consultation period a number of conditions and some amendments to the requested licensable hours were agreed between Hampshire Constabulary and the applicant, in order to promote the licensing objectives. These agreed changes are reflected in Section 5 of this report.
- 1.5 No representations were received by any other Responsible Authorities.
- 1.6 Representations have been received from 27 Other Persons, all of which are against the application. The representations are set out in Appendix 2 to this report, and relate to all four of the licensing objectives; the prevention of crime and disorder, the prevention of public nuisance, public safety and the protection of children from harm.
- 1.7 Notice of the application was displayed outside of the premises for a period of 28 days until 19 April 2022, and advertised in Winchester Today on 29 March 2022.
- 1.8 Notices of the hearing were sent to all parties on 22 April 2022.

Designated Premises Supervisor

Reece Comberbach

Steps to promote the Licensing Objectives

Please see Section M, 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. Amended opening hours to reflect relevant conditions on planning permission as per officer guidance. These are reflected in Section 5 of the report.

Hampshire Constabulary

No representations received. Amended licensable hours and conditions agreed with the applicant, which 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.

South Downs National Park Authority

No representations received. However, advice was given for the applicant to contact the South Downs National Park Planning Team to ascertain whether permission is required for the proposed use and hours.

3. Representations from Other Persons

Representations have been received from 27 'Other Persons', all of which are against the application.

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. Exclude from the scope of the licence any of the licensable activities to which the application relates;
3. Refuse to specify a person in the licence as the premises supervisor;
4. 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 no concerns in relation to the Act.

5. Conditions

Mandatory Conditions

Where the Licence Authorises 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 under the premises licence must be made or authorised by a person who holds a personal licence.

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.

Conditions in italics are those which have been suggested by Hampshire Constabulary and subsequently agreed with the applicant.

Operating Hours

1. The hours the premises may be used for the sale of alcohol shall be:

Monday and Tuesday	<i>1200 to 1800</i> (was 1200 to 2000)
Wednesday and Thursday	1200 to 2000
Friday and Saturday	<i>1000 to 2200</i> (was 1000 to 2300)
Sunday	<i>1000 to 1800</i> (was 1000 to 2000)

The supply of alcohol is for both consumption on and off the premises.

2. The hours the premises may open for other than Licensable Activities shall be:

Monday and Tuesday	0700 to 1800
Wednesday and Thursday	0700 to 2100
Friday	0700 to 2200
Saturday	0800 to 2200
Sunday	0800 to 1800

All Licensing Objectives

- A1: *The premises licence holder shall ensure that a training package is in place in order for all staff involved with the sale or supply of alcohol to be sufficiently trained in licensing matters proportionate to their role and aware of their responsibilities. Particular attention must be paid to underage sales / ID verification and the refusal of alcohol sales to a drunk person. This training will be refreshed at least every 12 months. Records shall be kept of all training, dated and signed by the staff member and trainer. These records will be made available for inspection by Police and other responsible authorities.*
- A2: *A written record shall be retained on the premises to show the staff that have been authorised to sell alcohol. This shall be made available to the Police and other responsible authorities on request.*

Crime and Disorder

- CD1: *The premises licence holder shall ensure that recordable CCTV is in place when licensable activity is taking place. This must be of a standard acceptable to the local Police. There shall be sufficient cameras to cover all primary public areas in addition to cameras covering the entrance, exit and external smoking areas. All footage must be retained for a minimum of 28 days. This must be made available in a format that can be viewed by Police and council officials and must be given to them on request.*
- CD2: *The premises licence holder shall ensure that a detailed record of all refusals and incidents is maintained at the premises. These records shall be retained for a minimum of 1 year and be made available to the Police and other responsible authorities upon request*

Public Nuisance

- PN1: *The premises licence holder shall ensure that clear signage is displayed at the exit points, requesting that customers leave quietly and with respect to local residents.*

Protection of Children

PC1: The premises licence holder shall ensure that a system is in place to ensure that every individual who appears to be under 25 years of age seeking to purchase or be supplied with alcohol at or from the premises, shall produce acceptable means of identification and age confirmation. Acceptable identification shall be a passport, photo driving licence or PASS accredited photo ID. 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.

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 £315.00 has been received. It is anticipated that an appropriate level of officer attendance will be provided within the existing budget.

Appendices

1. Application by The Pump House Winchester Limited
2. Representations by Other Persons
3. Map of Premises Location
4. Map of Representations



Winchester
Application for a premises licence
Licensing Act 2003

For help contact
licensing@winchester.gov.uk
 Telephone: 01962 840222

* required information

Section 1 of 21

You can save the form at any time and resume it later. You do not need to be logged in when you resume.

System reference	Not Currently In Use	This is the unique reference for this application generated by the system.
Your reference		You can put what you want here to help you track applications if you make lots of them. It is passed to the authority.
<p>Are you an agent acting on behalf of the applicant?</p> <p><input type="radio"/> Yes <input checked="" type="radio"/> No</p>		<p>Put "no" if you are applying on your own behalf or on behalf of a business you own or work for.</p>

Applicant Details

* First name	Reece	
* Family name	Comberbach	
* E-mail		
Main telephone number		Include country code.
Other telephone number		
<input type="checkbox"/> Indicate here if you would prefer not to be contacted by telephone		

<p>Are you:</p> <p><input checked="" type="radio"/> Applying as a business or organisation, including as a sole trader</p> <p><input type="radio"/> Applying as an individual</p>	<p>A sole trader is a business owned by one person without any special legal structure. Applying as an individual means you are applying so you can be employed, or for some other personal reason, such as following a hobby.</p>
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Applicant Business

<p>Is your business registered in the UK with Companies House?</p> <p><input checked="" type="radio"/> Yes <input type="radio"/> No</p>	<p>Note: completing the Applicant Business section is optional in this form.</p>	
Registration number	13382552	
Business name	The Pump House Winchester Limited	If your business is registered, use its registered name.
VAT number	GB None	Put "none" if you are not registered for VAT.
Legal status	Private Limited Company	

Continued from previous page...

Your position in the business

Home country

The country where the headquarters of your business is located.

Registered Address

Address registered with Companies House.

Building number or name

Street

District

City or town

County or administrative area

Postcode

Country

Section 2 of 21

PREMISES DETAILS

I/we, as named in section 1, apply for a premises licence under section 17 of the Licensing Act 2003 for the premises described in section 2 below (the premises) and I/we are making this application to you as the relevant licensing authority in accordance with section 12 of the Licensing Act 2003.

Premises Address

Are you able to provide a postal address, OS map reference or description of the premises?

- Address OS map reference Description

Postal Address Of Premises

Building number or name

Street

District

City or town

County or administrative area

Postcode

Country

Further Details

Telephone number

Non-domestic rateable value of premises (£)

Section 3 of 21

APPLICATION DETAILS

In what capacity are you applying for the premises licence?

- An individual or individuals
- A limited company / limited liability partnership
- A partnership (other than limited liability)
- An unincorporated association
- Other (for example a statutory corporation)
- A recognised club
- A charity
- The proprietor of an educational establishment
- A health service body
- A person who is registered under part 2 of the Care Standards Act 2000 (c14) in respect of an independent hospital in Wales
- A person who is registered under Chapter 2 of Part 1 of the Health and Social Care Act 2008 in respect of the carrying on of a regulated activity (within the meaning of that Part) in an independent hospital in England
- The chief officer of police of a police force in England and Wales

Confirm The Following

- I am carrying on or proposing to carry on a business which involves the use of the premises for licensable activities
- I am making the application pursuant to a statutory function
- I am making the application pursuant to a function discharged by virtue of Her Majesty's prerogative

Section 4 of 21

NON INDIVIDUAL APPLICANTS

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

Non Individual Applicant's Name

Name

Details

Registered number (where applicable)

Description of applicant (for example partnership, company, unincorporated association etc)

Continued from previous page...

Private Limited Company

Address

Building number or name

Street

District

City or town

County or administrative area

Postcode

Country

Contact Details

E-mail

Telephone number

Other telephone number

* Date of birth / /
dd mm yyyy

* Nationality [Documents that demonstrate entitlement to work in the UK](#)

Section 5 of 21

OPERATING SCHEDULE

When do you want the premises licence to start? / /
dd mm yyyy

If you wish the licence to be valid only for a limited period, when do you want it to end / /
dd mm yyyy

Provide a general description of 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 for consumption of these off- supplies you must include a description of where the place will be and its proximity to the premises.

The Pump House is an independent upmarket co-working, wellbeing cafe that will be appealing to the locals of Winchester. We intend for the building to only be used by members of the co-working space Monday to Friday and open the cafe area to the public on weekends.

The Premises is circa 8300sqft, with a basement, ground, first and second floors with the potential of having an outside

Continued from previous page...

seating area. We intend to serve alcohol to members of the work space during the week and member of the public on the weekends.

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

Section 6 of 21

PROVISION OF PLAYS

[See guidance on regulated entertainment](#)

Will you be providing plays?

- Yes No

Section 7 of 21

PROVISION OF FILMS

[See guidance on regulated entertainment](#)

Will you be providing films?

- Yes No

Section 8 of 21

PROVISION OF INDOOR SPORTING EVENTS

[See guidance on regulated entertainment](#)

Will you be providing indoor sporting events?

- Yes No

Section 9 of 21

PROVISION OF BOXING OR WRESTLING ENTERTAINMENTS

[See guidance on regulated entertainment](#)

Will you be providing boxing or wrestling entertainments?

- Yes No

Section 10 of 21

PROVISION OF LIVE MUSIC

[See guidance on regulated entertainment](#)

Will you be providing live music?

- Yes No

Section 11 of 21

PROVISION OF RECORDED MUSIC

[See guidance on regulated entertainment](#)

Will you be providing recorded music?

- Yes No

Section 12 of 21

PROVISION OF PERFORMANCES OF DANCE

[See guidance on regulated entertainment](#)

Continued from previous page...

Will you be providing performances of dance?

Yes No

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PROVISION OF ANYTHING OF A SIMILAR DESCRIPTION TO LIVE MUSIC, RECORDED MUSIC OR PERFORMANCES OF DANCE

[See guidance on regulated entertainment](#)

Will you be providing anything similar to live music, recorded music or performances of dance?

Yes No

Section 14 of 21

LATE NIGHT REFRESHMENT

Will you be providing late night refreshment?

Yes No

Section 15 of 21

SUPPLY OF ALCOHOL

Will you be selling or supplying alcohol?

Yes No

Standard Days And Timings

MONDAY

Start

End

Start

End

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.

TUESDAY

Start

End

Start

End

WEDNESDAY

Start

End

Start

End

THURSDAY

Start

End

Start

End

FRIDAY

Start

End

Start

End

Continued from previous page...

SATURDAY

Start

End

Start

End

SUNDAY

Start

End

Start

End

Will the sale of alcohol be for consumption:

- On the premises Off the premises Both

If the sale of alcohol is for consumption on the premises select on, if the sale of alcohol is for consumption away from the premises select off. If the sale of alcohol is for consumption on the premises and away from the premises select both.

State any seasonal variations

For example (but not exclusively) where the activity will occur on additional days during the summer months.

Non-standard timings. Where the premises will be used for the supply of alcohol at different times from those listed in the column on the left, list below

For example (but not exclusively), where you wish the activity to go on longer on a particular day e.g. Christmas Eve.

State the name and details of the individual whom you wish to specify on the licence as premises supervisor

Name

First name

Family name

Date of birth / /
dd mm yyyy

Continued from previous page...

Enter the contact's address

Building number or name	<input type="text"/>
Street	<input type="text"/>
District	<input type="text"/>
City or town	<input type="text"/>
County or administrative area	<input type="text"/>
Postcode	<input type="text"/>
Country	<input type="text" value="United Kingdom"/>
Personal Licence number (if known)	<input type="text" value="2019/03385/02SPEN"/>
Issuing licensing authority (if known)	<input type="text" value="Southampton"/>

PROPOSED DESIGNATED PREMISES SUPERVISOR CONSENT

How will the consent form of the proposed designated premises supervisor be supplied to the authority?

- Electronically, by the proposed designated premises supervisor
- As an attachment to this application

Reference number for consent form (if known)

If the consent form is already submitted, ask the proposed designated premises supervisor for its 'system reference' or 'your reference'.

Section 16 of 21

ADULT ENTERTAINMENT

Highlight any adult entertainment or services, activities, or other entertainment or matters ancillary to the use of the premises that may give rise to concern in respect of children

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 etc gambling machines etc.

Section 17 of 21

HOURS PREMISES ARE OPEN TO THE PUBLIC

Standard Days And Timings

MONDAY

Start

End

Start

End

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.

Continued from previous page...

TUESDAY

Start	<input type="text" value="07:00"/>	End	<input type="text" value="18:00"/>
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WEDNESDAY

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THURSDAY

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FRIDAY

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SATURDAY

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SUNDAY

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State any seasonal variations

For example (but not exclusively) where the activity will occur on additional days during the summer months.

Non standard timings. Where you intend to use the premises to be open to the members and guests at different times from those listed in the column on the left, list below

For example (but not exclusively), where you wish the activity to go on longer on a particular day e.g. Christmas Eve.

Section 18 of 21

LICENSING OBJECTIVES

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

a) General – all four licensing objectives (b,c,d,e)

Continued from previous page...

List here steps you will take to promote all four licensing objectives together.

Risk assessment to be conducted by independent assessor.
Staff training for all staff. Continued training for all new members of staff.
DPS
General awareness of customers activity on and around the premises.
The premises will be managed in line with the four licensing objectives and government legislation.
Refusal register/incident record to be kept on site.
Monitored CCTV with 28 days records

b) The prevention of crime and disorder

Installation of security cameras - monitored CCTV
The prohibiting of sale of alcohol to those that are suspected of being intoxicated.
No sale of alcohol to those that are under 18.
Challenge 25
Alarm system on building
Become members of shopwatch
Staff Training

c) Public safety

Monitored CCTV
Challenge 25 Scheme
Refuse the sale of alcohol to anyone that looks and appears to be intoxicated
Clear fire exit signage.
Availability of appropriate fire extinguishers.

d) The prevention of public nuisance

No supply of alcohol to anyone under the age of 18.
Constant supervision of alcohol sales area.
Clear all glass, especially breakages immediately.
We will be displaying signage of our "Challenge 25" policy.
Clear signage at exists that request customers to leave quietly and respect local residents
Monitored CCTV

e) The protection of children from harm

Monitored CCTV
A responsible adult must accompany any children attending events at all times
No sale to anyone under the age of 18 - Challenge 25 scheme
Part of shopwatch

Section 19 of 21

NOTES ON DEMONSTRATING ENTITLEMENT TO WORK IN THE UK

Continued from previous page...

Entitlement to work/immigration status for individual applicants and applications from partnerships which are not limited liability partnerships:

A licence may not be held by an individual or an individual in a partnership who is resident in the UK who:

- does not have the right to live and work in the UK; or
- is subject to a condition preventing him or her from doing work relating to the carrying on of a licensable activity.

Any premises licence issued in respect of an application made on or after 6 April 2017 will become invalid if the holder ceases to be entitled to work in the UK.

Applicants must demonstrate that they have an entitlement to work in the UK and are not subject to a condition preventing them from doing work relating to the carrying on of a licensable activity. They do this in one of two ways: 1) by providing with this application copies or scanned copies of the documents listed below (which do not need to be certified), or 2) by providing their 'share code' to enable the licensing authority to carry out a check using the Home Office online right to work checking service (see below).

Documents which demonstrate entitlement to work in the UK

- An expired or current passport showing the holder, or a person named in the passport as the child of the holder, is a British citizen or a citizen of the UK and Colonies having the right of abode in the UK [please see note below about which sections of the passport to copy].
- An expired or current passport or national identity card showing the holder, or a person named in the passport as the child of the holder, is a national of a European Economic Area country or Switzerland.
- A Registration Certificate or document certifying permanent residence issued by the Home Office to a national of a European Economic Area country or Switzerland.
- A Permanent Residence Card issued by the Home Office to the family member of a national of a European Economic Area country or Switzerland.
- A **current** Biometric Immigration Document (Biometric Residence Permit) issued by the Home Office to the holder indicating that the person named is allowed to stay indefinitely in the UK, or has no time limit on their stay in the UK.
- A **current** passport endorsed to show that the holder is exempt from immigration control, is allowed to stay indefinitely in the UK, has the right of abode in the UK, or has no time limit on their stay in the UK.
- A **current** Immigration Status Document issued by the Home Office to the holder with an endorsement indicating that the named person is allowed to stay indefinitely in the UK or has no time limit on their stay in the UK, **when produced in combination with** an official document giving the person's permanent National Insurance number and their name issued by a Government agency or a previous employer.
- A birth or adoption certificate issued in the UK, **when produced in combination with** an official document giving the person's permanent National Insurance number and their name issued by a Government agency or a previous employer.
- A birth or adoption certificate issued in the Channel Islands, the Isle of Man or Ireland **when produced in combination with** an official document giving the person's permanent National Insurance number and their name issued by a Government agency or a previous employer.
- A certificate of registration or naturalisation as a British citizen, **when produced in combination with** an official document giving the person's permanent National Insurance number and their name issued by a Government agency or a previous employer.

Continued from previous page...

- A **current** passport endorsed to show that the holder is allowed to stay in the UK and is currently allowed to work and is not subject to a condition preventing the holder from doing work relating to the carrying on of a licensable activity.
- A **current** Biometric Immigration Document (Biometric Residence Permit) issued by the Home Office to the holder which indicates that the named person can currently stay in the UK and is allowed to work relation to the carrying on of a licensable activity.
- A **current** Residence Card issued by the Home Office to a person who is not a national of a European Economic Area state or Switzerland but who is a family member of such a national or who has derivative rights or residence.
- A **current** Immigration Status Document containing a photograph issued by the Home Office to the holder with an endorsement indicating that the named person may stay in the UK, and is allowed to work and is not subject to a condition preventing the holder from doing work relating to the carrying on of a licensable activity **when produced in combination with** an official document giving the person's permanent National Insurance number and their name issued by a Government agency or a previous employer.
- A Certificate of Application, **less than 6 months old**, issued by the Home Office under regulation 18(3) or 20(2) of the Immigration (European Economic Area) Regulations 2016, to a person who is not a national of a European Economic Area state or Switzerland but who is a family member of such a national or who has derivative rights of residence.
- Reasonable evidence that the person has an outstanding application to vary their permission to be in the UK with the Home Office such as the Home Office acknowledgement letter or proof of postage evidence, or reasonable evidence that the person has an appeal or administrative review pending on an immigration decision, such as an appeal or administrative review reference number.
- Reasonable evidence that a person who is not a national of a European Economic Area state or Switzerland but who is a family member of such a national or who has derivative rights of residence in exercising treaty rights in the UK including:-
 - evidence of the applicant's own identity – such as a passport,
 - evidence of their relationship with the European Economic Area family member – e.g. a marriage certificate, civil partnership certificate or birth certificate, and
 - evidence that the European Economic Area national has a right of permanent residence in the UK or is one of the following if they have been in the UK for more than 3 months:
 - (i) working e.g. employment contract, wage slips, letter from the employer,
 - (ii) self-employed e.g. contracts, invoices, or audited accounts with a bank,
 - (iii) studying e.g. letter from the school, college or university and evidence of sufficient funds; or
 - (iv) self-sufficient e.g. bank statements.

Family members of European Economic Area nationals who are studying or financially independent must also provide evidence that the European Economic Area national and any family members hold comprehensive sickness insurance in the UK. This can include a private medical insurance policy, an EHIC card or an S1, S2 or S3 form.

Original documents must not be sent to licensing authorities. If the document copied is a passport, a copy of the following pages should be provided:-

- (i) any page containing the holder's personal details including nationality;
- (ii) any page containing the holder's photograph;
- (iii) any page containing the holder's signature;
- (iv) any page containing the date of expiry; and
- (v) any page containing information indicating the holder has permission to enter or remain in the UK and is permitted to work.

Continued from previous page...

If the document is not a passport, a copy of the whole document should be provided.

Your right to work will be checked as part of your licensing application and this could involve us checking your immigration status with the Home Office. We may otherwise share information with the Home Office. Your licence application will not be determined until you have complied with this guidance.

Home Office online right to work checking service

As an alternative to providing a copy of the documents listed above, applicants may demonstrate their right to work by allowing the licensing authority to carry out a check with the Home Office online right to work checking service.

To demonstrate their right to work via the Home Office online right to work checking service, applicants should include in this application their 9-digit share code (provided to them upon accessing the service at <https://www.gov.uk/prove-right-to-work>) which, along with the applicant's date of birth (provided within this application), will allow the licensing authority to carry out the check.

In order to establish the applicant's right to work, the check will need to indicate that the applicant is allowed to work in the United Kingdom and is not subject to a condition preventing them from doing work relating to the carrying on of a licensable activity.

An online check will not be possible in all circumstances because not all applicants will have an immigration status that can be checked online. The Home Office online right to work checking service sets out what information and/or documentation applicants will need in order to access the service. Applicants who are unable to obtain a share code from the service should submit copy documents as set out above.

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NOTES ON REGULATED ENTERTAINMENT

Continued from previous page...

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:
 - o a performance of unamplified live music between 08.00 and 23.00 on any day, on any premises.
 - o 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.
 - o 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.
 - o 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.
 - o 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:
 - o 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.
 - o 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.
 - o 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.

Continued from previous page...

- 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:
 - o any entertainment taking place on the premises of the local authority where the entertainment is provided by or on behalf of the local authority;
 - o 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;
 - o any entertainment taking place on the premises of the school where the entertainment is provided by or on behalf of the school proprietor; and
 - o 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.

Section 21 of 21

PAYMENT DETAILS

This fee must be paid to the authority. If you complete the application online, you must pay it by debit or credit card.

Premises Licence Fees are determined by the non domestic rateable value of the premises.

To find out a premises non domestic rateable value go to the Valuation Office Agency site at http://www.voa.gov.uk/business_rates/index.htm

Band A - No RV to £4300 £100.00

Band B - £4301 to £33000 £190.00

Band C - £33001 to £8700 £315.00

Band D - £87001 to £12500 £450.00*

Band E - £125001 and over £635.00*

*If the premises rateable value is in Bands D or E and the premises is primarily used for the consumption of alcohol on the premises then your are required to pay a higher fee

Band D - £87001 to £12500 £900.00

Band E - £125001 and over £1,905.00

There is an exemption from the payment of fees in relation to the provision of regulated entertainment at church halls, chapel halls or premises of a similar nature, village halls, parish or community halls, or other premises of a similar nature. The costs associated with these licences will be met by central Government. If, however, the licence also authorises the use of the premises for the supply of alcohol or the provision of late night refreshment, a fee will be required.

Schools and sixth form colleges are exempt from the fees associated with the authorisation of regulated entertainment where the entertainment is provided by and at the school or college and for the purposes of the school or college.

If you operate a large event you are subject to ADDITIONAL fees based upon the number in attendance at any one time

Capacity 5000-9999 £1,000.00

Capacity 10000 -14999 £2,000.00

Capacity 15000-19999 £4,000.00

Capacity 20000-29999 £8,000.00

Capacity 30000-39000 £16,000.00

Capacity 40000-49999 £24,000.00

Capacity 50000-59999 £32,000.00

Capacity 60000-69999 £40,000.00

Capacity 70000-79999 £48,000.00

Capacity 80000-89999 £56,000.00

Capacity 90000 and over £64,000.00

* Fee amount (£)

315.00

DECLARATION

Continued from previous page...

* I/we understand it is an offence, liable on conviction to a fine up to level 5 on the standard scale, under section 158 of the licensing act 2003, to make a false statement in or in connection with this application.

Ticking this box indicates you have read and understood the above declaration

This section should be completed by the applicant, unless you answered "Yes" to the question "Are you an agent acting on behalf of the applicant?"

* Full name

* Capacity

* Date / /
dd mm yyyy

Once you're finished you need to do the following:

1. Save this form to your computer by clicking file/save as...

2. Go back to <https://www.gov.uk/apply-for-a-licence/premises-licence/winchester/apply-1> to upload this file and continue with your application.

Don't forget to make sure you have all your supporting documentation to hand.

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

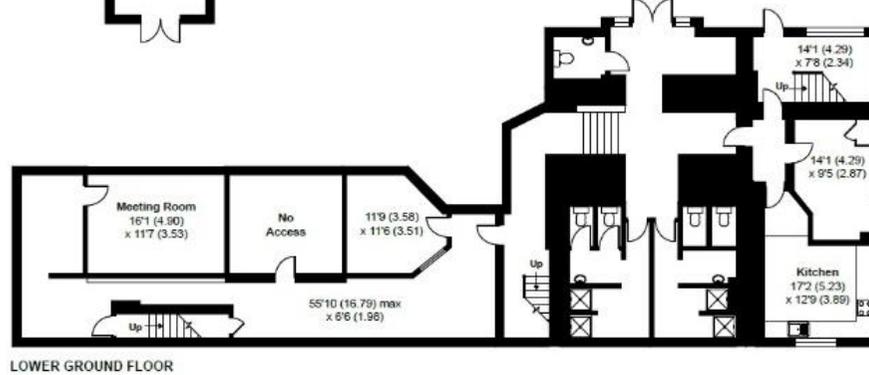
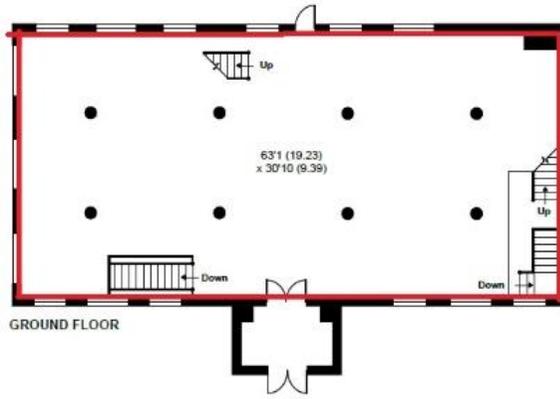
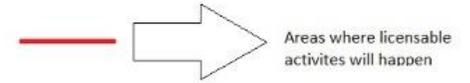
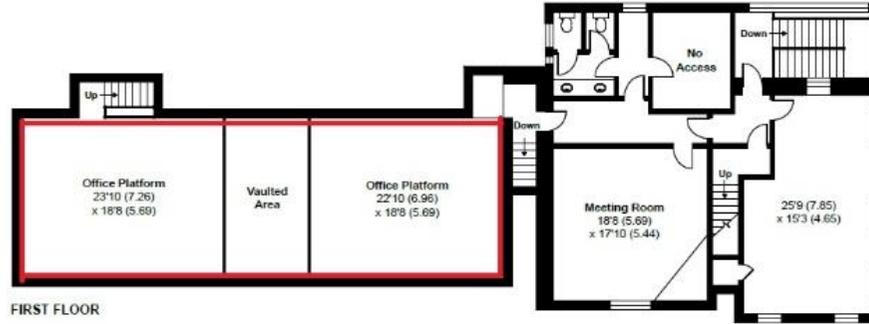
IT IS AN OFFENCE UNDER SECTION 24B OF THE IMMIGRATION ACT 1971 FOR A PERSON TO WORK WHEN THEY KNOW, OR HAVE REASONABLE CAUSE TO BELIEVE, THAT THEY ARE DISQUALIFIED FROM DOING SO BY REASON OF THEIR IMMIGRATION STATUS. THOSE WHO EMPLOY AN ADULT WITHOUT LEAVE OR WHO IS SUBJECT TO CONDITIONS AS TO EMPLOYMENT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

OFFICE USE ONLY

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Fee paid	<input type="text"/>
Payment provider reference	<input type="text"/>
ELMS Payment Reference	<input type="text"/>
Payment status	<input type="text"/>
Payment authorisation code	<input type="text"/>
Payment authorisation date	<input type="text"/>
Date and time submitted	<input type="text"/>
Approval deadline	<input type="text"/>
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Inside Floor Plans



Outside Seating area



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Appendix 2 – Representations from Other Persons

Jo Page**Hamilton House, 1 Grafton Road, Winchester, SO23 9SX****Received 7 April 2022**Subject: Objection to license to serve alcohol at the Pump House

Dear Sir or Madam,

I should like to object, on the grounds of public safety, to an alcohol license being granted to the Pump House in Garnier Road, Winchester. There is limited access along Garnier Road, with no pavement on this narrow busy, unlit road, and I think this renders The Pump House unsuitable for an alcohol licence. If licensed events here were designed to attract families, there would also be a serious risk to children because of the nature of the road and the speed of cars using it as a cut through.

I should also like to object on the grounds of public nuisance. This is a rural, peaceful area full of wildlife that is much appreciated by residents and visitors as an escape from the noise and bustle of the city. If alcohol were to be served at the Pump House, this would greatly increase the likelihood of rowdy and noisy behaviour that would have a detrimental impact on the beauty and tranquility of this area.

Yours,

Jo Page
Hamilton House
Grafton Road
Winchester

Appendix 2 – Representations from Other Persons

Nicholas Tudor
23 Clausentum Road, Winchester, SO23 9QE
Received 12 April 2022

Subject: The Pump House, SO23 9QG Alcohol Licence Application.

With reference to:

The Pump House, SO23 9QG Alcohol Licence Application submitted 23 March 2022

Dear Committee,

Our family have been residents in No 23 Clausentum Road for 50 years. We are very well aware of the dangers to traffic in Garnier road having seen an increase in both volume and average speed over half a century. With the advent of suggested routes by the new gps trackers (google maps etc) there are now even more drivers looking for escape routes from congestion on the M3, leading to very fast transits through Garnier road which is completely unsuited for this kind of traffic. The granting of an Alcohol Licence to the Pump House will greatly exacerbate these dangers as well as resulting in further issues which I outline below. The Pump House is a totally unsuitable location for an hospitality centre

I object to the granting of an Alcohol Licence on the following grounds:

A- Public Safety

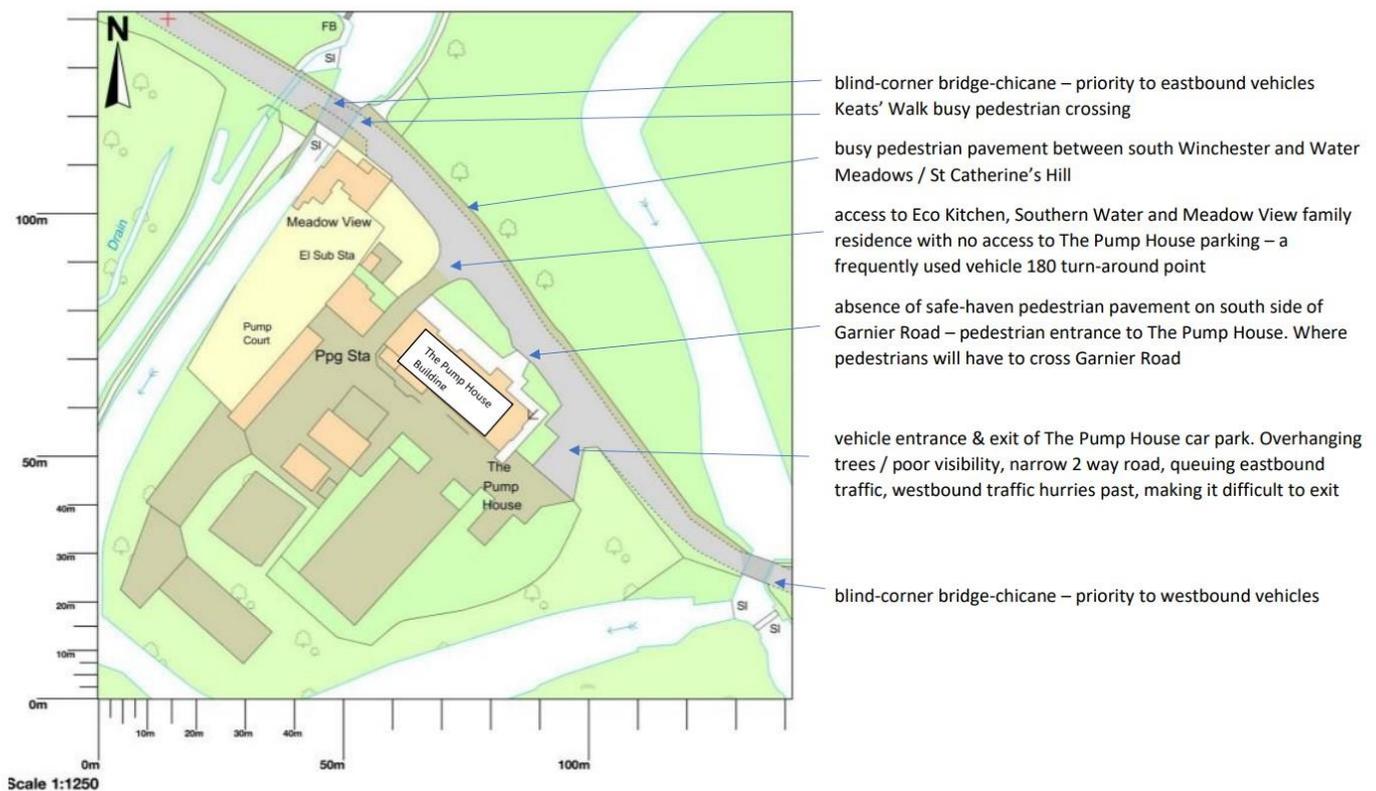
- Hampshire Highways have not reversed their 2010 constraint that the site should be for office-use only to restrict the flow of vehicles and pedestrians in Garnier Road.
- As a local person, I know how perilous the road is at the "traffic calming" chicanes, especially when on driving through the east chicane (with priority) encountering vehicles, cycles and pedestrians immediately after negotiating the corner and narrow space between opposing traffic and the railings. There have been regular accidents here, even before The Pump House started building up its customer traffic.
- Pedestrians entering or leaving The Pump House do not have a safe-haven pavement to protect them from traffic on the south side of this narrow lane. The Pump House coffee clients are already using the pavement-less south side to walk into the even more dangerous west chicane. In the evenings, pedestrians are virtually invisible to motorists already negotiating the dangerous, poorly lit, chicanes in Garnier Road.
- It is likely that during the evening darkness visitors to The Pump House will come by car.
- Road danger is increased by vehicle drivers, cyclists and pedestrian visitors with low / legal levels of alcohol in them. Other vulnerable traffic, family cyclists and pedestrians in Garnier Road will be at great risk in the lane.

Appendix 2 – Representations from Other Persons

- The volume of traffic and pedestrians has increased recently as people discover the beautiful and calm Water Meadows SSSIs and Clausentum Fen SINC nearby.
- GPS routed avoidance of M3 congestion will increase with the Junction 9 and Smart Motorway roadworks.

A map (purchased from OS) is attached which shows the committee how the road is unsuitable for vehicle and pedestrian traffic encouraged by The Pump House.

The Pump House, Garnier Road, SO23 9QG



Map area bounded by: 447905,128172 448047,128314. Produced on 25 September 2021 from the OS National Geographic Database. Reproduction in whole or part is prohibited without the prior permission of Ordnance Survey. © Crown copyright 2021. Supplied by UKPlanningMaps.com a licensed OS partner (100054135). Unique plan reference: p2c/uk/694302/940230

B- Prevention of Crime & Disorder

- Off-sale alcohol drinkers will inevitably spread into the Water Meadows SSSI, Keats' Walk and residential Clausentum Fen SINC. Clausentum Fen provides many hiding and escape places and has been used for drug taking / distribution in the past. Littering this biodiversity conservation area is already a problem.
- The Pump House is in an out-of-town, unmonitored, low policing area with no deterrent ready against antisocial or criminal behaviour.

Appendix 2 – Representations from Other Persons

C - Prevention of Public Nuisance

- Loud voices in the outdoor seating area and car park of The Pump House already disturb the Meadowview family home next door. The diners are audible 150m due east from homes in Priors Barton and 185m from many homes in Clausentum Road.
- Traffic and vocal pedestrian noise in Garnier Road is disturbing up to and beyond the alcohol serving time sought of 23.00 Fri & Sat (20.00 rest of the week).
- Off-sale alcohol will promote even more noise, antisocial behaviour in the peaceful, unmonitored SSSI/SINCs nearby
- Off-sales will also lead to litter in a special nature area which is cared for and highly valued for its biodiversity by local residents

Yours sincerely
Nicholas Tudor
23 Clausentum Road
St Cross
Winchester
S023 9QE

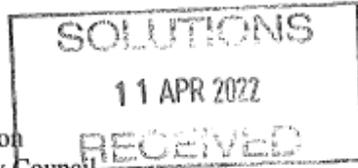
Appendix 2 – Representations from Other Persons

A M Boas**The Cottage, Kingsgate Road, Winchester, SO23 9QQ****Received 11 April 2022**

**The Cottage
Kingsgate Road
Winchester
Hants SO23 9QQ**



8 April 2022



Licensing Section
Winchester City Council
City Offices
Colebrook Street
Winchester SO23 9LJ

Dear Sir

I wish to object to and oppose the granting of an alcohol licence at the Pump House in Garnier Road.

Prevention of crime, disorder and public nuisance:

Sadly there are already instances of disorder and public nuisance at the junction of Garnier Road with Kingsgate Road. Granting of an alcohol licence will almost certainly increase such instances. The surrounding area close to the Pump house includes some very attractive watercourses and the Fen which is a site of importance for nature conservation. Sales of alcohol from the Pump House for off site consumption will result in increased litter around this beautiful area.

Public safety:

The location of the Pump House makes it completely unsuitable for an alcohol licence. Garnier Road is a busy road and the Pump House is located immediately between two traffic pinch points. The accident risk to and from vehicles entering or leaving the site is extremely high and obviously would be further exacerbated by the consumption of alcohol. Furthermore there is no pedestrian pavement on the Pump House side of Garnier Road so any pedestrians entering or leaving the site would need to cross the road to reach the pavement. This presents a major safety risk, again further exacerbated by the consumption of alcohol.

In summary I believe that the Pump House is a totally unsuitable location for the sale and consumption of alcohol and the application should be refused. I would urge the committee reviewing this application to physically visit the site so that they can see for themselves the many problems.

Yours faithfully



A M Boas

Appendix 2 – Representations from Other Persons

Miss Jane Nicholson

19 May Tree Close, Badger Farm, Winchester, SO22 4JE

Received 13 April 2022

Subject: regarding The Pump House SO23 9QG alcohol licence application submitted...

regarding The Pump House SO23 9QG alcohol licence application submitted 23 March 2022

Dear committee,

I strongly object to the granting of an alcohol licence.

A. Prevention of crime and disorder

A.1 The pump house is out of town with little police presence. There will be no deterrent against antisocial behavior here.

A.2 Alcohol drinkers will inevitably spread into the water meadows, Keats walk and nearby Clausentum Fen SINC. Litter dropping is already a problem. This area has had problems with undesirable people lurking in the area in the past.

B. Public safety

B.1 The site still has a Hampshire Highways 2010 restraint that the site should be for office-use only to restrict the flow of vehicles and pedestrians using Garnier Road.

B.2 The road is narrow and winding, especially at and near the entrance to the Pump House. There have been numerous accidents here, even before the Pump House started to build up, its trade. Adding alcohol to the mix could be fatal. It does not take much drink to impair driving ability!

B.3 Pedestrians entering and leaving the Pump House do not have a pavement to protect them from traffic. There is poor visibility, especially in the evening... pedestrians are not easy to see. The chicanes do work and must be kept, but they will not stop drivers hitting pedestrians walking in the road.

B.4. Increased car traffic, especially cars driven by people who have drunk alcohol Will inevitably increase accidents. It does not take much alcohol to impair ones driving ability, and even a few seconds lack of attention could be fatal on this road. Other vulnerable people, (walkers, cyclists) will be at increased danger. Garnier road is a popular walking/cycling route for people, especially families with children.

B.5 GPS routed avoidance of M3 congestion will increase yet further with the junction 9 and Smart Motorway roadworks.

C. Prevention of public nuisance

Appendix 2 – Representations from Other Persons

C.1 Noise from the outside seating area and car park of the Pump House is already affecting the Meadowview family home next door. These diners are already unpleasantly audible at homes in Priors Barton and several homes in Clausentum Road. Selling alcohol can only increase the racket.

C.2 Traffic and vocal pedestrian noise will persist even beyond the appallingly late closing time requested of 23hours (20 hours weekdays), as people leave to go home.

C.3 Off sale alcohol will promote even more noise, and more antisocial behaviour in the neighbouring SSSI/SINCs next door.

C.4 Off sales will also lead to increased litter in this special nature area.

C.5 Parking. There is insufficient parking in Garnier Road and the Pump House. Parking will inevitably spill into local roads, with increased noise at closing time, and also loss of parking for residents.

D. Protection of children

Children of St Cross's residential streets have enjoyed the northern end of Garnier Road Fen area, ever since the 2017 conservation work made the space safer. However there are still areas where undesirables can lurk. These undesirable people can only increase as alcohol becomes available locally.

I regularly walk down Garnier Road, and also know several very vulnerable people in Priors Barton. I do not want added danger to either myself or to them. The Pump House owners appear to be fixated by alcohol. Not the sort of landlord one wants in a venue at that location!

Yours sincerely

Miss Jane Nicholson

19 May tree Close, Badger Farm, Winchester, SO2 4JE

Best wishes JN

Appendix 2 – Representations from Other Persons

Janet Rowland-White
7 Clausentum Road, Winchester, SO23 9QE
Received 13 April 2022

Subject: The Pump House, Garnier Road, SO23 9QG

**Regarding The Pump House, SO23 9QG Alcohol Licence Application
submitted 23 March 2022**

Dear Committee

I object to the granting of an Alcohol Licence on the following grounds:

A - Prevention of Crime & Disorder

Off-sale alcohol drinkers will inevitably spread into the Water Meadows SSSI, Keats' Walk and residential Clausentum Fen SINC. Clausentum Fen provides many hiding and escape places and has been used for drug taking / distribution in the past. Littering this biodiversity conservation area is already a problem

The Pump House is in an out-of-town, unmonitored, low policing area with no deterrent ready against antisocial or criminal behaviour.

B - Public Safety

Hampshire Highways have not reversed their 2010 constraint that the site should be for office-use only to restrict the flow of vehicles and pedestrians in Garnier Road.

As a local person, I know how perilous the road is at the "traffic calming" chicanes, especially when on driving through the east chicane (with priority) encountering vehicles, cycles and pedestrians immediately after negotiating the corner and narrow space between opposing traffic and the railings. There have been regular accidents here, even before The Pump House started building up its customer traffic.

Pedestrians entering or leaving The Pump House do not have a safe-haven pavement to protect them from traffic on the south side of this narrow lane. The Pump House coffee clients are already using the pavement-less south side to walk into the even more dangerous west chicane. In the evenings, pedestrians are virtually invisible to motorists already negotiating the dangerous, poorly lit, chicanes in Garnier Road.

It is likely that during the evening darkness visitors to The Pump House will come by car.

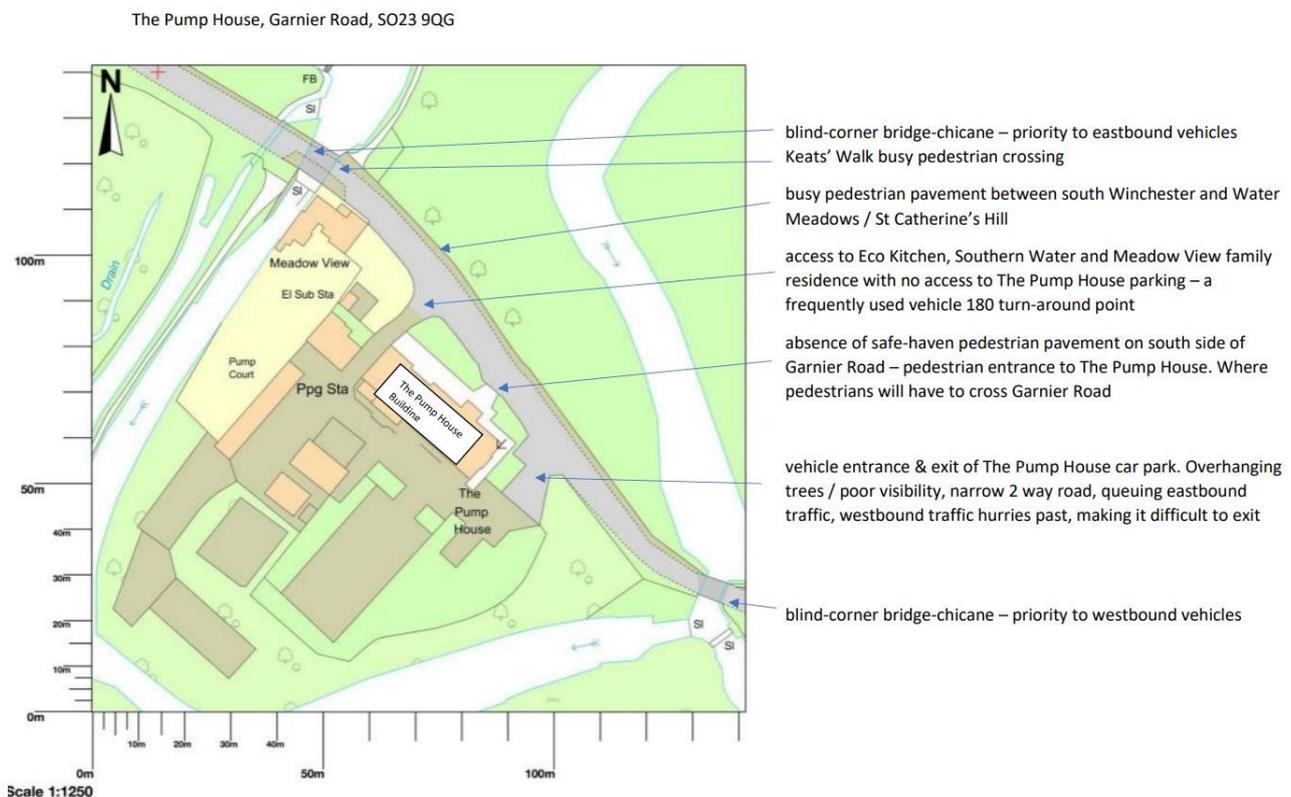
Appendix 2 – Representations from Other Persons

Road danger is increased by vehicle drivers, cyclists and pedestrian visitors with low / legal levels of alcohol in them. Other vulnerable traffic, family cyclists and pedestrians in Garnier Road will be at great risk in the lane.

The volume of traffic and pedestrians has increased recently as people discover the beautiful and calm Water Meadows SSSIs and Clausentum Fen SINC nearby.

GPS routed avoidance of M3 congestion will increase with the Junction 9 and Smart Motorway roadworks.

A map (purchased from OS) is attached which shows the committee how the road is unsuitable for vehicle and pedestrian traffic encouraged by The Pump House.



Map area bounded by: 447905,128172 448047,128314. Produced on 25 September 2021 from the OS National Geographic Database. Reproduction in whole or part is prohibited without the prior permission of Ordnance Survey. © Crown copyright 2021. Supplied by UKPlanningMaps.com a licensed OS partner (100054135). Unique plan reference: p2c/uk/694302/940230

C - Prevention of Public Nuisance

Loud voices in the outdoor seating area and car park of The Pump House already disturb the Meadowview family home next door. The diners are audible 150m due east from homes in Priors Barton and 185m from many homes in Clausentum Road.

Traffic and vocal pedestrian noise in Garnier Road is disturbing up to and beyond the alcohol serving time sought of 23.00 Fri & Sat (20.00 rest of the week).

Appendix 2 – Representations from Other Persons

Off-sale alcohol will promote even more noise, antisocial behaviour in the peaceful, unmonitored SSSI/SINCs nearby

Off-sales will also lead to litter in a special nature area which is cared for and highly valued for its biodiversity by local residents.

D - Protection of Children

Children from St Cross's residential streets and St Faith's school have been enjoying the northern, Garnier Road, half of the Fen for recreation since the conservation and opening up works of 2017 made the space more visible and safer. But there are still hiding and entry/exit places posing a risk to child safety from strangers.

Yours sincerely

Janet Rowland-White

7 Clausentum Road
St Cross
WINCHESTER
Hampshire SO23 9QE

Appendix 2 – Representations from Other Persons

Marcus Swalwell
24 Clausentum Road, Winchester, SO23 9QE
Received 13 April 2022

Subject: Regarding The Pump House, SO23 9QG Alcohol Licence Application submitted 23 March 2022

Dear Committee

I object to the granting of an Alcohol Licence on the following grounds:

A - Prevention of Crime & Disorder

- Off-sale alcohol drinkers will inevitably spread into the Water Meadows SSSI, Keats' Walk and residential Clausentum Fen SINC. Clausentum Fen provides many hiding and escape places and has been used for drug taking / distribution in the past. Littering this biodiversity conservation area is already a problem.
- The Pump House is in an out-of-town, unmonitored, low policing area with no deterrent ready against antisocial / criminal behaviour.

B - Public Safety

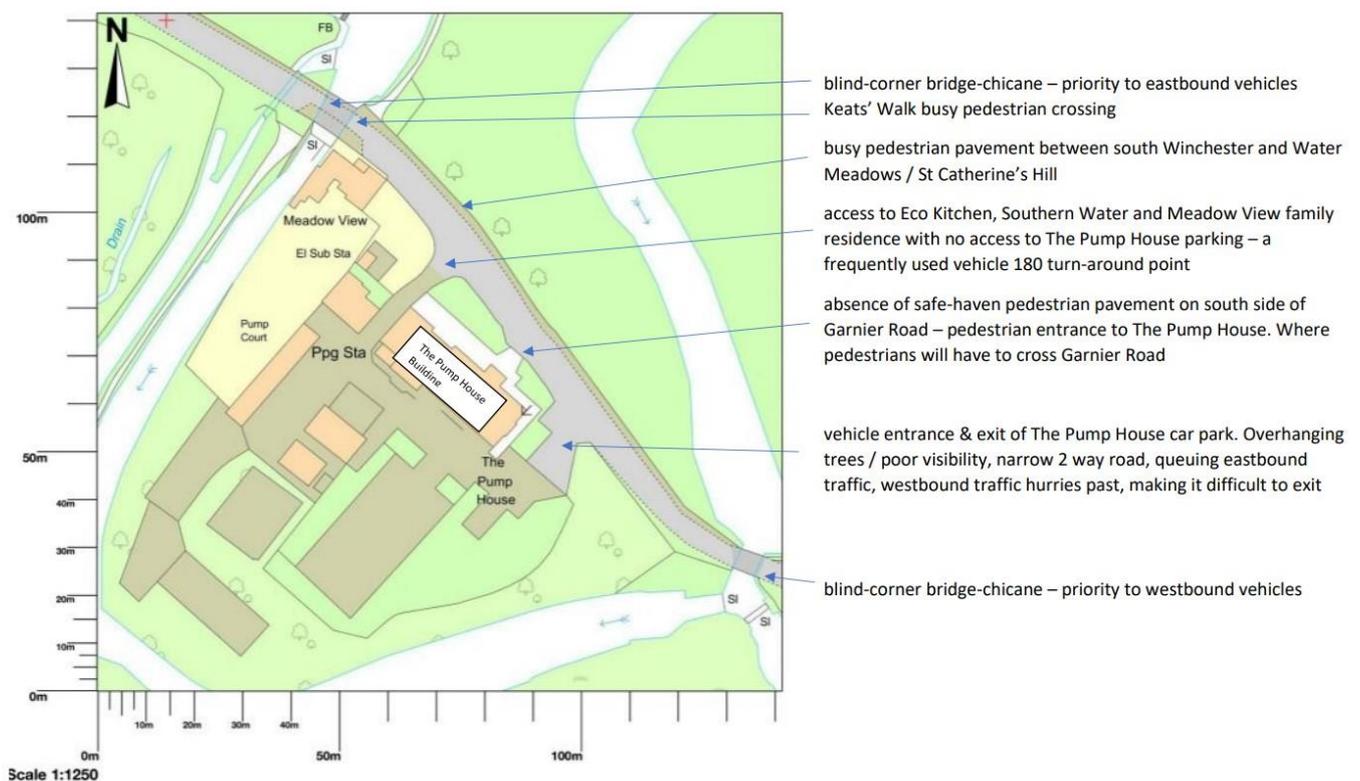
- Hampshire Highways have not reversed their 2010 constraint that the site should be for office-use only to restrict the flow of vehicles and pedestrians in Garnier Road.
- As a local person, I know how perilous the road is at the "traffic calming" chicanes, especially when on driving through the east chicane (with priority) encountering vehicles, cycles and pedestrians immediately after negotiating the corner and narrow space between opposing traffic and the railings. There have been regular accidents here, even before The Pump House started building up its customer traffic.
- Pedestrians entering or leaving The Pump House do not have a safe-haven pavement to protect them from traffic on the south side of this narrow lane. The Pump House coffee clients are already using the pavement-less south side to walk into the even more dangerous west chicane. In the evenings, pedestrians are virtually invisible to motorists already negotiating the dangerous, poorly lit, chicanes in Garnier Road.
- It is likely that during the evening darkness visitors to The Pump House will come by car.
- Road danger is increased by vehicle drivers, cyclists and pedestrian visitors with low / legal levels of alcohol in them. Other vulnerable traffic, family cyclists and pedestrians in Garnier Road will be at great risk in the lane.
- The volume of traffic and pedestrians has increased recently as people discover the beautiful and calm Water Meadows SSSIs and Clausentum Fen SINC nearby.

Appendix 2 – Representations from Other Persons

- GPS routed avoidance of M3 congestion will increase with the Junction 9 and Smart Motorway roadworks.
- **I propose that Hampshire Highways are consulted by your committee on the matter of Garnier Road safety with regard to use of alcohol on The Pump House site**
- **I also urge that the committee find some way to prevent the BYOB (bring your own bottle) tactic being used by The Pump House to flout the Licensing process. The Pump House charges £10 corkage per bottle of wine (and proportional for a bottle of beer) to their clients, making profitable alcohol use in this grossly unsuitable place.**

A map (purchased from OS) below shows the committee how the road is unsuitable for vehicle and pedestrian traffic encouraged by The Pump House.

The Pump House, Garnier Road, SO23 9QG



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C - Prevention of Public Nuisance

- Loud voices in the outdoor seating area and car park of The Pump House already disturb the Meadowview family home next door. The diners are audible 150m due east from homes in Priors Barton and 185m from many homes in Clausentum Road.

Appendix 2 – Representations from Other Persons

- Traffic and vocal pedestrian noise in Garnier Road is disturbing up to and beyond the alcohol serving time sought of 23.00 Fri & Sat (20.00 rest of the week).
- Off-sale alcohol will promote even more noise, antisocial behaviour in the peaceful, unmonitored SSSI/SINCs nearby
- Off-sales will also lead to litter in a special nature area which is cared for and highly valued for its biodiversity by local residents

D - Protection of Children

- Children from St Cross's residential streets and St Faith's school have been enjoying the northern, Garnier Road, half of the Fen for recreation since the conservation and opening up works of 2017 made the space more visible and safer. But there are still hiding and entry/exit places posing a risk to child safety from strangers.

Yours sincerely

Marcus Swalwell
24 Clausentum Road, Winchester, SO23 9QE

Appendix 2 – Representations from Other Persons

Mark Edmondstone
124 Christchurch Road, Winchester, SO23 9QY
Received 13 April 2022

Subject: Application for alcohol licensing: The Pump House Garnier Road SO23 9QG

Dear Committee

I object to the above application submitted on 23rd March 2022, my objections being those I made in response to the previous application in November 2021; which are:

Safety grounds:

Garnier Road is already hazardous, especially for pedestrians and cyclists. Traffic entering from the east drives excessively fast and often without due regard to pitch points at Tun Bridge and the chicanes. The 30 mph limit is often ignored. The pavements are narrow and, for most of the length of Garnier Road, occupy only one side so that pedestrians have to keep crossing over. On many occasions I have witnessed near misses as walkers, often with children, baby buggies and dogs, try to negotiate the stretch. This was emphasised during the pandemic as people tried to keep 2 metres from others. The Pump House is at a particularly dangerous part of Garnier Road, situated, as it is, close to a blind corner and a chicane, and without a pavement on the access side. If alcohol sales are permitted customers using their cars are likely to exit the Pump House car park onto a poorly lit, twisty stretch of road, their reactions impaired by alcohol.

Peace and tranquillity:

The sale of alcohol is inconsistent with the beauty and calm of this semi-rural site. It is likely to lead to excessive noise, especially when customers sit outside in warm weather. The possibility of anti-social behaviour including littering exists, the nearby Clausentum Fen have already experienced problems of this nature.

Yours sincerely
Mark Edmondstone

124 Christchurch Road
Winchester
SO239QY

Sent from my iPad

Appendix 2 – Representations from Other Persons

Mansel Clarke and Carol Wade
Cottage Flat, Priors Barton, Winchester, SO23 9QF
Received 13 April 2022

Subject: Fwd: The Pump House, Garnier Road, SO23 9QG

Dear Committee

I object to the granting of an Alcohol Licence to The Pump House, Application submitted 23rd March 2022 on the following grounds:

A. Prevention of Crime & Disorder

Given that the Pump House is located in relatively remote location, and is not monitored by police we believe that this area will become a target for antisocial behaviour, should this licence be granted.

B. Public Safety

How can this be permitted when Hampshire Highways have made several objections regarding the safety of pedestrians encountering vehicles when leaving the Pump House premises after drinking alcohol? I live locally and have personally witnessed members of the public stepping out into the road, whilst attempting to pass one another on a pavement that will only take one person at a time. There is no safe pavement for people leaving the Pump House by day or night and this will be worse during Winter months with limited daylight. The traffic calming chicanes with poor view both ways by Meadow House, being in immediate proximity to The Pump House, will only enhance the problem.

Every time there is a problem on the M3, traffic re-routes down Garnier Road, bringing further cause for concern that additional use of The Pump House, if granted an alcohol licence, will be a dangerous place for members of the public leaving the premises after consuming alcohol, plus additional noise pollution to an otherwise peaceful area.

The Fenn is a special and rare area of conservation, used by young children on a daily basis, especially during the lighter evenings, additional adults to the area will put them at risk and granting an alcohol license to the premises, as well as permitting alcohol, on and off the premises, will only exacerbate this.

Parking is very limited in Garnier Road, and cars arriving to the area are already struggling to find spaces and are disinclined to park in St Catherine's car park, again, this problem will quickly become out of control, if this licence is granted.

C. Prevention of Public Nuisance

Increased foot fall, additional use of outside areas of The Pump House, whilst consuming alcohol, or simply purchasing it to take off the premises, will add to the noise pollution in this quiet area.

D. Wildlife interference

The Fenn, which is in close proximity to The Pump House, is a haven for wildlife. Deer and Owls live in this wood and additional light pollution and noise will frighten them and could render them homeless.

Appendix 2 – Representations from Other Persons

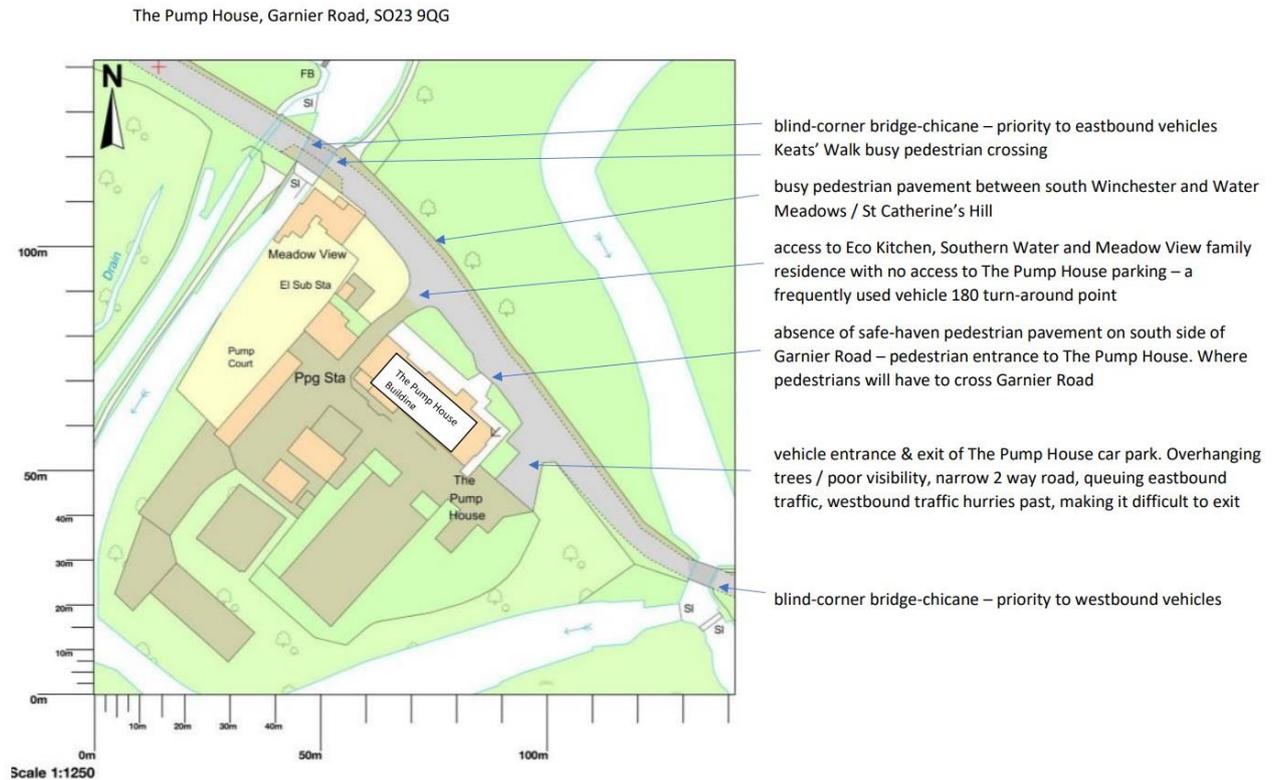
I do feel that we have been hoodwinked by this business, and after being told that this would be a private club that would serve coffees and lunches, without the alcohol addition, this could be just the tip of the iceberg.

Yours Sincerely

Mansel Clarke and Carol Wade

Cottage Flat, Priors Barton, Winchester, Hants SO23 9QF

A map (purchased from OS) is attached which shows the committee how the road is unsuitable for vehicle and pedestrian traffic encouraged by The Pump House.



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Appendix 2 – Representations from Other Persons

Tony Kretowicz
8 Clausentum Road, Winchester, SO23 9QE
Received 13 April 2022

Subject: The Pump House, Garnier Road - Alcohol License Application Objection

Dear Sir/Madam,

The Pump House, Garnier Road, SO23 9QG - Alcohol Licence Application
23/03/2022

I'm writing to object to the granting of the above license for the following reasons:

Public Safety

- Addition of an alcohol licence will increase traffic in an already congested road where grid-lock between the traffic-calming points is a frequent occurrence - this is because it will become more of a 'destination' business, the remoteness necessitating journey by car. As such the highways agency should conduct the requisite impact assessments
- Additional traffic would be a potential health hazard, in particular for pedestrians and cyclists as the entrance is close to a bend - logically there is a heightened risk of an accident and injury over and above the risk already posed by the increased traffic following the recent change of use
- Inevitable increase in drink-driving further elevates the risk to public safety

Prevention of Public/Noise Nuisance

- Location already experiences anti-social behaviour: music and voices can frequently be heard from Clausentum Road and beyond - worse in the winter without the insulating effect of leaves on the trees
- Granting an alcohol licence will inevitably cause additional alcohol-induced shouting and rowdiness

Prevention of Crime & Disorder

- Anti-social behaviour in the vicinity of the Pump House already exists and has increased with the recent change of use: an alcohol licence would be instrumental in significantly adding to this nuisance. A blind eye should not be turned to the inevitable consequential increase in littering of a protected conservation area.

Yours faithfully,
Tony Kretowicz

8 Clausentum Road
Winchester
SO239QE

Appendix 2 – Representations from Other Persons

Colin N Armstrong
Barton End, Priors Barton, Winchester, SO23 9QF
Received 13 April 2022

Subject: The Pump House, SO23 9QG Alcohol Licence Application submitted 23 March 2022 - - Objection to New Premises Licence

Dear Sirs

The Pump House, SO23 9QG Alcohol Licence Application submitted 23 March 2022 - - Objection to New Premises Licence

I refer to the Application (the “Application”) dated 23 March 2022 from The Pump House Winchester Limited, 30 - 31 The Square, Winchester, Hampshire SO23 9EX (the “Applicant”) for a Premises Licence (the “Licence”) for The Pump House, Garnier Road, Winchester, Hampshire, SO23 9QG (the “Premises”).

I wish to **object** to the Application and request that the granting of the Licence be **refused** on the following grounds:

1. Public Safety

The granting of the Licence would have a seriously detrimental impact on public safety.

- (i) Detriment to Pedestrian Safety
 - a. The Premises are located on a busy road (Garnier Road) with blind corners and narrow bridges within a few metres either side of the Premises. The attached plan of the Premises and the road shows the inherent risks;
 - b. Visibility of and from either end of this short stretch of road is often further reduced due to trees and bushes;
 - c. There are no pavements on the Premises side of the road and nowhere on which adequate pavements could be constructed;
 - d. Pedestrians seeking to cross to or from the Premises are forced to cross this short and busy stretch of road at one of its most dangerous points where visibility to both left and right is limited by blind corners/narrow bridges (which are further periodically obscured by trees or bushes). A car travelling within the legal speed limit from either end of this stretch of road takes about 2 seconds to reach the Premises and about 3-4 seconds to reach the pedestrian exit from the Premises. This puts pedestrians at significant risk even if they are fit, alert and attentive. The risk to pedestrians with children or with reduced mobility would naturally be much greater.

I have personally witnessed, on several recent occasions since The Pump House has been operating, near misses of both vehicles exiting the Premises and pedestrians trying to cross

Appendix 2 – Representations from Other Persons

the road from the Premises. I have also witnessed a number of incidences where parents with young children have been forced to stop the traffic in order to cross the road from the Pump House.

It must surely only be a matter of time before a serious accident occurs.

Granting an alcohol licence to the Premises in this location is inappropriate, reckless and self-evidently contrary to the interests of public safety.

- e. Traffic exiting the Premises would also pose a risk to pedestrians seeking to cross the road to/from the Premises and the closer proximity of the vehicular entrance/exit would reduce the time for pedestrians to cross the road or react to traffic.
- f. The Licence seeks to allow the Premises to operate during the hours of darkness. Lighting in this area is extremely limited in keeping with its rural nature and for environmental reasons so the detriment to pedestrian safety would be significantly worsened during the hours of darkness.

From my own experience, pedestrians exiting The Pump House during darkness are almost invisible even in the beam of a car headlight. Given the very short time a driver has to react before reaching the Premises, the already unacceptable risk to the public would be significantly greater from dusk onwards.

- g. The above pedestrian safety issues would be exacerbated for any visitor to the Premises who had consumed alcohol and whose judgement and coordination would have been compromised as a result.
- h. Poor weather conditions would increase the risks to pedestrians.

(ii) Detriment to Traffic Safety

- a. The same considerations set out above which mean the granting of the Licence would have a detrimental effect on Pedestrian Safety also apply to Traffic Safety. Drivers entering the stretch of road at legal speeds would have very little time to react to pedestrians crossing the road from either side in order to enter the Premises. In addition, there are numerous other hazards which drivers entering this stretch of road need to be alert to. These include other vehicles travelling in the opposite direction (the road is particularly narrow at both ends of this stretch of road) as well as several vehicle exits from the Premises and adjacent properties. As a result the attention and focus of drivers can be overloaded at this location as things stand. The addition of pedestrians seeking to cross from both sides would naturally make this much worse.
- b. Granting the Licence would result in increased vehicular traffic entering and exiting the Premises at all times of day. As can be seen from the attached Plan, the distance between the blind corner to the East and the Premises vehicular entrance is particularly short. Reaction time for drivers coming round this corner would be very short indeed (2 seconds

Appendix 2 – Representations from Other Persons

or less) before they reached the entrance at a time when they would also be contending with the blind corner, narrow bridge, oncoming traffic and possibly also pedestrians seeking to cross the road. Increasing traffic flow into/out of this entrance would therefore reduce traffic safety.

- c. There have been several accidents on this stretch of road in recent years and indeed in recent weeks caused by the existing limitations on visibility and road width. These have included vehicles impacting the boundary of the Premises close to the proposed pedestrian exit.
- d. All the above issues are of course made worse if drivers drive in excess of the legal speed limit or accelerate hard out of the narrow bridge pinch points, which are both frequent on this stretch of road.
- e. The same safety issues related to the hours of darkness and poor weather conditions as mentioned above in relation to pedestrian safety would equally apply to driver safety.

2. Increased Risk of Crime and Disorder

There has been an issue with criminal and disorderly behaviour along Garnier Road associated with alcohol consumption. Alcohol consumption is recognised as a factor in anti-social behaviour and criminality. Residents of properties along Garnier Road have frequently experienced this and reported this to the police. We have also experienced regular incidents of beer bottles and cans being thrown into our gardens from Garnier Road. It is reasonable to assume that the incidence of alcohol related disorder/crime will be increased with the granting of an Alcohol Licence for the Premises.

It should be noted that the Premises sit in an out of town rural countryside area with low policing. Attracting visitors to a drinking venue in such an area would not only be out of keeping with the nature of the area but would be likely to increase crime and disorder in an area least equipped to address it effectively. The fact that many visitors to the Premises would do so by car makes it additionally unsuitable for an alcohol licence.

3. Increased Risk of Public Nuisance

The Premises are adjacent to residential properties, with further residential properties lying within less than 200m from the Premises. The Premises are also adjacent to peaceful woodland and environmentally sensitive areas. The granting of the Licence would result in an increase in noise, pollution and litter in a tranquil, sensitive and otherwise protected countryside environment. The Premises will not be able to control the noise made by their visitors, many of whom may have consumed significant amounts of alcohol. This would constitute a nuisance for local residents. Music played within the Premises would be audible outside the Premises and would also potentially cause noise nuisance to local residents. This is an area where there is little competing noise (particularly at night) to mask any noise emitted from or in connection with the Premises. Increased pollution from vehicular visitors would also cause increase in air pollution and associated vehicle noise.

It is also reasonable to fear that the operation of the Premises as proposed in the Licence would lead to an increase in the number of people entering the Clausentum Fen woodlands

Appendix 2 – Representations from Other Persons

and causing alarm or distress to the residents of the properties adjacent to these woodlands. There have been issues in the past with drunken behaviour and even drug use in these woodlands. These issues have largely been addressed in recent years but can be expected to become an issue again if the Premises become a destination venue for alcohol purchase and/or consumption.

4. Increased Risk of Harm to Children

Local children play in Clausentum Fen and in the surrounding area and the area is frequently used by school pupils/students using the playing fields along Garnier Road. To date, this has been a relatively safe environment with typical visitors to the area being walkers and nature lovers.

The granting of the Licence for the Premises would result in the attraction of a wide variety of visitors some of whom will consume alcohol on the Premises and some of whom will purchase alcohol for consumption off-Premises. It is reasonable to be concerned that this will lead to an increase in intoxicated individuals entering the woodlands and other areas adjacent to the Premises where local children, pupils and students currently play and enjoy sports. The resulting increase in risk of both direct harm and distress to children, pupils and students playing in and around the area close to the Premises is self-evident.

I am not aware of any Traffic Impact Assessment or Environmental Impact Assessment having been carried out by the Applicant. It would seem necessary that these should be carried out. It would be surprising if either such Assessments would support the development of the Premises as proposed or the granting of the Licence, particularly in the light of the Highways Authority's assessment that the Premises location makes it unsuitable for any retail use, far less one involving alcohol.

Furthermore, I do not believe that any risk assessment at all has been conducted by the operators of The Pump House regarding road and pedestrian safety. If such a risk assessment had been carried out (as should have been done) it would surely have concluded, as the Highways Authority concluded when they assessed the exact issue, that retail premises on this site (and all the more so, premises serving/selling alcohol) are incompatible with road and pedestrian safety.

This Application cannot conceivably satisfy Winchester Council's published Licensing Policy which requires:

- (i) that the Applicant demonstrate that the granting of the Licence will promote public safety; and
- (ii) the Applicant to have provided a proper risk assessment (as part of its Operating Schedule). Indeed the only risk management steps in the Operating Schedule appear to address cleaning up broken glass, with nothing at all concerning road or pedestrian safety. As a local resident I pass the Premises frequently (several times each day) and from my own observation of the Premises it is clear that the operator has not implemented any suitable measures whatsoever to date in this regard.

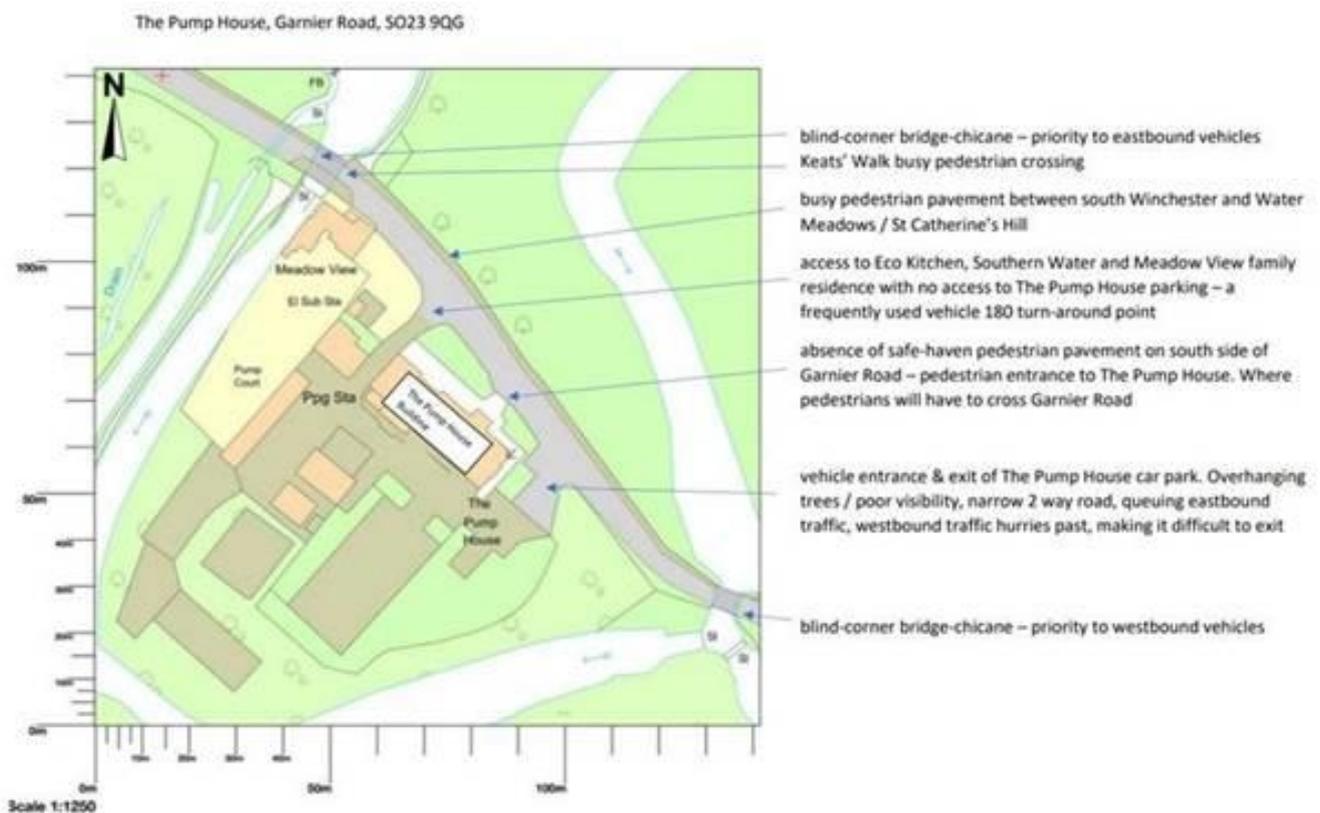
Appendix 2 – Representations from Other Persons

Although no adequate measures could be implemented to render either the current or the proposed use safe from a pedestrian or road safety perspective, the fact that the operator does not appear to have made any attempt at all to make entry/exit from the premises safe says much about the attitude of the operator to this issue.

As a final comment, I would add that I have met with the operators of The Pump House and received undertakings from them in relation to their previous Alcohol Licence Application and any renewed Application (such as the present one). Regrettably, the operators have reneged on those undertakings and submitted the present Application without any consultation. The operators have also been operating the Premises to date regularly in breach of their planning obligations and contrary to their public statements in the media and elsewhere. This is simply to make the point that it is clear that any informal statements or undertakings by the operators as to how the Premises will be operated should be entirely disregarded.

Regards

Colin N Armstrong



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Appendix 2 – Representations from Other Persons

Katharine Vaughan
Sandpits, Kingsgate Road, Winchester, SO23 9QQ
Received 14 April 2022

Subject: Pump House -Alcohol License

Dear Committee,

I am writing to object to the granting of an Alcohol License applied for by The Pump House Garnier Road.

I am objecting on the grounds of Public Safety as Garnier Road has become an incredibly busy road since lock down. There is frequent

congestion and near misses of pedestrians and that's during daylight. There is road rage everyday when the right of way chicanes are ignored.

There is no pavement for pedestrians on the Pump House side of the road. An alcohol license will increase all of these problems by increased numbers of

cars at night and people on foot at risk in the dark.

I also object on the grounds of public nuisance. The license is for late night and for outdoor seating areas. This noise will affect local people and promote

antisocial behaviour.

Your Sincerely,

Katharine Vaughan

Sandpits,
Kingsgate Road,
Winchester
SO23 9QQ

Appendix 2 – Representations from Other Persons

Dr A.D. and Mrs C.P Crawford
1 Priors Barton, Winchester, SO23 9QF
Received 14 April 2022

Subject: OBJECTION TO THE GRANT OF A PREMISES LICENCE FOR THE PUMP HOUSE SO23 9QG

Regarding The Pump House, SO23 9QG Alcohol Licence Application submitted 23 March 2022

Dear Committee

I object to the granting of an Alcohol Licence on the following grounds:

A - Prevention of Crime & Disorder

. The Pump House is in the Winchester Water meadows and close to the public footpath known as Keats Walk. Given limited resources the area is not well policed and is poorly lit. The sale of alcohol at the pump house runs the considerable risk of **antisocial, uninhibited behaviour, plus noise and litter** from drinkers congregating on the walk and in the meadows. This would seriously disturb the lives of nearby residents and walkers enjoying this beautiful and peaceful area of our city.

- The sale of alcohol off premises could lead to disturbance in the nearby water meadows for several hours after the proposed closing time.
- There have been previous episodes of drug dealing which are well known to the police. The dealers used the cover of the nearby bushes and woodland and the sale of alcohol may attract these criminals to the area if they think that potential 'customers' will be using the pump house.
- Alcohol often encourages uninhibited and noisy behaviour which would be an additional disturbance to residents from drinkers returning home late in the evening, especially in Garnier Road, Clausentum Road and Priors Barton. We already often have litter thrown over our fence by those who have no respect for residents or property. This licence application will make this much worse.

All of the above will particularly impact on the residents of Meadowview which is next door to the Pump House.

B - Public Safety

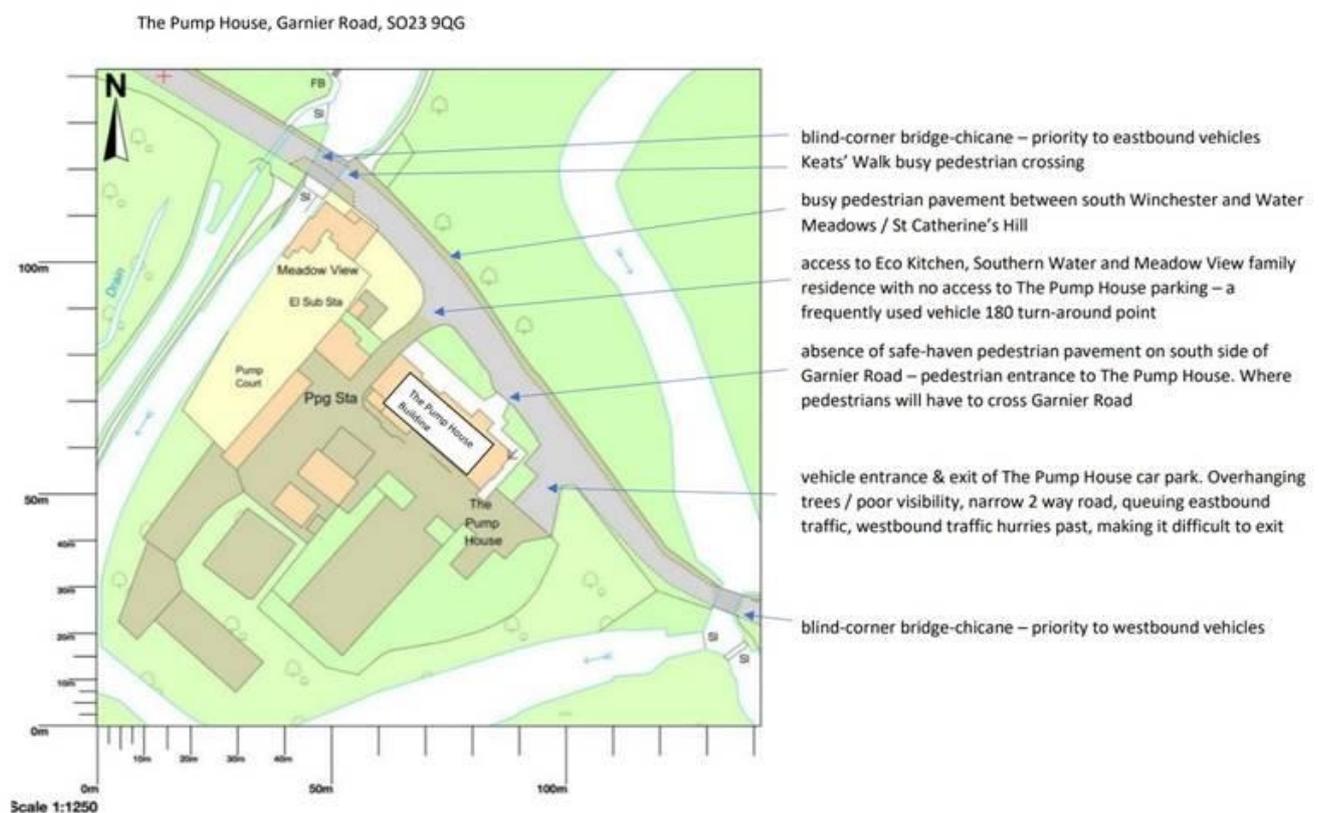
- Hampshire Highways have not reversed their 2010 constraint that the site should be for office-use only to restrict the flow of vehicles and pedestrians in Garnier Road.
- As a local person, I know how perilous the road is at the "traffic calming" chicanes, especially when on driving through the east chicane (with priority) encountering vehicles, cycles and pedestrians immediately after negotiating the corner and narrow space between opposing traffic and the railings. There

Appendix 2 – Representations from Other Persons

have been regular accidents here, even before The Pump House started building up its customer traffic.

- Pedestrians entering or leaving The Pump House do not have a safe-haven pavement to protect them from traffic on the south side of this narrow lane. The Pump House coffee clients are already using the pavement-less south side to walk into the even more dangerous west chicane. In the evenings, pedestrians are virtually invisible to motorists already negotiating the dangerous, poorly lit, chicanes in Garnier Road.
- It is likely that during the evening darkness visitors to The Pump House will come by car.
- Road danger is increased by vehicle drivers, cyclists and pedestrian visitors with low / legal levels of alcohol in them. Other vulnerable traffic, family cyclists and pedestrians in Garnier Road will be at great risk in the lane.
- The volume of traffic and pedestrians has increased recently as people discover the beautiful and calm Water Meadows SSSIs and Clausentum Fen SINC nearby.
- GPS routed avoidance of M3 congestion will increase with the Junction 9 and Smart Motorway roadworks.

A map (purchased from OS) is attached which shows the committee how the road is unsuitable for vehicle and pedestrian traffic encouraged by The Pump House.



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Appendix 2 – Representations from Other Persons

C - Prevention of Public Nuisance

- Loud voices in the outdoor seating area and car park of The Pump House already disturb the Meadowview family home next door. The diners are audible 150m due east from homes in Priors Barton and 185m from many homes in Clausentum Road.
- Traffic and vocal pedestrian noise in Garnier Road is disturbing up to and beyond the alcohol serving time sought of 23.00 Fri & Sat (20.00 rest of the week).
- Off-sale alcohol will promote even more noise, antisocial behaviour in the peaceful, unmonitored SSSI/SINCs nearby
- Off-sales will also lead to litter in a special nature area which is cared for and highly valued for its biodiversity by local residents

D - Protection of Children

- Children from St Cross's residential streets and St Faith's school have been enjoying the northern, Garnier Road, half of the Fen for recreation since the conservation and opening up works of 2017 made the space more visible and safer. But there are still hiding and entry/exit places posing a risk to child safety from strangers.

Granting an alcohol licence for on and off premises will dramatically change this quiet and tranquil area and will cause considerable distress to nearby residents as well as being a serious threat to public safety.

Yours sincerely

Dr A.D. and Mrs. C.P. Crawford

1 Priors Barton

Winchester

SO23 9QF

Appendix 2 – Representations from Other Persons

Margaret L. Souter and John W. Souter
2 Mede Villas, Kingsgate Road, Winchester, SO23 9QQ
Received 14 April 2022

LICENSING
 14 APR 2022
 W. C. C.
 Re: The Pump House SO23 9QQ
Alcohol Licence Application
submitted 23 March 2022

2 Mede Villas
 Kingsgate Road
 Winchester SO23 9QQ

12.4 SOLUTIONS
 14 APR 2022
 RECEIVED

Dear Committee

We object to the granting of this Alcohol Licence on the following grounds:

1. As a pedestrian, cyclist and drivers, we know that Garrison Road, particularly as it passes the Pump House, is dangerous. There is already too much traffic there, and it is quite unsuitable for more traffic at night.
2. The sale of alcohol is bound to cause more noise, more litter, the risk of crime and disorder, all injurious to the peace, beauty and wild-life of the water-meadows, and to residents in the St. Faith's area, and school-children from St. Faith's school.

The use of the Pump House for the sale of alcohol is, for all these reasons, a quite unsuitable and unnecessary use.

Yours faithfully,

Margaret L. Souter
 pp. John W. Souter

Appendix 2 – Representations from Other Persons

Susan Butterfield
6 Priors Barton, Winchester, SO23 9QF
Received 14 April 2022

Subject: Licensing Application re The Pump House, Garnier Road

**Regarding The Pump House SO23 9QG Alcohol Licence Application submitted
23 March 2022**

Dear Committee

I objected to the granting of an earlier application for an alcohol licence to the Pump House on 25th September 2021 on the following grounds:-

"1. Particularly with the prospect of a take-away service, there is likely to an increase in anti-social behaviour, even criminal behaviour, in the local area. Currently, the local meadows are a place for quiet enjoyment by walkers, bird watchers etc. and The Pump House is close to a quiet residential neighbourhood.

2. I have safety concerns for pedestrians, particularly those who have drunk and children, in having to cross Garnier Road to reach a pavement, there being none on the south side of Garnier Road where the Pump Station is sited.

3. Being on the edge of the city, the police with their stretched resources, are unlikely to be able to reach any incident quickly or monitor the situation there. (This question was raised when an alcohol licence was requested on behalf of the shop at the nearby BP garage on St Cross Road)."

I object again on the above grounds. In view of the increased traffic (pedestrian, cyclist and motorist) my concerns are even greater.

Yours sincerely
Susan Butterfield
6 Priors Barton
Winchester SO23 9QF

Appendix 2 – Representations from Other Persons

Hannah Simmons and Simon Lomas
Meadow View, Garnier Road, Winchester, SO23 9QG
Received 14 April 2022

Subject: licensing objection - The Pump House, Garnier Road

Meadow View
 Garnier Road
 Winchester
 SO23 9QG

Licensing Section
 Winchester City Council
 City Officers,
 Colebrook Street,
 Winchester SO23 9LJ

14 April 2022

Pump House, Garner Road, Winchester Grant of Premises Licence

By this letter I am submitting representations against the terms of the above licence application on the following three grounds.

1. Prevention of crime and disorder
2. Prevention of public nuisance
3. Public safety

Objection 1

Grounds for Objection: Prevention of crime and disorder

Reasons for objection:

1. **There is already significant late-night drinking leading to crime, disorder, public nuisance, and even public safety. In recent years Garnier Road has been the sight of day and night time drink driving accidents reported by ourselves, passers-by and dealt with by police. The latest incident was a drunk driver crashing into the fences of said property.**
2. **The end of Garnier Road is an alcohol exclusion zone and we already suffer from drunk and disorderly behaviour at night, with gatherings at Palmer's field to one end and antisocial behaviour from those travelling out of Winchester at night time towards St Cross at the other end. We feel this change of use to the building will only add to public nuisance incidents and of crime and disorder, putting my property at risk and the local area.**
3. **The hours of proposed opening and serving alcohol will have a massive impact on our privacy and safety as well as the feel of the local area. Planning permission has allowed for seating for those drinking on site at the front of the Pump House and will look directly onto our property and encourage public nuisance in the locality.**

Appendix 2 – Representations from Other Persons

Objection 2
Reason for Objection: Prevention of public nuisance
Grounds for objection:
<p>1. Currently there is a rise in anti-social behaviour from groups frequenting the surrounding fields and meadows, which will be compounded by this easy availability of alcohol, with the potential of yet more increase in shouting and general anti-social bad behaviour in the locality.</p>
<p>2. Meadow View is a private residence in a rural location, currently with no direct neighbouring residential properties on either side. The public nuisance of evening events from customers at The Pump Station will dramatically change this environment from the water meadows to a drinking venue. We have already witnessed cars visiting the site blocking our drive, turning in our driveway and pedestrian customers walking onto our property to discard their drinks cups from The Pump House in our bin.</p>
Objection 3
Reason for Objection: Public safety
Grounds for objection:
<p>1. I have huge concerns about the traffic and parking on Garnier Road which is becoming increasingly chaotic and at times dangerous with many altercations by drivers. This is a public nuisance. The lure of an alcohol selling venue and plans to offer only a very small number of parking places on site and stringent parking restrictions on Garnier Road are sure to impact Garnier Road itself and the surrounding area, which is already taking the brunt of the overspill parking from visitors to The Handlebar Cafe.</p> <p>It should be noted that Garnier Road already has 4 separate traffic calming measures to cope with the traffic from the motorway and those cutting across town. It is already a road with the need to mitigate heavy flow of traffic. The speed limit changes from 60 to 30 at the pinch point outside The Pump House vehicular entrance which further adds to congestion. Shortly after this point pedestrians are crossing to access the pedestrian gate. There are many factors to navigate here to ensure the public can access the site safely. With increased opening hours and the sale of alcohol public safety will be impacted, especially in the evening on this poorly lit road.</p>
<p>2. With the granted planning permission to the Pump House to become a commercial retail property, we have already seen significant increase in traffic and pedestrians on the road, with multiple issues of cars exiting the blind corner from bull drove end of Garnier Road onto either cars entering or exiting the property or people crossing the road. This is exaggerated by the lack of pavements and appropriate access, requiring pedestrians to continuously cross at a very dangerous blind spot. There has also been a considerable increase of pedestrians walking along the non-pavemented section of the road, again causing public safety issues (resulting in several car accidents already, since the planning change). We have also seen cyclists riding the wrong way along the road to access The Pump House.</p>
<p>3. There is no justifiable reason to allow sales for off-licence consumption; creating a location for the purchase of alcoholic beverages is unnecessary and promotes the consumption in the surrounding areas, which are not</p>

Appendix 2 – Representations from Other Persons

suitable environments for consumption and could be dangerous with the proximity to the many rivers and water meadows.

- 4. The site is unsuitable for drinking alcohol; it is a working Water Works with access by Southern Water often in response to flooding or when there is heavy rain. Large lorries pumping sewage need 24 access to the back of The Pump House and increases in members of the public and their cars on this site will compromise safety and the function of the site.**

During the short period that the Pump House has been established we have seen the premises becoming extremely popular, radically changing the vehicular and pedestrian traffic load in the areas and the usage of the area. Along with many improvements, there has been creepage in the usage into something very different than originally described. With the introductions of late opening with burger vans and pizza vans and the start of 'Bring Your Own alcohol'; it is clear the usage of the premise is continuously changing and the boundaries exceeded. On the original withdrawn licence application (Nov 2021), the 'Pump House' plan was reimagined removing the need for alcohol licence and with a commitment to discuss with us and neighbours if this changed. We have tried hard to engage with the owners to reach compromises with little affect. The latest license application was without any of the promised consultation and yet again pushes to an extreme.

The basis of the original planning application was only for a 'minor material amendment'. I would draw your attention to Savills letter of the 10th May 2021 justifying the minor amendment alteration on the basis that the prospective tenant wished to provide 'a flexible meeting and work space with a coffee shop and retail function (in line with modern practices)'. While I have no objection to provision of light refreshments for occupants of the building, (said office workers) the information coming to light in connection with this licence application is that there appears to be a concealed intention to provide a service similar to a public house/bistro. I would make the point that the applicant has already achieved much from the change in usage planning permission and the addition of alcohol is an unnecessary addition.

Furthermore, I object on the grounds of inappropriate noise nuisance in an important conversation area, only meters from Clausentum Fen (SINC) Site of Importance for Nature Conservation and in the flight path of 6 species of bats as surveyed in 2014 (Survey by CC Ecology at Meadow View and adjacent river) which will be disrupted and disturbed by both extra noise and light pollution. The Pump House is adjacent to the Itchen Navigation, a tributary of the River Itchen, and is considered a sensitive habitat and is within the zone of influence of the proposals.

My residence and the other dwelling in Garnier Road contribute to the unique look and feel of Garnier Road as a quiet rural location, which will no doubt be severely compromised by the addition of an ambitious commercial alcohol and entertainment provider.

Yours faithfully,

Hannah Simmons & Simon Lomas

Appendix 2 – Representations from Other Persons

Ann and Christopher Balfour
25 Clausentum Road, Winchester, SO23 9QE
Received 16 April 2022

Subject: The Pump House, Garnier Road, SO23 9QG

Dear Committee

My family have been residents of Clausentum Road since the 1960's and I have lived here for the last thirty years so know the area very well. I have spent the last few years working on reestablishing the ecosystem of the fen and as a result spend a huge amount of time outside observing the enormous benefits this environment brings to the community who use the much loved footpath along Keat's Walk. The peaceful enjoyment so many people get would be affected very negatively if this application were to be successful and therefore I oppose it. I wholly endorse all the points made below and could not express it better myself.

I object to the granting of an Alcohol Licence on the following grounds:

A - Prevention of Crime & Disorder

- Off-sale alcohol drinkers will inevitably spread into the Water Meadows SSSI, Keats' Walk and residential Clausentum Fen SINC. Clausentum Fen provides many hiding and escape places and has been used for drug taking / distribution in the past. Littering this biodiversity conservation area is already a problem.
- The Pump House is in an out-of-town, unmonitored, low policing area with no deterrent ready against antisocial or criminal behaviour.

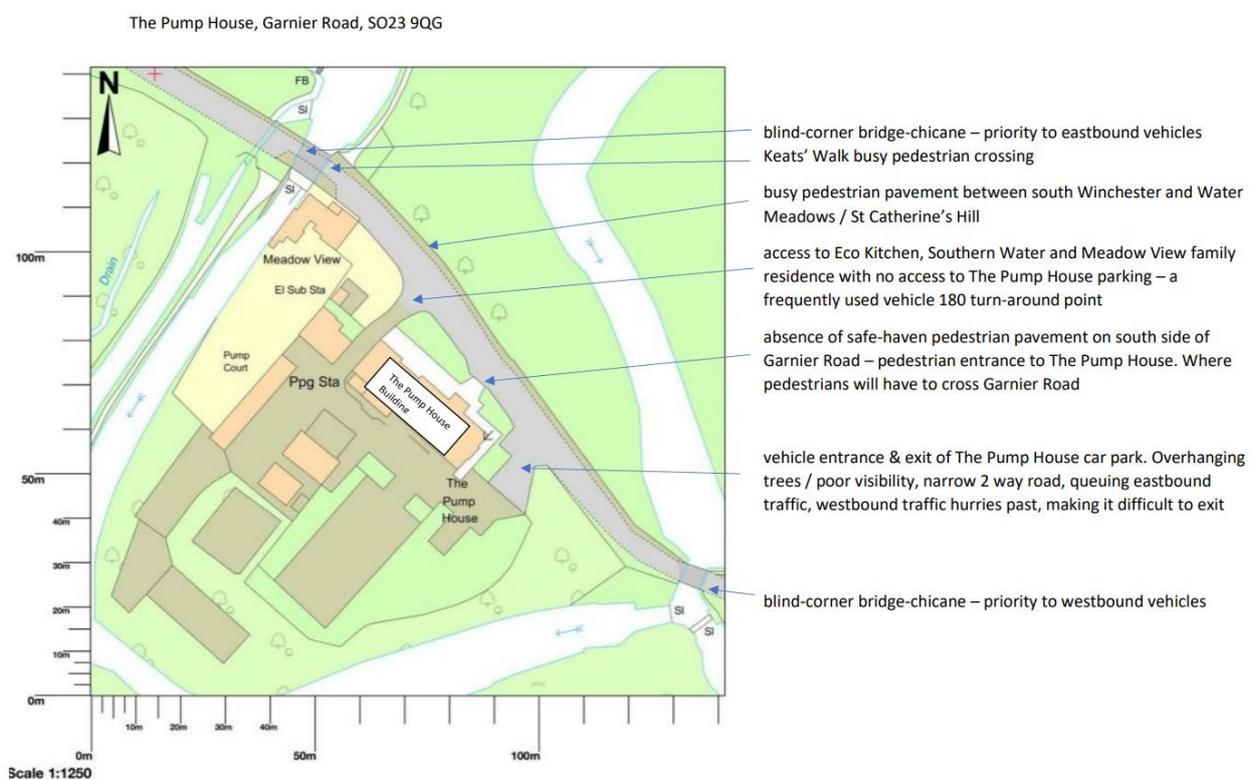
B - Public Safety

- Hampshire Highways have not reversed their 2010 constraint that the site should be for office-use only to restrict the flow of vehicles and pedestrians in Garnier Road.
- As a local person, I know how perilous the road is at the "traffic calming" chicanes, especially when on driving through the east chicane (with priority) encountering vehicles, cycles and pedestrians immediately after negotiating the corner and narrow space between opposing traffic and the railings. There have been regular accidents here, even before The Pump House started building up its customer traffic.
- Pedestrians entering or leaving The Pump House do not have a safe-haven pavement to protect them from traffic on the south side of this narrow lane. The Pump House coffee clients are already using the pavement-less south side to walk into the even more dangerous west chicane. In the evenings, pedestrians are virtually invisible to motorists already negotiating the dangerous, poorly lit, chicanes in Garnier Road.

Appendix 2 – Representations from Other Persons

- It is likely that during the evening darkness visitors to The Pump House will come by car.
- Road danger is increased by vehicle drivers, cyclists and pedestrian visitors with low / legal levels of alcohol in them. Other vulnerable traffic, family cyclists and pedestrians in Garnier Road will be at great risk in the lane.
- The volume of traffic and pedestrians has increased recently as people discover the beautiful and calm Water Meadows SSSIs and Clausentum Fen SINC nearby.
- GPS routed avoidance of M3 congestion will increase with the Junction 9 and Smart Motorway roadworks.

A map (purchased from OS) is attached which shows the committee how the road is unsuitable for vehicle and pedestrian traffic encouraged by The Pump House.



Map area bounded by: 447905,128172 448047,128314. Produced on 25 September 2021 from the OS National Geographic Database. Reproduction in whole or part is prohibited without the prior permission of Ordnance Survey. © Crown copyright 2021. Supplied by UKPlanningMaps.com a licensed OS partner (100054135). Unique plan reference: p2c/uk/694302/940230

C - Prevention of Public Nuisance

- Loud voices in the outdoor seating area and car park of The Pump House already disturb the Meadowview family home next door. The diners are audible 150m due east from homes in Priors Barton and 185m from many homes in Clausentum Road.
- Traffic and vocal pedestrian noise in Garnier Road is disturbing up to and beyond the alcohol serving time sought of 23.00 Fri & Sat (20.00 rest of the week).

Appendix 2 – Representations from Other Persons

- Off-sale alcohol will promote even more noise, antisocial behaviour in the peaceful, unmonitored SSSI/SINCs nearby
- Off-sales will also lead to litter in a special nature area which is cared for and highly valued for its biodiversity by local residents

D - Protection of Children

- Children from St Cross's residential streets and St Faith's school have been enjoying the northern, Garnier Road, half of the Fen for recreation since the conservation and opening up works of 2017 made the space more visible and safer. But there are still hiding and entry/exit places posing a risk to child safety from strangers.

Yours sincerely

Ann and Christopher Balfour

25 Clausentum Road, St Cross, WINCHESTER SO23 9QE

Appendix 2 – Representations from Other Persons

Lysbeth Sleath
22 Clausentum Road, Winchester, SO23 9QE
Received 16 April 2022

Subject: The Pump House, SO23 9QG Alcohol Licence Application submitted 23 March 2022

Re: The Pump House, SO23 9QG Alcohol Licence Application submitted 23 March 2022

I would like to make representations against the grant of a Supply of Alcohol for consumption on and off the premises at The Pump House, Garnier Road, Winchester SO23 9QG under the categories of public nuisance and protection of children from harm.

This is a quite, much loved area of natural beauty, adjacent to Keats Walk and Clausentum Fen, a Site of Importance for Nature Conservation. The latter is used as a refuge by deer, otters, water voles and rare birds including Water Rail, Cetti's Warbler and Egret. Just beyond are the quiet residential streets of Clausentum Road, St Faith's Road, Cripstead Lane and Back Street. Many young children live here.

Noise carries badly across the level meadows as happens with occasional parties and weddings in Garnier Road and events on Winchester College Sports Ground. Occasional community events are acceptable but for the Pump House to become a virtual pub would risk a severe regular noise nuisance up until 11pm on Friday and Saturday and 8pm on weekdays. The current business operating at the Pump House has already caused a noise nuisance for neighbours and granting this application would cause further nuisance even late at night. Furthermore, permitting the supply of alcohol off the premises would inevitably lead to the nuisance spilling onto the adjacent quiet walks and Fen. At the moment alcohol consumption is not a problem and there is no positive reason, apart from profit for the applicant, why it should be introduced and risk both noise and anti-social behaviour. This would be an unacceptable change to the rural, peaceful character of the locality, and the quiet residential area it abuts. Once granted these hours might come under pressure to be extended later on weekdays and to Sunday. The application has been submitted without any local consultation despite the applicant knowing that many of the local community were extremely concerned about the previous, subsequently withdrawn, application.

There is inadequate parking for an off-licence and the road is narrow and dangerous. There is already a public nuisance of too many cars and visitors attempting to park on Garnier Road to access the river walks.. This results in a problem with dog waste and litter, exacerbated by the opening of the Handlebar Cafe. Even worse the area of Clausentum Fen adjacent to the lay by is used as a public toilet and volunteers have to regularly remove discarded toilet paper. If an alcohol licence for consumption

Appendix 2 – Representations from Other Persons

off the premises was granted uninhibited, anti-social behaviour on the Fen could increase. This would pose a safe-guarding risk to the young local children who play unsupervised on the swing in the Fen. There is also deep silt and open water on the fen which would be a danger to any off sales customers who drank too much.

There is no need for a further alcohol license in this area. The Queen Inn and The Bell Inn both offer this provision and are in more suitable urban locations, a short distance away from the natural beauty of the meadows.

Please protect the existing peace of this unique and much valued location by refusing this application.

Yours faithfully,
Lysbeth Sleath
22 Clausentum Road
WINCHESTER
SO23 9QE

Appendix 2 – Representations from Other Persons

Jonathan Sleath, Clausentum Fen Conservation Group
22 Clausentum Road, Winchester, SO23 9QE
Received 17 April 2022

Subject: Re: The Pump House, SO23 9QG Alcohol Licence Application submitted 23 March 2022

Dear team,

Following the change of use within Class E for the Pump House, I note that a further application has been made for an alcohol licence. I am writing again to object on the grounds of public nuisance and the prevention of crime and disorder.

The site abuts on to the River Itchen SSSI and is within the statutory SSSI Impact Risk Zone. It is also adjacent to the HCC Countryside Service site Clausentum Fen SINC and is within the SDNP. It is therefore in an environmentally sensitive area where there are already mammal species such as otters and water vole as well as birds such as the Water Rail and Cetti's Warbler which resent disturbance. The impact of increased footfall during lockdown was associated with a major reduction in deer sightings on Clausentum Fen, which are only now being seen again. The mammals particularly tend to be nocturnal and are also active at dusk. The effects of increased activity in this sensitive area at these times, together with the noise and headlamps of vehicles, risks causing further disturbance. Inevitably the increased activity associated with these plans will have a detrimental effect on the biodiversity of this special area.

We have already had problems with litter, shouting, and the use of the Fen as a latrine. As a relatively secluded area it has acted as a focus for drug misuse, the evidence of which is clear to those who walk through. These antisocial activities are likely to become more common following the provision of alcohol, particularly off the premises, up until 11pm at night. This would attract people who would otherwise not be visiting this tranquil area at this time, and causing disturbance in the SSSI/SINC sites as well as to the local residents.

Yours sincerely

Jonathan Sleath
 CFCG c/o 22 Clausentum Road, SO23 9QE.

.....
 Jonathan Sleath
 Clausentum Fen Conservation Group.

Appendix 2 – Representations from Other Persons

Elizabeth Wilkinson**4 Sandecote, Norman Road, Winchester, SO23 9ED****Received 18 April 2022**Subject: The Pump House, SO23 9QG Alcohol License Application Submitted March 23rd 2022

Dear Committee,

Re: The Pump House, Garnier Road, Supply of Alcohol License

I should like to object to the application for a Supply of Alcohol License lodged for The Pump House in Garnier Road, Winchester. I understand that the License would be operational from noon till 8:00 pm Monday to Thursday, 10:00 am till 11:00 pm Friday and Saturday and from 10:00 am to 8:00 pm on Sunday.

This establishment already has the potential to significantly add to noise and light pollution, littering and anti-social behaviour in an area that has a delicate eco-system, the more so if it is allowed to supply alcohol. Garnier Road is a busy cut through and pedestrians, bicycles and motor vehicles are constantly competing for space. There have already been some dangerous road moments with pedestrians trying to cross to gain access to The Pump House grounds or when exiting the premises. Adding alcohol to the mix can only worsen the situation - particularly in the evening when darkness falls as the road is not well lit.

I hope that you will consider these points when looking at this application.

Yours sincerely,

Elizabeth Wilkinson

4 Sandecote

Norman Road

Winchester

SO23 9ED

Appendix 2 – Representations from Other Persons

Richard Atkinson
15 St. Faith's Road, Winchester, SO23 9QB
Received 18 April 2022

Subject: Pump House Application

Dear Licensing,

I would like to object in regards to the application for the license that the Pump House situated in Garnier Road has applied for as follows :

A - Prevention of Crime & Disorder

- Off-sale alcohol drinkers will inevitably spread into the Water Meadows SSSI, Keats' Walk and residential Clausentum Fen SINC. Clausentum Fen provides many hiding and escape places and has been used for drug taking / distribution in the past. Littering this biodiversity conservation area is already a problem.
- The Pump House is in an out-of-town, unmonitored, low policing area with no deterrent ready against antisocial or criminal behaviour.

B - Public Safety

- Hampshire Highways have not reversed their 2010 constraint that the site should be for office-use only to restrict the flow of vehicles and pedestrians in Garnier Road.
- As a local person, I know how perilous the road is at the "traffic calming" chicanes, especially when on driving through the east chicane (with priority) encountering vehicles, cycles and pedestrians immediately after negotiating the corner and narrow space between opposing traffic and the railings. There have been regular accidents here, even before The Pump House started building up its customer traffic.
- Pedestrians entering or leaving The Pump House do not have a safe-haven pavement to protect them from traffic on the south side of this narrow lane. The Pump House coffee clients are already using the pavement-less south side to walk into the even more dangerous west chicane. In the evenings, pedestrians are virtually invisible to motorists already negotiating the dangerous, poorly lit, chicanes in Garnier Road.
- It is likely that during the evening darkness visitors to The Pump House will come by car.
- Road danger is increased by vehicle drivers, cyclists and pedestrian visitors with low / legal levels of alcohol in them. Other vulnerable traffic, family cyclists and pedestrians in Garnier Road will be at great risk in the lane.
- The volume of traffic and pedestrians has increased recently as people discover the beautiful and calm Water Meadows SSSIs and Clausentum Fen SINC nearby.

Appendix 2 – Representations from Other Persons

- GPS routed avoidance of M3 congestion will increase with the Junction 9 and Smart Motorway roadworks.

A map (purchased from OS) is attached which shows the committee how the road is unsuitable for vehicle and pedestrian traffic encouraged by The Pump House.

C - Prevention of Public Nuisance

- Loud voices in the outdoor seating area and car park of The Pump House already disturb the Meadowview family home next door. The diners are audible 150m due east from homes in Priors Barton and 185m from many homes in Clausentum Road.
- Traffic and vocal pedestrian noise in Garnier Road is disturbing up to and beyond the alcohol serving time sought of 23.00 Fri & Sat (20.00 rest of the week).
- Off-sale alcohol will promote even more noise, antisocial behaviour in the peaceful, unmonitored SSSI/SINCs nearby
- Off-sales will also lead to litter in a special nature area which is cared for and highly valued for its biodiversity by local residents

D - Protection of Children

- Children from St Cross's residential streets and St Faith's school have been enjoying the northern, Garnier Road, half of the Fen for recreation since the conservation and opening up works of 2017 made the space more visible and safer. But there are still hiding and entry/exit places posing a risk to child safety from strangers.

Yours sincerely,

Richard Atkinson
15, St. Faiths Road, St. Cross. Winchester

Appendix 2 – Representations from Other Persons

Susan Swalwell
24 Clausentum Road, Winchester, SO23 9QE
Received 19 April 2022

Subject: The Pump House, SO23 9QG Alcohol Licence Application submitted 23 March 2022

Regarding The Pump House, SO23 9QG Alcohol Licence Application submitted 23 March 2022

Dear Committee

I object to the granting of an Alcohol Licence for **The Pump House, SO23 9QG** on the following grounds:

Prevention of Crime & Disorder

- Off-sale alcohol drinkers will inevitably spread into the Water Meadows SSSI, Keats' Walk and residential Clausentum Fen SINC. Clausentum Fen provides many hiding and escape places and has been used for drug taking / distribution in the past. Littering this biodiversity conservation area is already a problem.
- The Pump House is in an out-of-town, unmonitored, low policing area with no deterrent ready against antisocial or criminal behaviour.

Public Safety

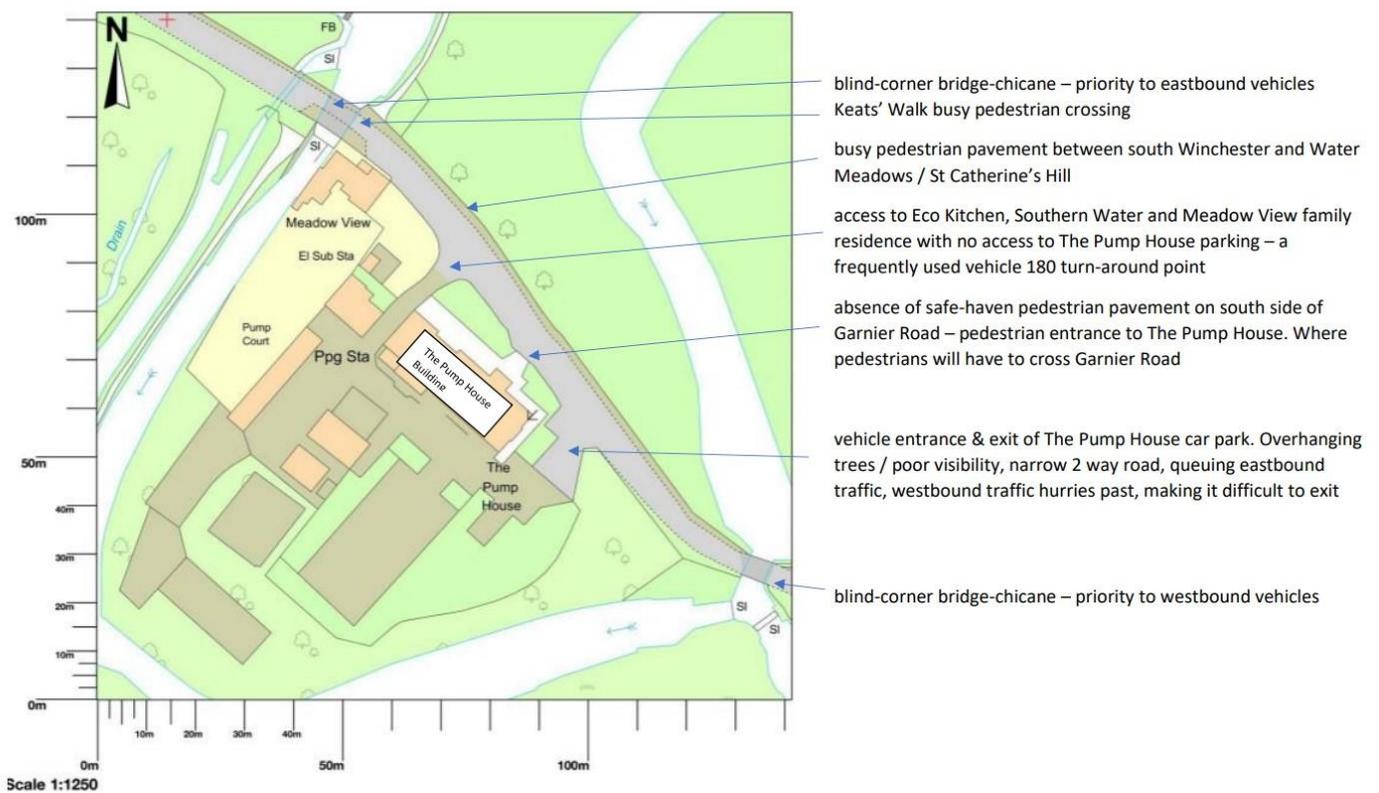
- Hampshire Highways have not reversed their 2010 constraint that the site should be for office-use only to restrict the flow of vehicles and pedestrians in Garnier Road.
- As a local person, I know how perilous the road is at the "traffic calming" chicanes, especially when on driving through the east chicane (with priority) encountering vehicles, cycles and pedestrians immediately after negotiating the corner and narrow space between opposing traffic and the railings. There have been regular accidents here, even before The Pump House started building up its customer traffic.
- Pedestrians entering or leaving The Pump House do not have a safe-haven pavement to protect them from traffic on the south side of this narrow lane. The Pump House coffee clients are already using the pavement-less south side to walk into the even more dangerous west chicane. In the evenings, pedestrians are virtually invisible to motorists already negotiating the dangerous, poorly lit, chicanes in Garnier Road.
- It is likely that during the evening darkness visitors to The Pump House will come by car.

Appendix 2 – Representations from Other Persons

- Road danger is increased by vehicle drivers, cyclists and pedestrian visitors with low / legal levels of alcohol in them. Other vulnerable traffic, family cyclists and pedestrians in Garnier Road will be at great risk in the lane.
- The volume of traffic and pedestrians has increased recently as people discover the beautiful and calm Water Meadows SSSIs and Clausentum Fen SINC nearby.
- GPS routed avoidance of M3 congestion will increase with the Junction 9 and Smart Motorway roadworks.

A map (purchased from OS) is attached which shows the committee how the road is unsuitable for vehicle and pedestrian traffic encouraged by The Pump House.

The Pump House, Garnier Road, SO23 9QG



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Prevention of Public Nuisance

- Loud voices in the outdoor seating area and car park of The Pump House already disturb the Meadowview family home next door. The diners are audible 150m due east from homes in Priors Barton and 185m from many homes in Clausentum Road.
- Traffic and vocal pedestrian noise in Garnier Road is disturbing up to and beyond the alcohol serving time sought of 23.00 Fri & Sat (20.00 rest of the week).

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- Off-sale alcohol will promote even more noise, antisocial behaviour in the peaceful, unmonitored SSSI/SINCs nearby
- Off-sales will also lead to litter in a special nature area which is cared for and highly valued for its biodiversity by local residents

Protection of Children

- Children from St Cross's residential streets and St Faith's school have been enjoying the northern, Garnier Road, half of the Fen for recreation since the conservation and opening up works of 2017 made the space more visible and safer. But there are still hiding and entry/exit places posing a risk to child safety from strangers.

Yours sincerely

Susan Swalwell
24 Clausentum Road
Winchester
SO23 9QE

Appendix 2 – Representations from Other Persons

Mark Roberts**16 St James Villas, Winchester, SO23 9SN****Received 19 April 2022**Subject: Objection to The Pump House, Garnier Rd./ Supply of Alcohol

Dear Committee

I object to the granting of an Alcohol Licence on the following grounds:

A - Prevention of Crime & Disorder

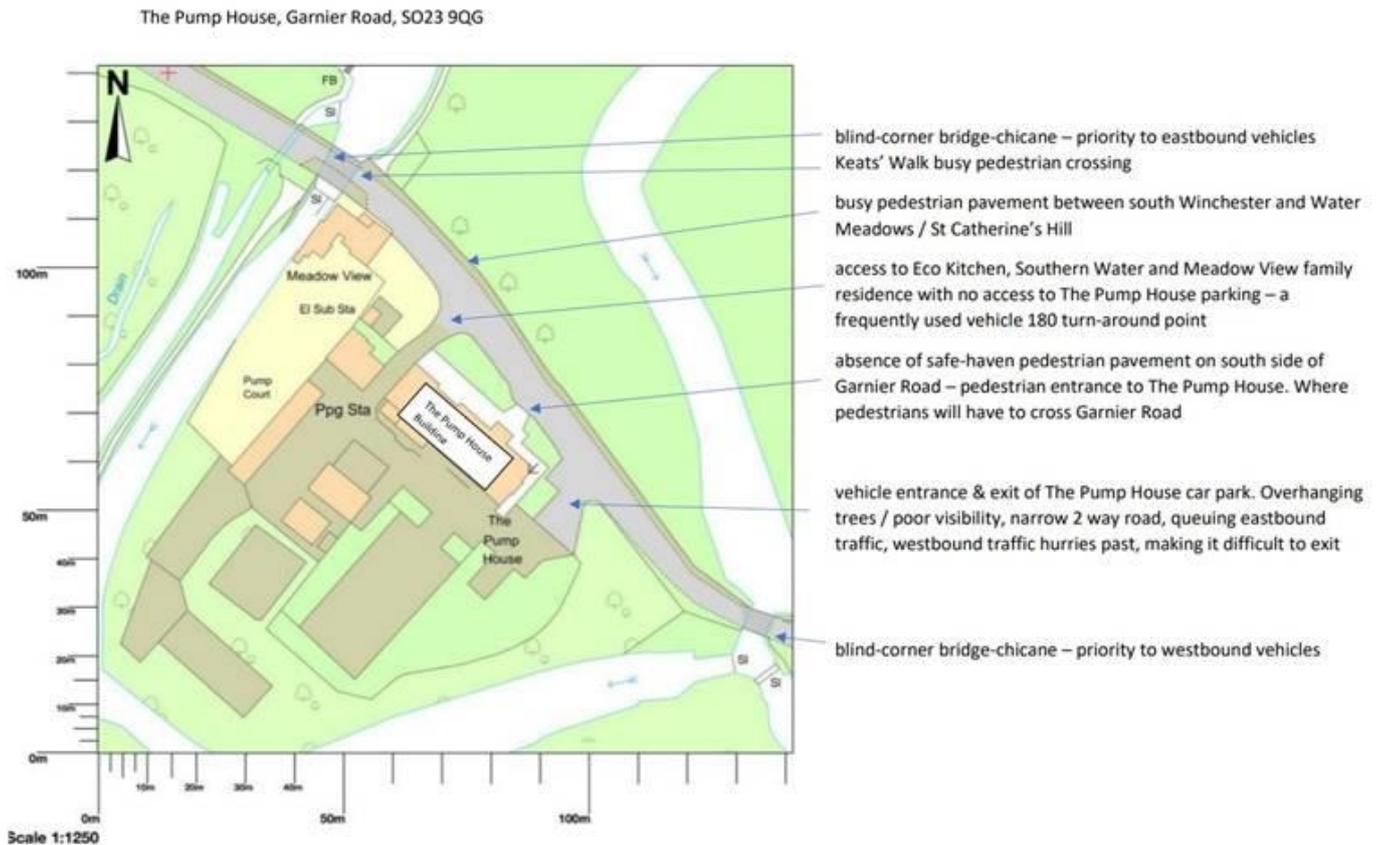
- Off-sale alcohol drinkers will inevitably spread into the Water Meadows SSSI, Keats' Walk and residential Clausentum Fen SINC. Clausentum Fen provides many hiding and escape places and has been used for drug taking / distribution in the past. Littering this biodiversity conservation area is already a problem.
- The Pump House is in an out-of-town, unmonitored, low policing area with no deterrent ready against antisocial or criminal behaviour.

B - Public Safety

- Hampshire Highways have not reversed their 2010 constraint that the site should be for office-use only to restrict the flow of vehicles and pedestrians in Garnier Road.
- As a local person, I know how perilous the road is at the "traffic calming" chicanes, especially when on driving through the east chicane (with priority) encountering vehicles, cycles and pedestrians immediately after negotiating the corner and narrow space between opposing traffic and the railings. There have been regular accidents here, even before The Pump House started building up its customer traffic.
- Pedestrians entering or leaving The Pump House do not have a safe-haven pavement to protect them from traffic on the south side of this narrow lane. The Pump House coffee clients are already using the pavement-less south side to walk into the even more dangerous west chicane. In the evenings, pedestrians are virtually invisible to motorists already negotiating the dangerous, poorly lit, chicanes in Garnier Road.
- It is likely that during the evening darkness visitors to The Pump House will come by car.
- Road danger is increased by vehicle drivers, cyclists and pedestrian visitors with low / legal levels of alcohol in them. Other vulnerable traffic, family cyclists and pedestrians in Garnier Road will be at great risk in the lane.
- The volume of traffic and pedestrians has increased recently as people discover the beautiful and calm Water Meadows SSSIs and Clausentum Fen SINC nearby.
- GPS routed avoidance of M3 congestion will increase with the Junction 9 and Smart Motorway roadworks.

A map (purchased from OS) is attached which shows the committee how the road is unsuitable for vehicle and pedestrian traffic encouraged by The Pump House.

Appendix 2 – Representations from Other Persons



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C - Prevention of Public Nuisance

- Loud voices in the outdoor seating area and car park of The Pump House already disturb the Meadowview family home next door. The diners are audible 150m due east from homes in Priors Barton and 185m from many homes in Clausentum Road.
- Traffic and vocal pedestrian noise in Garnier Road is disturbing up to and beyond the alcohol serving time sought of 23.00 Fri & Sat (20.00 rest of the week).
- Off-sale alcohol will promote even more noise, antisocial behaviour in the peaceful, unmonitored SSSI/SINCs nearby
- Off-sales will also lead to litter in a special nature area which is cared for and highly valued for its biodiversity by local residents

D - Protection of Children

- Children from St Cross's residential streets and St Faith's school have been enjoying the northern, Garnier Road, half of the Fen for recreation since the conservation and opening up works of 2017 made the space more visible and safer. But there are still hiding and entry/exit places posing a risk to child safety from strangers.

Yours sincerely
Mark Roberts

Appendix 2 – Representations from Other Persons

Martin and Rosy Blockley
2 Sandecote, Norman Road, Winchester, SO23 9ED
Received 19 April 2022

Subject: Pump House Licensing Application

Dear Sir,

Once again the Pump House is pushing for an Alcohol Licence, and once again all the original objections apply. Inevitably the sale of alcohol in the area, will lead to anti social behaviour, noise, litter, etc. and all that goes with it.

The Water Meadows, accessed from Garnier Road, is an area greatly enjoyed by many, particularly dog walkers, joggers, families with children of all ages, in buggies, on foot or on scooters. It is already hazardous, the road being a rat run between the M3 and central Winchester. The Pump House is located in a particularly dangerous place, being between a blind bend (site of many accidents) and a single lane bridge and we believe that the sale of alcohol will only add to the hazards of pedestrians walking nearby.

Apart from the above, the noise and disturbance from 'happy' customers, returning to their cars and accelerating away from the premises, would be totally unacceptable and unfair to the owners/residents of the adjoining property, who have chosen to live there to enjoy the peace and quiet which the Meadows offer.

We therefore totally object to an Alcohol Licence being granted, now, or at any future date.

Martin and Rosy Blockley
Sent from my iPad

Appendix 2 – Representations from Other Persons

Cllr Chris Edwards (St Michael)

c/o Winchester City Council, City Offices, Colebrook Street, Winchester, SO23 9LJ

Received 19 April 2022

Subject: Pump House, Garnier Road: Ward Councillor representation

Application for a New Premises Licence: The Pump House, Garnier Road, Winchester, Hampshire, SO23 9QG

Representation by Cllr Chris Edwards, St Michael ward

I make this representation on behalf of the many residents who have spoken to me as one of their ward councillors, both last year when the withdrawn proposals were made, and recently when this application has been submitted.

Firstly, With regard to **Public Safety**, I should like draw the committee's attention to the specific location of the Pump House on Garnier Road. This is essentially a country lane, which has been engineered in modern times to cope with a significant and rising volume of traffic. The Pump House is between two 'road narrowings', each on a blind curve and just 100 metres apart. There are no traffic controls. It's a tricky road to navigate, and I have seen several near misses. Furthermore, there is no pavement on the Pump House side, so that any customer leaving the Pump House finds themselves immediately on this often contested carriageway. On safety grounds, this is not a good place to be serving alcohol.

Secondly, with regard to the **Prevention of Public Nuisance**, it is relevant that the Pump House is within the South Downs National Park, and its immediate neighbour *Meadow View* is at the Park's most westerly point. It is also right next to a SINC [Site of Importance for Nature Conservation] and an SSSI [Site of Special Scientific Interest], recently restored with the help of local volunteers. It is because these outstanding green spaces are right up against Winchester's southern residential streets that their tranquility is so important. The habitual enjoyment of this peaceful landscape, not just by local residents at Meadow View, Priors Barton and Clausentum Road, but by visitors from across the city and beyond, has set a precedent in the public mind. In this context, an on and off premises licence until up to 23:00 would likely be a source of intrusive public nuisance.

Thank you.

Appendix 2 – Representations from Other Persons

Brian Millett
5 Clausentum Road, Winchester, SO23 9QE
Received 19 April 2022

Regarding The Pump House, SO23 9QG Alcohol Licence Application submitted 23 March 2022

Dear Committee

I object to the granting of an Alcohol Licence on the following grounds:

A - Prevention of Crime & Disorder

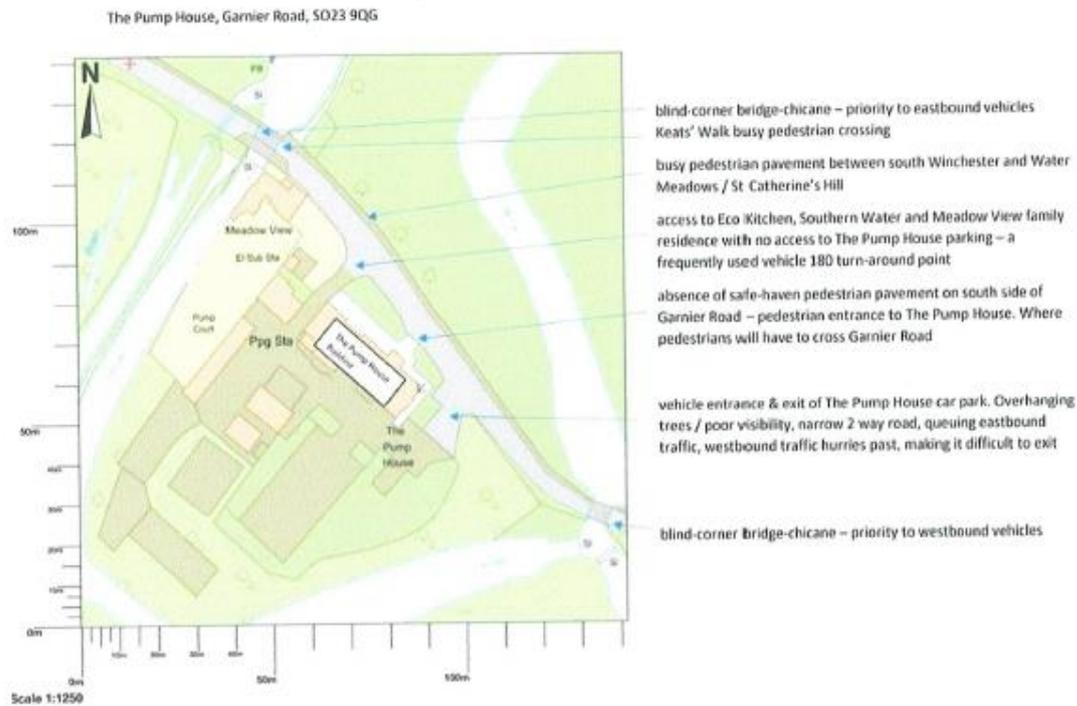
- Without doubt, the off-sale alcohol drinkers will inevitably spread into the Water Meadows SSSI, the tranquillity of the world renown Keats' Walk and the residentially maintained Clausentum Fen SINC. Clausentum Fen provides many hiding and escape places and has been used for drug taking / distribution in the past. Littering this biodiversity conservation area is already a problem for the I hard-pressed local volunteers.
- The Pump House is in an out-of-town, unmonitored, low policing area with no deterrent ready against antisocial or criminal behaviour.

B - Public Safety

- Hampshire Highways have not reversed their 2010 constraint that the site should be for office-use only to restrict the flow of vehicles and pedestrians in Garnier Road.
- As a very local person, I know how perilous the road is at the "traffic calming" chicanes, especially when on driving through the east chicane (with priority) encountering vehicles, cycles and pedestrians immediately after negotiating the corner and narrow space between opposing traffic and the railings. There have been regular accidents here, even before The Pump House started building up its retail customer traffic.
- Pedestrians entering or leaving The Pump House do not have the safe haven of a pavement to protect them from traffic on the south side of this narrow lane and are forced into the line of traffic. The Pump House coffee clients are already using the pavement-less south side to walk into the even more dangerous west chicane. In the evenings, pedestrians are virtually invisible to motorists already negotiating the dangerous, poorly lit, chicanes in Garnier Road.
- It is likely that during the evening darkness visitors to The Pump House will come by car increasing the vehicular activity in the area.
- Road danger is increased by vehicle drivers, cyclists and pedestrian visitors with low / legal levels of alcohol in them. Other vulnerable traffic, family cyclists and pedestrians in Garnier Road will be at great risk in the lane.
- The volume of traffic and pedestrians has increased dramatically as more and more people have during the two years of the Pandemic, discovered the beautiful and calm nearby Water Meadows SSSIs, Clausentum Fen SINC and the world renown Keats Walk.
- GPS routed avoidance of M3 congestion will increase with the Junction 9 and Smart Motorway roadworks. The M3 Junction 9 roadworks are forecast by "nationalhighways" to last until 2030. Garnier Road is notorious for severe congestion during the summer months as Southbound Coastal traffic exits the M3 due to the usual heavy traffic jams stretching back from J14 to J9.

Appendix 2 – Representations from Other Persons

A map (purchased from OS) is attached which shows the committee of the unsuitability of the road for the vehicle and pedestrian traffic that has been encouraged to The Pump House and the associated roadside advertising material.



Map area bounded by: 447905,128172 448047,128314. Produced on 25 September 2021 from the OS National Geographic Database. Reproduction in whole or part is prohibited without the prior permission of Ordnance Survey. © Crown copyright 2021. Supplied by UKPlanningMaps.com a licensed OS partner (100054135). Unique plan reference: p2c/juk/6/94/302/940230

C - Prevention of Public Nuisance

- Loud voices in the outdoor seating area and car park of The Pump House already disturb the Meadowview family home of 20 years standing, next door to The Pump House. The diners are audible 150m due east from homes in Priors Barton and 185m from many homes in Clausentum Road.
- Traffic and vocal pedestrian noise in Garnier Road is disturbing up to and beyond the alcohol serving time sought of 23.00 Fri & Sat (20.00 rest of the week).
- Off-sale alcohol will promote even more noise, antisocial behaviour in the peaceful, unmonitored SSSI/SINCs nearby
- Off-sales will also lead to litter in a special nature area which is cared for and highly valued for its biodiversity by local residents

D - Protection of Children

- Children from St Cross's residential streets and St Faith's school have been enjoying the northern, Garnier Road, half of the Fen for recreation since the conservation and opening up works of 2017 made the space more visible and safer. But there are still hiding and entry/exit places posing a risk to child safety from strangers.

Yours sincerely

[Redacted Signature]

Brian Millett

5 Clausentum Road, St Cross, Winchester. SO23 9QE

Appendix 2 – Representations from Other Persons

Michelle Millett
5 Clausentum Road, Winchester, SO23 9QE
Received 19 April 2022

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Dear Committee

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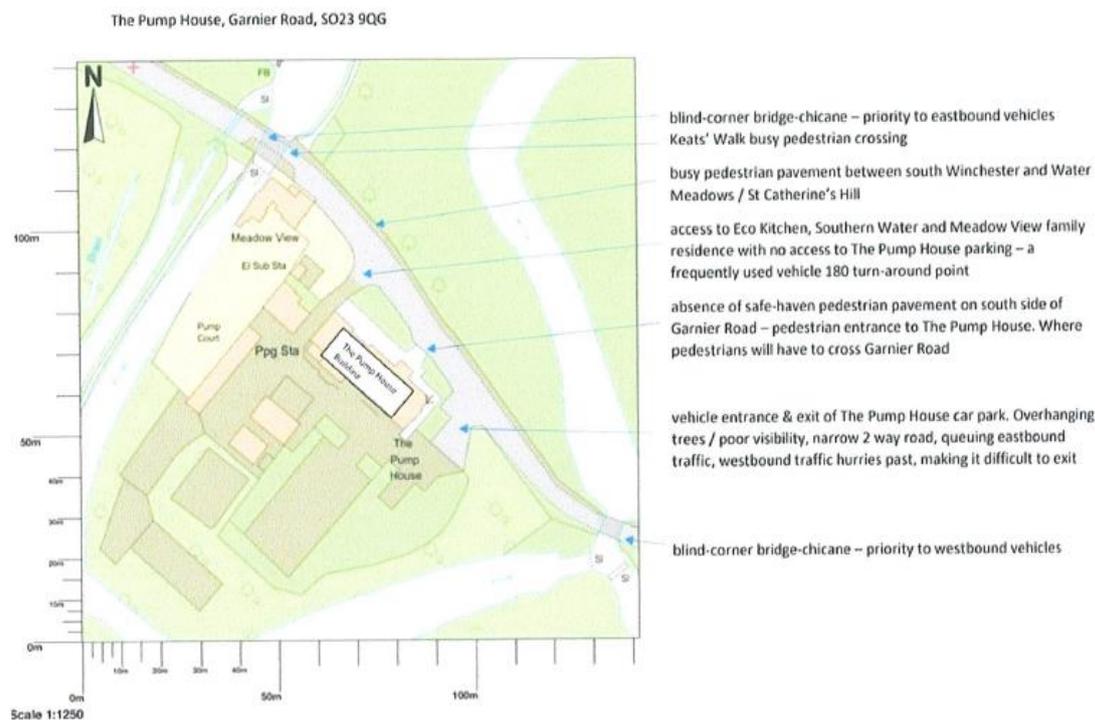
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C - Prevention of Public Nuisance

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Yours sincerely

Michelle Millett

5 Clausentum Road, St Cross, Winchester. SO23 9QE

Appendix 2 – Representations from Other Persons

Anthony R Humphrys
3 Mede Villas, Kingsgate Road, Winchester, SO23 9QQ
Received 19 April 2022

3 Mede Villas
 Kingsgate Road
 Winchester
 Hampshire
 SO23 9QQ



12/4/22

Licencing Section
 Winchester City Council
 City Offices
 Colebrook Street
 Winchester SO23 9LI

LICENSING

19 APR 2022

W. C. C.

Re. The Pump House, SO23 9 QG Alcohol Licence Application
 Submitted 23 March 2022

Dear Committee

I object to the granting of this application on the grounds that it will result in alcohol fueled drivers making an already dangerous piece of road more dangerous.

In 2010 Hampshire Highways recognizing that this is a dangerous narrow road put on a constraint that the site should developed for office use only. As a result vehicular and pedestrian movements would be minimal.

It is most unfortunate that the site has been allowed to develop into a drive-in burger bar. That clients be encouraged to drink alcohol is undesirable and the application should be rejected.

Anthony R Humphrys, 3 Mede Villas, Kingsgate Road,
 Winchester SO23 9QQ





Date: 02/05/2022

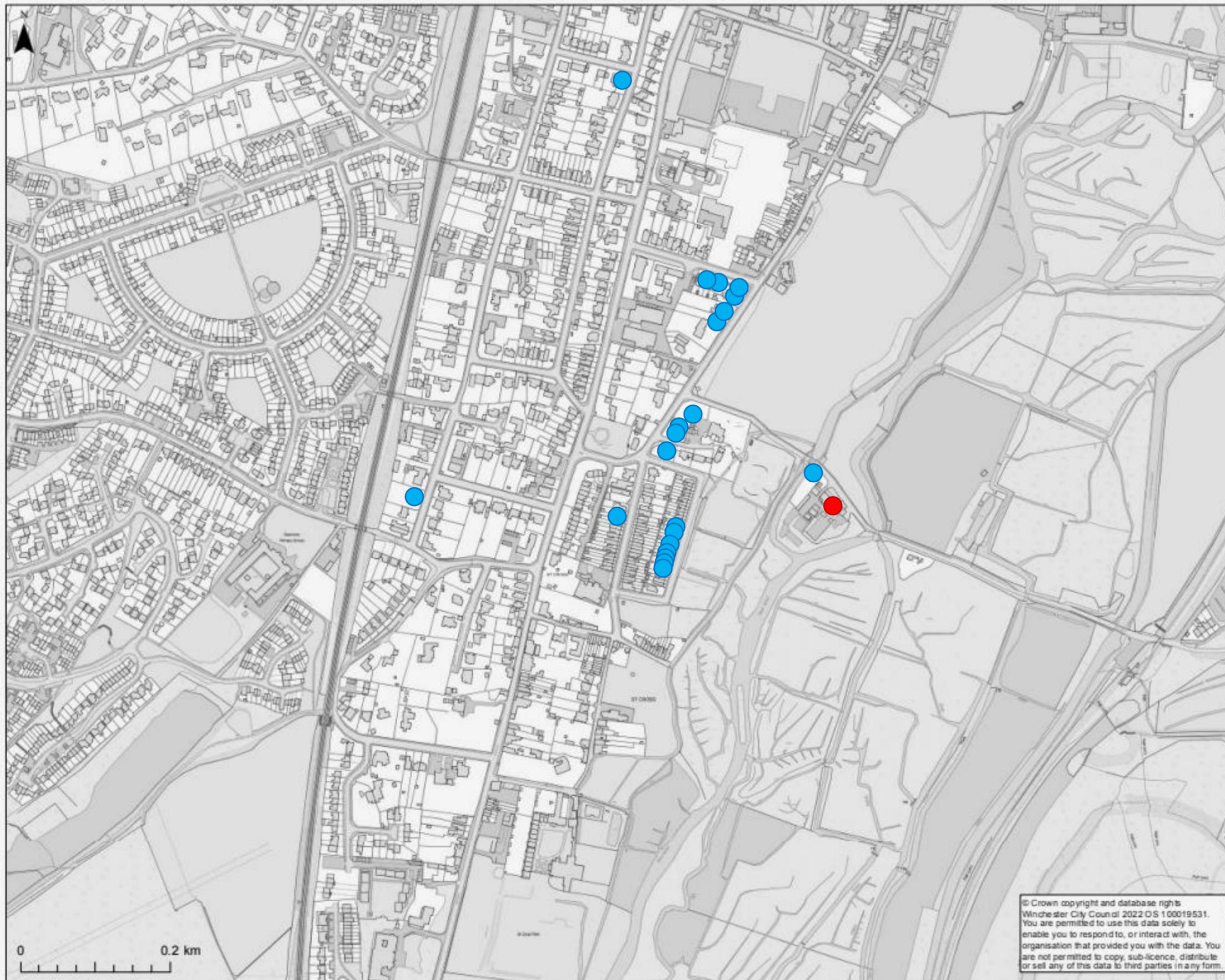
Scale: 1:5,000

Author:

Notes:

Legend

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Appendix 4

Blue markers show the approximate location of the addresses of those who have made representations with respect to the application.

The red marker shows the location of the premises to which the application relates.

The addresses of the following persons have not been shown on the map due to scale:

- Miss Jane Nicholson
19 May Tree Close
Winchester, SO22 4JE
(approx. 2.5 miles from premises)
- Mark Roberts
16 St James Villas
Winchester, SO23 9SN
(approx. 09 miles from premises)

The address of Cllr Chris Edwards is not shown on the map as his representation was made on behalf of his constituents.

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