



Meeting Licensing Sub-Committee

Date and Time Tuesday, 28th July, 2026 at 2.00 pm.

Venue Walton Suite, Guildhall, Winchester and streamed live on YouTube at www.youtube.com/winchestercc

Note: This meeting is being held in person at the location specified above.

Members of the public should note that a live video feed of the meeting will be available from the council's YouTube channel (www.youtube.com/winchestercc) during 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. **To confirm a Chairperson for the meeting**

2. **Disclosure of Interests**

To receive any disclosure of interests from Councillors or Officers in matters to be discussed.

Note: Councillors are reminded of their obligations to declare disclosable pecuniary interests (DPIs), other registerable interests (ORIs) and non-registerable interests (NRIs) in accordance with the Council's Code of Conduct.

3. **Application for New Premises Licence, KFC Upper Brook Street, Winchester (LR612) (Pages 5 - 44)**

Laura Taylor
Chief Executive

20 July 2026

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 Laming, Langford-Smith and Wallace

Reserve – not appointed

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 subject to availability. The confirmation of a Chairperson will be made at the start of each meeting from the three Members that form the Licensing Sub-Committee.

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

Councillors: Laming, S Achwal, Brophy, Gordon- Smith, Langford-Smith, Latham, Morris, Pett, Wallace and Wise (Deputies: Cllrs Clay, Cook, Godfrey, Lee, Tippet-Cooper and Warwick)

FILMING AND BROADCAST NOTIFICATION

This meeting will be recorded and broadcast live from the Council's YouTube channel. The meeting day 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](#). Please note that the video recording is subtitled, but you may have to enable your device to see them (advice on how to do this is on the meeting page).

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

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

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

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

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

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

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

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

The Sub-Committee will retire to consider the application in private with only the 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.

LR612
FOR DECISION
WARD(S): ST MICHAEL'S

LICENSING SUB – COMMITTEE

Tuesday 28 July 2026 14:00 at Guildhall Winchester

Report of the Service Lead for Public Protection

Contact Officer: Nick Lindner

Tel: 01962 848188

Email: licensing@winchester.gov.uk

Application: Application for grant of a premises licence

Premises: KFC, 47 Upper Brook Street, Winchester, Hampshire, SO23 8DG

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 Location Plan showing Representations

Part A.

1. Application

Applicant: Clokken Limited

Premises: KFC, 47 Upper Brook Street, Winchester, Hampshire, SO23 8DG

- 1.1 This application is for a new premises licence under section 17 of the Licensing Act 2003 for KFC, 47 Upper Brook Street, Winchester, Hampshire, SO23 8DG.
- 1.2 The application seeks to provide licensable activities as follows:
 - a. Late night refreshment (both indoors and outdoors) from 2300 to 0500 (Monday to Sunday).
- 1.3 The applicant has stated that from 2300 to 0100 Sunday through Saturday shall be for customers collecting or dining in (restaurant). There will be no customer access into the restaurant after 0100.
- 1.4 The applicant has also stated that from 2300 to 0500 Sunday through Saturday (the following morning) shall be for delivery collection.
- 1.5 No representations were received from any Responsible Authority.
- 1.6 Two representations from 'Other Persons' have been received in relation to the prevention of crime and disorder, public safety, and the prevention of public nuisance licensing objectives. Copies of the representations can be found at Appendix 2.
- 1.7 Notice of the application was displayed outside of the premises for a period of 28 days until 3 July 2026 and advertised in the Hampshire Chronicle on 11 June 2026.
- 1.8 Notices of the hearing were sent to all Parties on 14 July 2026.

Designated Premises Supervisor

N/A

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.

Hampshire Constabulary

No representations received.

Hampshire Fire and Rescue Service

No representations received.

Child Protection Team

No representations received.

Building Control

No representations received.

Head of Trading Standards

No representations received.

Public Health Manager

No representations received.

Home Office

No representations received.

Licensing Authority

No representations received.

Planning

No representations received.

3. Representations from Other Persons

Representations have been received from two 'Other Persons', both of which are against the application. The main concerns are with regard to the prevention of crime and disorder, public safety, and the prevention of public nuisance licensing objectives.

Representations can be found at Appendix 2.

4. Observations

- 4.1 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
- 4.2 In making its decision, the Sub-Committee is also obliged to have regard to the [National Guidance](#) and the Council's [Licensing Policy](#).
- 4.3 The Sub-Committee must have regard to all of the representations.
- 4.4 The Sub-Committee must take such of the following steps it considers appropriate to promote the Licensing Objectives:
- a) 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;
 - b) exclude from the scope of the licence any of the licensable activities to which the application relates;
 - c) refuse to specify a person in the licence as the premises supervisor;
 - d) reject the application.
- 4.5 The premises is not situated within the South Downs National Park, and therefore, the Sub-Committee are not required to take steps to further the SDNP purposes when considering this 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 2.23, 2.24, 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 - 2.12, 2.17, 2.21 – 2.22 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 Section B)

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 2.24, 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 Section D)

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 considerations under this Act (or add details if it does).

5. Conditions

Possible Conditions

If the application is granted, the Sub-Committee may wish to consider the following conditions to reflect the Operating Schedule:

Operating Hours

1. The hours the premises may be used for late night refreshment shall be:

Monday to Sunday 2300 to 0500
Both indoors and outdoors.

General

- A.1 After 01:00 on any day of the week the premises will operate a delivery collection service only. No customers shall be permitted in the premises after 1am.
- A2. The premises licence holder shall train all staff for their job and function on the premises in a suitable manner. This training shall be written into a programme of ongoing review and will be made available to relevant responsible authority upon request. In addition to this, training shall be provided to all staff engaged, or to be engaged, related to:
 - a. General safety
 - b. Fire and other emergencies
 - c. Allergens policy
- A3. The premises licence holder shall ensure that deliveries are made to bona fide residents of bona fide residential and commercial delivery addresses only. No delivery shall be made to open air locations in the immediate vicinity of the licensed premises.

Crime and Disorder

- CD1. The premises licence holder shall ensure that CCTV will be in operation at the premises:
- a. The CCTV system shall be fully operational at the commencement of the licence.
 - b. The CCTV equipment shall be maintained in good working order and continually record when licensable activity takes place.
 - c. The premises licence holder shall ensure images from the CCTV are retained for a period of 31 days.
 - d. The premises licence holder shall ensure that there are trained members of staff available during licensable hours to be able to disclose CCTV images to officers upon request.

- e. The premises licence holder shall provide, subject to GDPR, such images at the request of an authorised officer of the licensing authority or the local constabulary.
 - f. There shall be clear signage indicating that CCTV equipment is in use and recording at the premises during all licensable hours.
- CD2. The premises licence holder shall ensure that an incident log shall be maintained at the premises and made available on request to an authorised officer, the Local Authority or Police. The register shall record the following:
- a. All crimes reported to the venue.
 - b. All ejections of patrons.
 - c. Any complaints received concerning crime and disorder.
 - d. Any incidents of disorder.
 - e. All seizures of drugs or offensive weapons.
 - f. Any visit by a relevant authority or emergency service

Public Safety

- PS1. The premises licence holder shall ensure that no accumulation of combustible rubbish, dirt, surplus material or stored goods shall be permitted to remain in any part of the premises except in an appropriate place and of such quantities so as not to cause a nuisance, obstruction or other safety hazard.
- PS2. The premises licence holder shall ensure that notices detailing the action to be taken by staff in the event of fire or other emergencies including how the fire service can be summoned shall be prominently displayed and shall be protected from damage or deterioration.

Public Nuisance

- PN1. The premises licence holder shall ensure that all extract and ventilation ducting will be maintained and serviced regularly. All such ducting to be suitably attenuated.
- PN2. The premises licence holder shall ensure that delivery collectors will be obliged to adhere to a code of conduct to as to control and limit sound generation. This will include
- a. Lawful and legitimate parking of vehicles, including bicycles
 - b. Not congregating in proximity to residential property
 - c. Utilising litter facilities outside premises
- PN3. The premises licence holder shall ensure that vehicles used for the purpose of delivering products to customers do not sound vehicle horns or leave engines running unnecessarily.

- PN4. The premises licence holder shall ensure that prominent, clear and legible notices are displayed at all exits, requesting customers to respect the needs of nearby residents and to leave the premises and area quietly.
- PN5. The premises licence holder shall ensure that adequate waste receptacles are provided for use by customers in the vicinity of the premises.

6. Other Considerations

Council Strategy Outcome (Relevance To:)

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

Resource Implications

A statutory licence fee of £315 has been received. It is anticipated that an appropriate level of officer attendance will be provided within the existing budget.

Appendices

1. Application by Clokken Limited
2. Representations by Other Persons
3. Location Plan showing Representations

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

PLEASE READ THE FOLLOWING INSTRUCTIONS FIRST

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

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

I/We Clokken Limited

(Insert name(s) of applicant)

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

Part 1 – Premises details

Postal address of premises or, if none, ordnance survey map reference or description KFC 47 Upper Brook Street			
Post town	Winchester	Postcode	SO23 8DG
Telephone number at premises (if any)			
Non-domestic rateable value of premises		£ 38000	

Part 2 - Applicant details

Please state whether you are applying for a premises licence as

Please tick as appropriate

- | | | | |
|----|--|-------------------------------------|-----------------------------|
| a) | an individual or individuals * | ☐ | please complete section (A) |
| b) | a person other than an individual * | | |
| | i as a limited company/limited liability partnership | ☒ | please complete section (B) |
| | ii as a partnership (other than limited liability) | ☐ | please complete section (B) |
| | iii as an unincorporated association or | ☐ | please complete section (B) |
| | iv other (for example a statutory corporation) | ☐ | please complete section (B) |
| c) | a recognised club | ☐ | please complete section (B) |
| d) | a charity | ☐ | please complete section (B) |
| e) | the proprietor of an educational establishment | ☐ | please complete section (B) |
| f) | a health service body | ☐ | please complete section (B) |

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

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

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

I am making the application pursuant to a

statutory function or ☐

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

(A) INDIVIDUAL APPLICANTS (fill in as applicable)

Mr ☐	Mrs ☐	Miss ☐	Ms ☐	Other Title (for example, Rev)	
Surname			First names		
Date of birth			I am 18 years old or over ☐ Please tick ☒ yes		
Nationality					
Current residential address if different from premises address					
Post town				Postcode	
Daytime contact telephone number					
E-mail address (optional)					
Where applicable (if demonstrating a right to work via the Home Office online right to work checking service), the 9-digit 'share code' provided to the applicant by that service (please see note 15 for information)					

SECOND INDIVIDUAL APPLICANT (if applicable)

Mr ☐	Mrs ☐	Miss ☐	Ms ☐	Other Title (for example, Rev)	
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Surname		First names	
Date of birth		I am 18 years old or over ☐	Please tick ☒ yes
Nationality			
Where applicable (if demonstrating a right to work via the Home Office online right to work checking service), the 9-digit 'share code' provided to the applicant by that service: (please see note 15 for information)			
Current residential address if different from premises address			
Post town		Postcode	
Daytime contact telephone number			
E-mail address (optional)			

(B) OTHER APPLICANTS

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

Name Clokken Limited
Address Orion Gate Guildford Road Woking GU22 7NJ
Registered number (where applicable) 15217100
Description of applicant (for example, partnership, company, unincorporated association etc.) Limited Company
Telephone number (if any)
E-mail address (optional)

Part 3 Operating Schedule

When do you want the premises licence to start?

Day		Month		Year	
A		S		A	P

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

Day		Month		Year			
D	D	M	M	Y	Y	Y	Y

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

Restaurant and 'takeaway'

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

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

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

Provision of regulated entertainment (please read guidance note 2)

Please tick all that apply

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

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

☒

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

☐

In all cases complete boxes K, L and M

A

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

B

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

C

Indoor sporting events Standard days and timings (please read guidance note 7)			<u>Please give further details</u> (please read guidance note 4)
Day	Start	Finish	
Mon			
Tue			<u>State any seasonal variations for indoor sporting events</u> (please read guidance note 5)
Wed			
Thur			
Fri			<u>Non standard timings. Where you intend to use the premises for indoor sporting events at different times to those listed in the column on the left, please list</u> (please read guidance note 6)
Sat			
Sun			

D

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

E

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

F

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

G

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

H

Anything of a similar description to that falling within (e), (f) or (g) Standard days and timings (please read guidance note 7)			Please give a description of the type of entertainment you will be providing		
Day	Start	Finish	<u>Will this entertainment take place indoors or outdoors or both – please tick</u> (please read guidance note 3)	Indoors	☐
Mon				Outdoors	☐
				Both	☐
Tue			<u>Please give further details here</u> (please read guidance note 4)		
Wed					
Thur			<u>State any seasonal variations for entertainment of a similar description to that falling within (e), (f) or (g)</u> (please read guidance note 5)		
Fri					
Sat			<u>Non standard timings. Where you intend to use the premises for the entertainment of a similar description to that falling within (e), (f) or (g) at different times to those listed in the column on the left, please list</u> (please read guidance note 6)		
Sun					

I

Late night refreshment Standard days and timings (please read guidance note 7)			Will the provision of late night refreshment take place indoors or outdoors or both – please tick (please read guidance note 3)	Indoors	☐
				Outdoors	☐
				Both	☒
Day	Start	Finish	<u>Please give further details here</u> (please read guidance note 4)		
Mon		0500			
	2300				
Tue		0500			
	2300		<u>State any seasonal variations for the provision of late night refreshment</u> (please read guidance note 5)		
Wed		0500			
	2300				
Thur		0500			
	2300		<u>Non standard timings. Where you intend to use the premises for the provision of late night refreshment at different times, to those listed in the column on the left, please list</u> (please read guidance note 6) 23:00 to 01:00 – Sunday through Saturday for customers collecting or dining in (restaurant) 23:00 to 05:00 – Sunday through Saturday (the morning following) for delivery collection. (No customer access into the restaurant after 1am).		
Fri		0500			
	2300				
Sat		0500			
	2300				
Sun		0500			
	2300				

J

Supply of alcohol Standard days and timings (please read guidance note 7)			<u>Will the supply of alcohol be for consumption – please tick</u> (please read guidance note 8)		On the premises	☐
					Off the premises	☐
					Both	☐
Day	Start	Finish	<u>State any seasonal variations for the supply of alcohol</u> (please read guidance note 5)			
Mon						
Tue						
Wed						
Thur						
Fri						
Sat						
Sun						
			<u>Non standard timings. Where you intend to use the premises for the supply of alcohol at different times to those listed in the column on the left, please list</u> (please read guidance note 6)			

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

Name NO ALCOHOL TO BE SOLD	
Date of birth	
Address	
Postcode	
Personal licence number (if known)	
Issuing licensing authority (if known)	

K

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

L

Hours premises are open to the public Standard days and timings (please read guidance note 7)			<u>State any seasonal variations</u> (please read guidance note 5)
Day	Start	Finish	
Mon		0500	
	0930		
Tue		0500	
	0930		
Wed		0500	
	0930		
Thur		0500	
	0930		
Fri		0500	
	0930		
Sat		0500	
	0930		
Sun		0500	
	0930		

Non standard timings. Where you intend the premises to be open to the public at different times from those listed in the column on the left, please list (please read guidance note 6)

09:30 to 05:00 the following morning every day of the week.

After 01:00 on any day of the week the premises will operate a delivery collection service only.

(No customer access into the restaurant after 1am).

M

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

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

After 01:00 on any day of the week the premises will operate a delivery collection service only. No customers will be permitted in the premises after 1am.

The premises licence holder shall train all staff for their job and function on the premises in a suitable manner. This training shall be written into a programme of ongoing review and will be made available to relevant responsible authority upon request. In addition to this, training shall be provided to all staff engaged, or to be engaged, related to:

- a. General safety
- b. Fire and other emergencies
- c. Allergens policy

The premises licence holder shall ensure that deliveries are made to bona fide residents of bona fide residential and commercial delivery addresses only. No delivery shall be made to open air locations in the immediate vicinity of the licensed premises.

b) The prevention of crime and disorder

CCTV will be in operation at the premises:

- a. The CCTV system shall be fully operational at the commencement of the licence.
- b. The CCTV equipment shall be maintained in good working order and continually record when licensable activity takes place.
- c. The premises licence holder shall ensure images from the CCTV are retained for a period of 31 days.
- d. The premises licence holder shall ensure that there are trained members of staff available during licensable hours to be able to disclose CCTV images to officers upon request.
- e. The premises licence holder shall provide, subject to GDPR, such images at the request of an authorised officer of the licensing authority or the local constabulary.
- f. There shall be clear signage indicating that CCTV equipment is in use and recording at the premises during all licensable hours.

An incident log shall be maintained at the premises and made available on request to an authorised officer, the Local Authority or Police. The register shall record the following:

- a. All crimes reported to the venue.
- b. All ejections of patrons.
- c. Any complaints received concerning crime and disorder.
- d. Any incidents of disorder.
- e. All seizures of drugs or offensive weapons.
- f. Any visit by a relevant authority or emergency service

c) Public safety

No accumulation of combustible rubbish, dirt, surplus material or stored goods shall be permitted to remain in any part of the premises except in an appropriate place and of such quantities so as not to cause a nuisance, obstruction or other safety hazard.

Notices detailing the action to be taken by staff in the event of fire or other emergencies including how the fire service can be summoned shall be prominently displayed and shall be protected from damage or deterioration

d) The prevention of public nuisance

All extract and ventilation ducting will be maintained and serviced regularly. All such ducting to be suitably attenuated.

Delivery collectors will be obliged to adhere to a code of conduct to as to control and limit sound generation. This will include

- a. Lawful and legitimate parking of vehicles, including bicycles
- b. Not congregating in proximity to residential property
- c. Utilising litter facilities outside premises

The premises licence holder shall ensure that vehicles used for the purpose of delivering products to customers do not sound vehicle horns or leave engines running unnecessarily.

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

The premises licence holder shall ensure that adequate waste receptacles are provided for use by customers in the vicinity of the premises.

e) The protection of children from harm

Checklist:

Please tick to indicate agreement

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

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

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

Part 4 – Signatures (please read guidance note 11)

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

Declaration

- [Applicable to individual applicants only, including those in a partnership which is not a limited liability partnership] I understand I am not entitled to be issued with a licence if I do not have the entitlement to live and work in the UK (or if I am subject to a condition preventing me from doing work relating to the carrying on of a licensable activity) and that my licence will become invalid if I cease to be entitled to live and work in the UK (please read guidance note 15).
- The DPS named in this application form is entitled to work in the UK (and is not subject to conditions preventing him or her from doing work relating to a licensable activity) and I have seen a copy of his or her proof of entitlement to work, or have conducted an online right to work check using the Home Office online right to work checking service which confirmed their right to work (please see note 15)

Signature

Date 26 May 2026

Capacity Solicitor to Applicant

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

Signature

Date

Capacity

Contact name (where not previously given) and postal address for correspondence associated with this application (please read guidance note 14)

Matthew Phipps
TLT Solicitors
One Redcliff Street

Post town Bristol

Postcode BS1 6TP

Telephone number (if any)

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

Cllr Mark Reach
39 Bar End Road, Winchester, SO23 9NP

Received 16 June 2026

Dear Nick,

I would like to make representations against this application:

- The prevention of crime and disorder

Significant disorder has been reported over the years on Upper Brook Street, including the car parks nearby. Licensing food sales throughout the night into the early hours is likely to lead to people loitering after the closure of nearby bars. Historically this has led to antisocial behaviour in this residential area.

- The prevention of public nuisance

The retail of food until 0500 is well outside the typical hours for this. In the early hours of the morning, this will lead to a significant increase in deliveries, generally carried out by motorbike. These are generally noisy and very disruptive, particularly in the early hours of the morning.

Thanks,

Mark

Mr Glen Marinus
46 Middle Brook Street, Winchester, SO23 8DQ

Received 20 June 2026

RE: FORMAL REPRESENTATION AGAINST PREMISES LICENCE APPLICATION
KFC, 47 UPPER BROOK STREET, WINCHESTER, SO23 8DG (APPLICANT:
CLOKKEN LIMITED)

Dear Licensing Officer,

I write as a resident of Middle Brook Street, Winchester, to formally object to the above premises licence application submitted by Clokken Limited, which seeks to extend the provision of Late Night Refreshment at KFC, 47 Upper Brook Street, from 23:00 to 05:00, Monday to Sunday.

My representations are made in relation to the following licensing objectives:

- The prevention of public nuisance
- Public safety
- The prevention of crime and disorder

1. Background and Local Context

Middle Brook Street is a residential street situated immediately adjacent to Upper Brook Street. It is highly pedestrianised, poorly lit, and already subject to considerable vehicle movements throughout the day from supermarket deliveries and courier services, which currently operate between 06:00 and 23:00. The street functions as a cut-through for delivery vehicles accessing the surrounding area, including the Upper Brook Street commercial corridor.

The area has a high concentration of student accommodation and is in close proximity to a number of late-night licensed bars. As a result, the surrounding streets are already under significant pressure in the late evening hours, and residents regularly experience disturbance from both pedestrian and vehicle activity.

2. Prevention of Public Nuisance — Noise Pollution and Sleep Disturbance

The proposed extension of trading hours to 05:00 would necessitate a significant increase in food delivery vehicle movements during the hours of 01:00 to 05:00 — a period currently free from the noise and disturbance of commercial delivery activity on our street. This directly threatens the right of residents to sleep undisturbed in their own homes.

During these hours, ambient noise levels in a residential street are at their lowest. Any vehicle movements — including engine noise, idling, reversing alarms, door slamming, and the sound of mopeds used by third-party delivery riders — are substantially more intrusive and audible than during daytime hours. The poor lighting on Middle Brook Street means delivery vehicles are more likely to manoeuvre slowly or stop for longer periods, compounding the disturbance.

Cont'd

Middle Brook Street is used as a cut through for food delivery riders to shorten their journey to pickup deliveries at KFC, Dominos and McDonalds to name a few outlets. This is currently happening frequently during daytime when the road is heavily used by pedestrians and a busy exit road from the car park. The legality of motorised cycles is also illegal as these riders use the cycle lane from North Walls which is an illegal turn. Given this is already happening and laws are broken what makes anyone believe this will not continue into early morning hours.

KFC's extended hours would be served primarily by app-based food delivery platforms (such as Uber Eats, Just Eat, and Deliveroo). These services typically generate multiple short-interval vehicle movements per hour, with riders congregating near premises to await orders. This pattern of activity — repeated through the early hours of every morning, seven days a week — would cause sustained and chronic sleep disturbance for residents of Middle Brook Street and the surrounding area.

3. Public Safety — Poor Lighting and Pedestrian Risk

Middle Brook Street is poorly lit and is already used by pedestrians — including students returning from late-night venues — at night. An increase in delivery vehicle movements through an unlit, pedestrianised cut-through between 01:00 and 05:00 raises serious concerns regarding pedestrian safety. The presence of mopeds and motorcycles travelling at speed in low-visibility conditions presents a tangible risk of accident or injury.

The Council should satisfy itself that granting this licence will not create or exacerbate a public safety hazard on the surrounding street network, particularly given that no mitigation or improvement to street lighting is proposed as part of this application. Poor lighting is due to sustainability and eco levels of reduced lighting to save energy. Road lighting would need to be increased to ensure food delivery vehicles are visible to any pedestrians and also to delivery riders.

4. Prevention of Crime and Disorder

The combination of extended fast food availability, proximity to late-night bars and a large student population creates conditions that are well-documented as contributing to disorder in town centres in the post-midnight hours. An extension to 05:00 would concentrate intoxicated individuals in the vicinity of the premises during the early hours, increasing the likelihood of anti-social behaviour, aggressive conduct, and public order incidents on adjacent residential streets.

Delivery riders and vehicles gathering at or near the premises in the early hours may also attract loitering and related disorder, particularly on poorly-lit streets with limited natural surveillance.

5. Precedent and Cumulative Impact

Residents are deeply concerned that the grant of this licence would establish a precedent for other food retailers, delivery operators, and commercial businesses in the area to seek similar extensions to their operating hours. Winchester City Council will be aware that a decision of this nature does not exist in isolation: it signals to other operators what the Council will and will not permit, and risks normalising round-the-clock commercial delivery activity in a predominantly residential area.

Existing deliveries from supermarkets and courier services already generate considerable noise and disruption between 06:00 and 23:00. Any extension into the hours of 23:00 to 06:00 — whether by KFC or, following this precedent, by any other operator — would fundamentally alter the character of Middle Brook Street as a liveable residential environment. Residents currently benefit from a defined overnight period of quiet; this application threatens to remove it entirely.

6. Conclusion and Request

For the reasons set out above, I respectfully urge the Licensing Committee to refuse this application. The proposed operating hours of 23:00 to 05:00, seven days a week, are incompatible with the wellbeing and amenity of local residents, and the Council has a duty under the Licensing Act 2003 to promote the licensing objectives, including the prevention of public nuisance and the promotion of public safety.

Should the Committee be minded to grant any licence at all, I would strongly urge that operating hours be restricted to no later than 01:00, with robust and enforceable conditions relating to delivery management, vehicle idling, and noise mitigation — and that no delivery services be permitted between 23:00 and 06:00.

I am happy to attend any hearing in support of this representation and request that I am informed of the date of any Licensing Sub-Committee meeting convened to consider this application.

Yours faithfully,

Glen Marinus

Resident, 46 Middle Brook Street

Winchester

SO23 8DQ



Legend

Premises

Other Persons

Not relevant to application

Scale: 0 5 10 20 Meters

Winchester City Council

City Offices

Colebrook Street

Winchester

SO23 9LJ

Tel. 01962 848 512

website: www.winchester.gov.uk

Organisation	Winchester City Council
Department	Winchester GIS
Comments	
Date	15/07/2026
BSM Number	100019531

Page 43

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