



Meeting	Licensing Sub-Committee
Date and Time	Wednesday, 5th August, 2026 at 10.00 am.
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

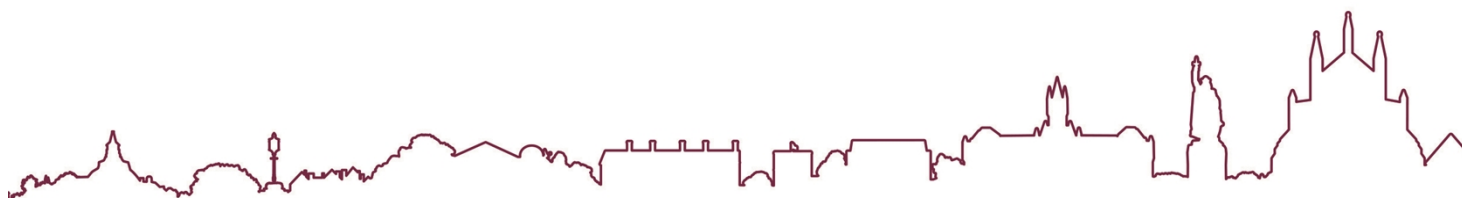
1. **To confirm a Chairperson for the meeting**
2. **Disclosure of Interests**
To receive any disclosure of interests from Councillors or Officers in matters to be discussed.

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 - Corkk Ltd, 7 Great Minster Street, Winchester, Hampshire, SO23 9HA (LR613) (Pages 5 - 52)**

Laura Taylor
Chief Executive

28 July 2026



Agenda Contact: David Blakemore, Democratic Services Team Manager
Tel: 01962 848 438 Email: cbuchanan@winchester.gov.uk

The Membership of the Sub-Committee will be:

Councillors Morris, Pett and Godfrey

Reserve

Laming, Lee, Small and Tippet-Cooper

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).

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.

LR613
FOR DECISION
WARD(S): ST MICHAEL'S

LICENSING SUB – COMMITTEE

Wednesday 05 August 2026 10:00 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: Corkk, 7 Great Minster Street, Winchester, SO23 9HA

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:** Corkk Ltd**Premises:** Corkk, 7 Great Minster Street, Winchester, SO23 9HA

- 1.1 This application is for a new premises licence under section 17 of the Licensing Act 2003 for Corkk, 7 Great Minster Street, Winchester, SO23 9HA.
- 1.2 The applicant has stated that they are *“a specialist English wine retailer and bar, where people can purchase bottles to take away or a glass of wine to drink. We have two establishments already, one in Canterbury and one in Tunbridge Wells. We would also be serving coffee, tea and snacks, including non-cooked food, such as platters and salads. Our establishments are known for a relaxed, refined atmosphere.”*
- 1.3 The application seeks to provide licensable activities as follows:
 - a. Supply of alcohol (for consumption on and off the premises) from 1000 to 2200 (Monday to Thursday), 1000 to 2300 (Friday and Saturday), and 1000 to 2100 (Sundays).
- 1.4 No representations were received from any Responsible Authority.
- 1.5 Four 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.
- 1.6 Some of the points raised within the four representations are not relevant to the Licensing Objectives. However, within each representation there were sufficient points raised which were relevant, which validated each representation.
- 1.7 Notice of the application was displayed outside of the premises for a period of 28 days until 13 July 2026 and advertised in the Hampshire Chronicle on 25 June 2026.
- 1.8 Notices of the hearing were sent to all Parties on 22 July 2026.

Designated Premises Supervisor

Jonathan Piggins

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 four 'Other Persons', all 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

Mandatory Conditions

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

– effective from 1 October 2014

1. (1) The responsible person must ensure that staff on relevant premises do not carry out, arrange or participate in any irresponsible promotions in relation to the premises.
 (2) In this paragraph, an irresponsible promotion means any one or more of the following activities, or substantially similar activities, carried on for the purpose of encouraging the sale or supply of alcohol for consumption on the premises—
 - (a) games or other activities which require or encourage, or are designed to require or encourage, individuals to—
 - (i) drink a quantity of alcohol within a time limit (other than to drink alcohol sold or supplied on the premises before the cessation of the period in which the responsible person is authorised to sell or supply alcohol), or
 - (ii) drink as much alcohol as possible (whether within a times limit or otherwise);
 - (b) provision of unlimited or unspecified quantities of alcohol free or for a fixed or discounted fee to the public or to a group defined by a particular characteristic in a manner which carries a significant risk of undermining a licensing objective;
 - (c) provision of free or discounted alcohol or any other thing as a prize to encourage or reward the purchase and consumption of alcohol over a period of 24 hours or less in a manner which carried a significant risk of undermining a licensing objective;
 - (d) selling or supplying alcohol in association with promotional posters or flyers on, or in the vicinity of, the premises which can reasonably be considered to condone, encourage or glamorise anti-social behaviour or to refer to the effects of drunkenness in any favourable manner;
 - (e) dispensing alcohol directly by one person into the mouth of another (other than where that other person is unable to drink without assistance by reason of disability).
2. The responsible person must ensure that free potable water is provided on request to customers where it is reasonably available.
3. (1) The premises licence holder or club premises certificate holder must ensure that an age verification policy is adopted in respect of the premises in relation to the sale or supply of alcohol.
 (2) The designated premises supervisor in relation to the premises licence must ensure that the supply of alcohol at the premises is carried on in accordance with the age verification policy.
 (3) The policy must require individuals who appear to the responsible person to be under 18 years of age (or such older age as may be specified in the policy) to produce on request, before being served

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

Licensing Act 2003 (Mandatory Licensing Conditions) Order 2014
– effective from 28 May 2014

1. A relevant person shall ensure that no alcohol is sold or supplied for consumption on or off the premises for a price which is less than the permitted price.
2. For the purposes of the condition set out in paragraph 1-
 - (a) “duty” is to be construed in accordance with the Alcoholic Liquor Duties Act 1979;
 - (b) “permitted price” is the price found by applying the formula- **$P = D + (D \times V)$**
 where-
 - (i) **P** is the permitted price,
 - (ii) **D** is the rate of duty chargeable in relation to the alcohol as if the duty were charged on the date of the sale or supply of the alcohol, and
 - (iii) **V** is the rate of value added tax chargeable in relation to the alcohol as if the value added tax were charged on the date of the sale or supply of the alcohol;
 - (c) “relevant person” means, in relation to premises in respect of which there is in force a premises licence-
 - (i) the holder of the premises licence,
 - (ii) the designated premises supervisor (if any) in respect of such a licence, or
 - (iii) the personal licence holder who makes or authorises a supply of alcohol under such a licence;
 - (d) “relevant person” means, in relation to premises in respect of which there is in force a club premises certificate, any member or officer of the club present on the premises in a capacity which enables the member or officer to prevent the supply in question; and
 - (e) “valued added tax” means value added tax charged in accordance with the Value Added Tax Act 1994.

3. Where the permitted price given by Paragraph (b) of paragraph 2 would (apart from this paragraph) not be a whole number of pennies, the price given by that sub-paragraph shall be taken to be the price actually given by that sub-paragraph rounded up to the nearest penny.
4. (1) Sub-paragraph 2 applies where the permitted price given by Paragraph (b) of paragraph 2 on a day ("the first day") would be different from the permitted price on the next day ("the second day") as a result of a change to the rate of duty or value added tax.
 (2) The permitted price which would apply on the first day applies to sales or supplies of alcohol which take place before the expiry of the period of 14 days beginning on the second day.

Possible Conditions

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

Operating Hours

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

Monday to Thursday	1000 to 2200
Friday and Saturday	1000 to 2300
Sunday	1000 to 2100
For consumption on and off the premises.	

Crime and Disorder

- CD1. The premises licence holder shall ensure that the premises will operate a comprehensive Challenge 25 policy, requiring staff to request valid photographic identification from any person who appears to be under the age of 25 before selling or supplying alcohol. Acceptable forms of identification will include a passport, driving licence, or PASS-accredited proof of age card.
- CD2. The premises licence holder shall ensure that a refusals register will be maintained and reviewed regularly by the Designated Premises Supervisor (DPS).
- CD3. The premises licence holder shall ensure that all staff will receive full training in responsible alcohol service prior to working behind the bar, including how to identify and refuse service to individuals who are drunk or disorderly.
- CD4. The premises licence holder shall ensure that training records will be kept on the premises and made available to authorised officers upon request.

- CD5. The premises licence holder shall ensure that the premises will operate a CCTV system covering all public areas, including entry and exit points.

Public Safety

- PS1. The premises licence holder shall ensure that all fire safety requirements are met and maintained in accordance with current legislation, including clear and unobstructed emergency exits, regular testing of fire detection equipment, and a written fire evacuation procedure displayed on the premises. A fire risk assessment will be carried out and reviewed annually or following any significant change to the premises or its operation.
- PS2. The premises licence holder shall ensure that the premises will maintain a maximum occupancy limit in accordance with fire safety guidance, and staff will be trained to manage customer numbers accordingly.
- PS3. The premises licence holder shall ensure that a suitably stocked first aid kit will be kept on the premises at all times, and at least one member of staff on duty will hold a valid first aid qualification.
- PS4. The premises licence holder shall ensure that all electrical and gas equipment will be subject to regular inspection and maintenance by qualified engineers, and relevant certification will be kept on site.
- PS5. The premises licence holder shall ensure that risk assessments will be reviewed regularly to ensure the safety of both customers and staff.

Public Nuisance

- PN1. The premises licence holder shall ensure that the premises will take all reasonable steps to ensure that customers do not cause nuisance or annoyance to residents and businesses in the immediate vicinity outside of the premises.
- PN2. The premises licence holder shall ensure that prominent signage will be displayed at all exits requesting that customers leave quietly and with consideration for neighbours.
- PN3. The premises licence holder shall ensure that the DPS will carry out regular checks of the immediate vicinity of the premises, particularly during and after closing time, to ensure that noise is kept to a minimum.
- PN4. The premises licence holder shall ensure that any complaints received from local residents or businesses will be taken seriously, recorded, and responded to promptly.

Protection of Children

- PC1. The premises licence holder shall ensure that the premises will operate a strict Challenge 25 policy to prevent the sale of alcohol to persons under the age of 18.
- PC2. The premises licence holder shall ensure that all staff will be trained to recognise and refuse service to underage individuals, and a refusals register will be maintained and reviewed by the DPS on a regular basis.
- PC3. The premises licence holder shall ensure that the premises will ensure that no adult entertainment or materials of an adult nature are displayed or accessible in any area where children may be present.
- PC4. The premises licence holder shall ensure that staff will be vigilant in identifying any situation where a child may be at risk of harm, exploitation, or exposure to inappropriate behaviour, and will take immediate steps to safeguard the child and contact the relevant authorities if necessary.
- PC5. The premises licence holder shall ensure that where the premises operates as a shop with an off-licence element, alcohol will be clearly separated from non-alcohol products and positioned away from areas likely to be frequented by children. Age-restricted products, including alcohol will not be accessible to unsupervised minors.

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 Corkk Ltd
- 2. Representations by Other Persons
- 3. Location Plan showing Representations

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* 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.

Are you an agent acting on behalf of the applicant?

☐ Yes ☒ No

Put "no" if you are applying on your own behalf or on behalf of a business you own or work for.

Applicant Details

* First name

Corkk Ltd

* Family name

Corkk Ltd

* E-mail

Main telephone number

Include country code.

Other telephone number

☐ Indicate here if you would prefer not to be contacted by telephone

Are you:

☒ Applying as a business or organisation, including as a sole trader
☐ Applying as an individual

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.

Applicant Business

Is your business registered in the UK with Companies House?

☒ Yes ☐ No

Note: completing the Applicant Business section is optional in this form.

Registration number

12180559

Business name

Corkk Ltd

If your business is registered, use its registered name.

VAT number

GB

335638781

Put "none" if you are not registered for VAT.

Legal status

Please select...

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 His 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

Corkk Ltd

Details

Registered number (where applicable)

12180559

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

Continued from previous page...

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

* Nationality

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

Add another applicant

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.

We are a specialist English wine retailer and bar, where people can purchase bottles to take away or a glass of wine to drink. We have 2 establishments already, one in Canterbury and one in Tunbridge Wells . We would also be serving coffee, tea and snacks, including non cook food, such as platters and salads. Our establishments are known for a relaxed, refined atmosphere.

Continued from previous page...

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](#)

Will you be providing performances of dance?

Continued from previous page...

Section 13 of 21

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

SATURDAY

Start

End

Start

End

Continued from previous page...

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	Ripple Farm
Street	
District	Crundale
City or town	Canterbury
County or administrative area	
Postcode	CT4 7EB
Country	United Kingdom
Personal Licence number (if known)	LN/202200321
Issuing licensing authority (if known)	Ashford Borough Council

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.

No

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	10:00	End	22:00
Start		End	

WEDNESDAY

Start	10:00	End	22:00
Start		End	

THURSDAY

Start	10:00	End	22:00
Start		End	

FRIDAY

Start	10:00	End	23:00
Start		End	

SATURDAY

Start	10:00	End	23:00
Start		End	

SUNDAY

Start	10:00	End	21:00
Start		End	

State any seasonal variations

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

Activity will occur outside if people are looking to have a drink outside from the bar. We recognise that we will need a pavement licence.

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.

We may apply for a TENS licence on special event days, such as New Year's 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.

We will put in all the necessary procedures and training to ensure all aspects of the licensing objectives are met. This will enable a safe and enjoyable environment.

b) The prevention of crime and disorder

The premises will operate a comprehensive Challenge 25 policy, requiring staff to request valid photographic identification from any person who appears to be under the age of 25 before selling or supplying alcohol. Acceptable forms of identification will include a passport, driving licence, or PASS-accredited proof of age card. A refusals register will be maintained and reviewed regularly by the Designated Premises Supervisor (DPS).

All staff will receive full training in responsible alcohol service prior to working behind the bar, including how to identify and refuse service to individuals who are drunk or disorderly. Training records will be kept on the premises and made available to authorised officers upon request.

The premises will operate a CCTV system covering all public areas, including entry and exit points.

c) Public safety

The premises will ensure that all fire safety requirements are met and maintained in accordance with current legislation, including clear and unobstructed emergency exits, regular testing of fire detection equipment, and a written fire evacuation procedure displayed on the premises. A fire risk assessment will be carried out and reviewed annually or following any significant change to the premises or its operation.

The premises will maintain a maximum occupancy limit in accordance with fire safety guidance, and staff will be trained to manage customer numbers accordingly. A suitably stocked first aid kit will be kept on the premises at all times, and at least one member of staff on duty will hold a valid first aid qualification.

All electrical and gas equipment will be subject to regular inspection and maintenance by qualified engineers, and relevant certification will be kept on site. Risk assessments will be reviewed regularly to ensure the safety of both customers and staff.

d) The prevention of public nuisance

The premises will take all reasonable steps to ensure that customers do not cause nuisance or annoyance to residents and businesses in the surrounding area. Prominent signage will be displayed at all exits requesting that customers leave quietly and with consideration for neighbours.

The DPS will carry out regular checks of the immediate vicinity of the premises, particularly during and after closing time, to ensure that noise and anti-social behaviour are kept to a minimum. Any complaints received from local residents or businesses will be taken seriously, recorded, and responded to promptly.

e) The protection of children from harm

The premises will operate a strict Challenge 25 policy to prevent the sale of alcohol to persons under the age of 18. All staff will be trained to recognise and refuse service to underage individuals, and a refusals register will be maintained and reviewed by the DPS on a regular basis.

The premises will ensure that no adult entertainment or materials of an adult nature are displayed or accessible in any area where children may be present. Staff will be vigilant in identifying any situation where a child may be at risk of harm, exploitation, or exposure to inappropriate behaviour, and will take immediate steps to safeguard the child and contact the relevant authorities if necessary.

Where the premises operates as a shop with an off-licence element, alcohol will be clearly separated from non-alcohol products and positioned away from areas likely to be frequented by children. Age-restricted products, including alcohol will not be accessible to unsupervised minors.

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.

Section 20 of 21

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 you 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

ATTACHMENTS

AUTHORITY POSTAL ADDRESS

Continued from previous page...

Address

Building number or name	
Street	
District	
City or town	
County or administrative area	
Postcode	
Country	United Kingdom

DECLARATION

* 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)	

Add another signatory

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

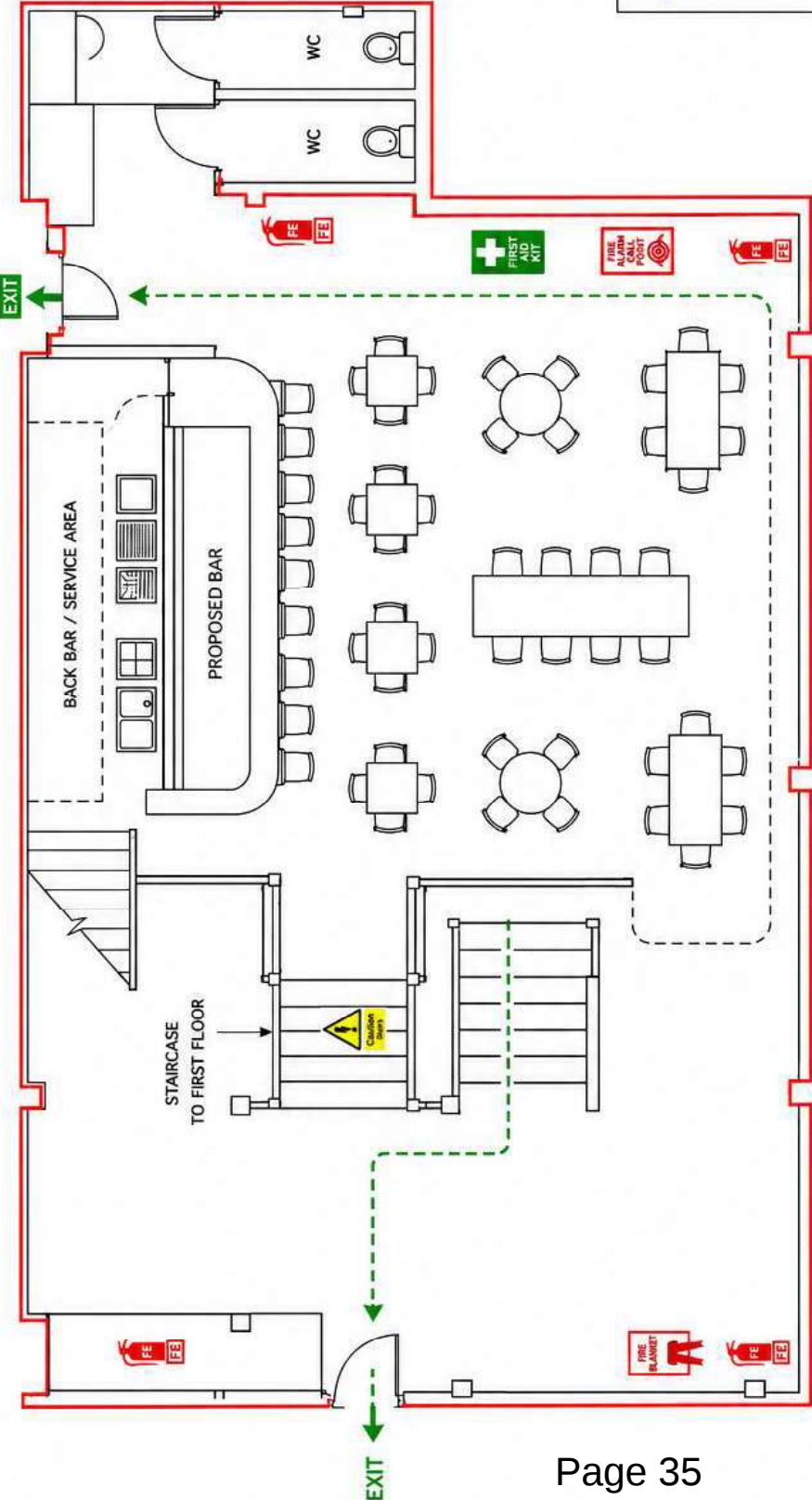
1. Save this form to your computer by clicking file/save as...
2. Go back to <https://www.gov.uk/apply-for-a-licence/premises-licence/winchester/apply-1> to upload this file and continue with your application.

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

PROJECT PROPOSED BAR / RESTAURANT	
ADDRESS TBC	
DRAWING TITLE PROPOSED GROUND FLOOR LICENSING PLAN	
DRAWING No. PL-01	REVISION A
DATE 20/05/2024	
SCALE 1:50 @ A3	
DRAWN BY DJ	CHECKED BY —



LEGEND
 LICENSED AREA
 PROPOSED TABLE AND CHAIRS
 CIRCULATION ROUTE
 WC
 EXIT
 EMERGENCY EXIT

SAFETY EQUIPMENT LEGEND
 FIRE EXTINGUISHER (WATER)
 FIRE BLANKET
 FIRE ALARM CALL POINT
 FIRST AID KIT
 SAFETY SIGNAGE

NOTES

1. THIS PLAN IS FOR LICENSING PURPOSES ONLY.

2. THE PREMISES WILL BE OPERATED IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF THE PREMISES LICENCE.

3. ALL EXITS TO BE KEPT CLEAR AND UNOBSTRUCTED.

4. FURNITURE LAYOUT IS INDICATIVE AND SUBJECT TO CHANGE.

N

SUMMARY	
TOTAL COVER (INDOOR):	58
BAR STOOLS:	8
TOTAL CAPACITY:	58

PROPOSED SEATING SCHEDULE				
TYPE OF TABLE	DIMENSIONS (mm)	QUANTITY	SEATS PER TABLE	TOTAL SEATS
HIGH TABLE (BAR STOOLS)	—	8	1	8
SQUARE TABLE	900 x 900	6	4	24
RECTANGULAR TABLE (4 SEAT)	1200 x 800	3	4	12
RECTANGULAR TABLE (6 SEAT)	1800 x 800	1	6	6
ROUND TABLE	Ø 1000	2	4	8
TOTAL				58

FIRST FLOOR 1:50

Customer Seating Plan (Void Area Excluded)

LEGEND / KEY

EXTENT OF LICENSED AREA

= TABLE

= CHAIR

First Floor Seating Capacity:
12 Persons

(1 x 6-seat table
and 3 x 2-seat tables)

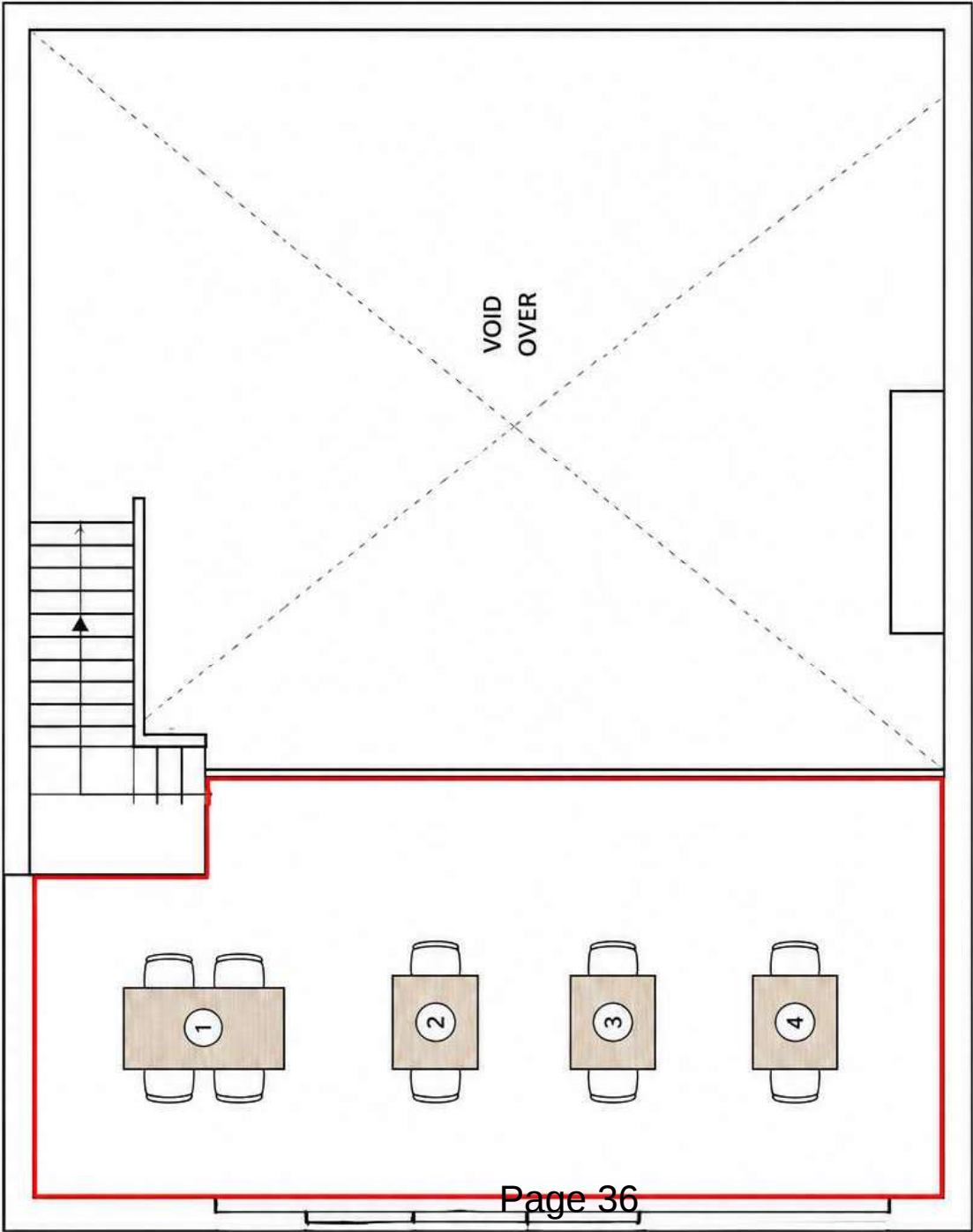
Void area excluded from
customer accommodation.

NOTES

All seating to be arranged to maintain clear access to the staircase.

The staircase provides the only access to this floor.

All egress from this floor is via the staircase to the ground floor and then through the main exit door on the left-hand boundary.



IMPORTANT NOTE

THIS FLOOR HAS NO DIRECT EXIT.

ALL ESCAPE ROUTES LEAD TO THE GROUND FLOOR AND EXIT VIA THE MAIN DOOR ON THE LEFT.

ESCAPE ROUTE: Via staircase to ground floor, across ground floor to main exit door on left-hand boundary.

KEY

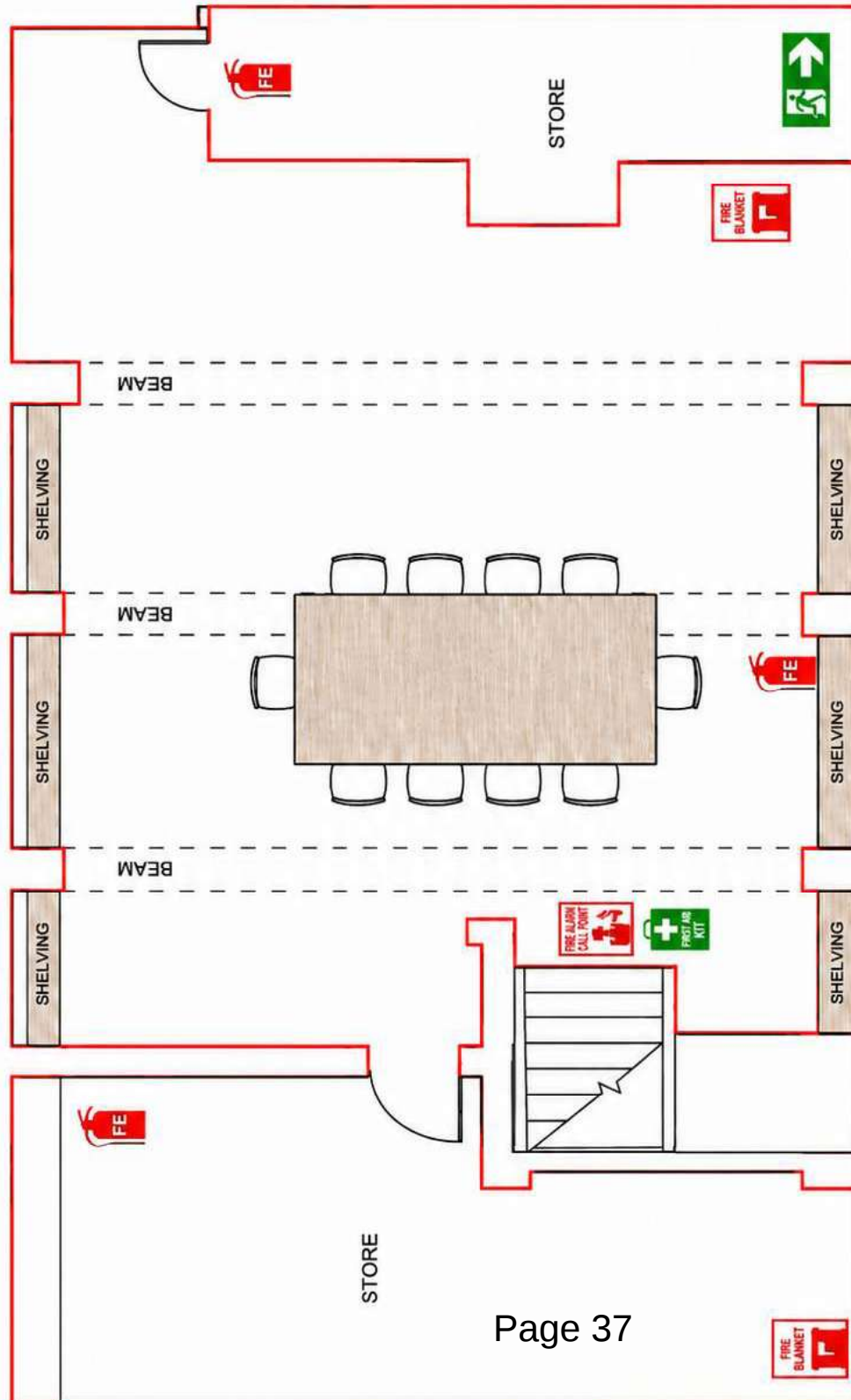
-  = EXTENT OF LICENSED AREA
-  = TABLE
-  = CHAIR
-  = SHELVING
-  = FIRE EXTINGUISHER
-  = FIRE ALARM CALL POINT
-  = FIRST AID KIT
-  = FIRE BLANKET
-  = EMERGENCY EXIT

Basement Seating

Capacity: 10 Persons
(1 x 10-seat table)

Shelving provided along top and bottom walls under beams.

No shelving in the store areas.



NOTE: All furniture to be arranged to maintain clear access to the staircase, store areas and ensure compliance with fire safety requirements.

BASEMENT 1:50
Customer Seating Plan
(Store Areas Excluded)

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Joy & Andrew Bailey
5 Great Minster Street, Winchester, SO23 9HA

Received 07 July 2026

Dear Sir / Madam,

We are writing to submit a representation objecting to the application by Corkk Ltd for the grant of a new premises licence at 7 Great Minster Street, Winchester, SO23 9HA, for the sale of alcohol for consumption both on and off the premises, applied for on 15 June 2026.

We should first note how difficult this notice was to actually see. The A4 poster is displayed in the window of the premises, largely obscured from the street by the pub furniture, parasols and customers routinely seated directly in front of it outside The Old Vine. I only managed to read it properly by looking closely through the glass past guests sitting at tables immediately in front of the notice. For a street already under strain from licensing issues, I do not think it unreasonable to expect that a notice of this significance be genuinely visible to the residents it affects, rather than effectively screened from view by the very furniture and footfall this letter is also about.

Our objections are as follows:

First, this application is being considered in isolation, with no evidence of any formal, area-wide licensing or planning strategy for this part of central Winchester. Great Minster Street and the surrounding lanes toward the Cathedral Green already carry a considerable concentration of licensed premises and associated street furniture. Adding a further wine bar licensed for on- and off-sales, immediately next door to The Old Vine and directly opposite residential properties including number 6, without any assessment of cumulative impact on this small residential street, is precisely the kind of piecemeal decision-making that has already caused real harm to residents here.

Second, as Licensing is already aware from my recent correspondence regarding The Old Vine's pavement licence renewal, tables and chairs from that pub already extend beyond its own frontage and beyond the approved site plan, encroaching onto the pavement outside Design House and, by extension, the frontage of these very premises. Before any new licensed use is considered for number 7, we would ask the council to first resolve the existing non-compliance next door, rather than layering a new licence onto a street where the current rules are demonstrably not being followed or enforced.

Third, we have to be clear that residents on this street have very little trust that conditions attached to a new licence will be meaningfully enforced. Despite previous assurances from Licensing that a site visit would be arranged to address furniture encroachment at The Old Vine, no enforcement action has been evident on the

ground. Granting a further licence in these circumstances, without first demonstrating that existing licensing conditions can and will be enforced, risks compounding a problem the council has already acknowledged but not yet addressed.

Fourth, the impact on residents from the existing situation is already considerable: noise from customers late into the evening, cars and taxis stopping, idling and turning in a narrow residential street, and people drinking and congregating outside directly in front of residents' homes. A further on- and off-sales licence, permitting alcohol to be purchased and carried out onto the street, can only add to this, particularly given the existing pattern of open-street drinking that has become normalised in the area leading down towards the Cathedral Green.

Fifth, we would ask the council to consider the practical reality of policing in the city centre in the evenings. There is very little visible policing presence to manage the antisocial behaviour, noise and street drinking that already occurs here, and we do not believe an additional licensed premises can responsibly be granted without first considering how any resulting increase in activity would actually be managed.

More broadly, we would ask the council to reflect on the position residents on this street have been left in. What began as a temporary, Covid-era accommodation for outside tables and chairs has, over time, been allowed to become normalised and is now effectively being built upon as though it were an established and settled state of affairs, with new licensed premises following in its wake. Residents were not properly consulted at the outset, are not being proactively notified of applications that directly affect them, and are left to discover matters of this importance by chance. We would ask that this application not be considered as though the current situation on this street is acceptable or settled, and that residents are given the same weight in this decision as the commercial interests of applicants.

We would be grateful if this letter is treated as a formal representation against the application and taken into account in its determination, and if you could confirm receipt.

Kind regards,
Joy and Andrew Bailey, 5 Great Minster Street, Winchester SO23 9HA

Hugh & Miranda Welby-Everard
4 Great Minster Street, Winchester, SO23 9HA

Received 10 July 2026

Representation in respect of No 7 Great Minster Street

To whom it may concern from Mr and Mrs Hugh Welby-Everard, 4 Great Minster Street.

1.General.

We live at 4 Great Minster Street and wish to submit a representation in respect of the application by CORKK Ltd for the grant of a Premises Licence at 7 Great Minster Street (GMS). Their application states at Section 15 of 21 that they intend to sell alcohol and this is clearly indicated on Winchester Council's notice of application displayed in the window of No 7. However, at Section 5 of 21 they also state that they will be serving coffee, tea, and snacks including non-cooked food such as platters and salads (their website also mentions pate, cheese platters and charcuterie.) This is not mentioned in the council's notice of application nor is there any mention of applying for a food licence, the possession of which is a legal obligation to sell food. The notice of application is therefore a wholly misleading document. This representation is based on the Corkk Ltd. statement at Sections 5 and 15 of their application, and recognises their intention at Section 17 to apply for a pavement licence.

2.Location.

There are seven residential homes in GMS, the occupants of which have been subjected over the past few years to increasing noise (music and rowdy behaviour), disturbances and anti-social behaviour on the Cathedral Green as well as – and importantly – RATS from all the food outlets in close proximity which is clearly a matter of health and safety. All this has noticeably increased as additional premises in The Square have been authorised and/or licensed. The addition of 7 GMS which adjoins No 6 and is opposite No 1 is a step too far in terms of the opening hours and if approved as stands, will increase both the noise and disturbance levels as well as compounding a serious a dangerous rat problem for the residents. The proposed intention to apply for a pavement licence with tables and chairs - which will inevitably spill onto the street - will mean more crowds right on our doorstep and therefore greater disturbance and more anti-social behaviour at the cost of the residents. Furthermore, there are no good reasons to block the pavement of a residential street beyond The Old Vine when the pavement is constantly used by pedestrians and disabled persons to avoid motorised bicycles, cars and motor bikes.

3. Opening hours and noise

If this application is approved (and for that to happen there are several aspects which would need to be addressed) we do not accept that the wine bar needs to open at 10.00 which is far earlier than their other two premises in Kent. This would

only attract a larger footfall in a residential area and mean that the occupants are subjected to noise almost the entire day besides which the setting up and putting away of tables and chairs etc will already add on at least an hour at opening and closing times. There are numerous cafes and coffee shops in The Square which is obviously acceptable as it is not a residential area but it would not be fair or appropriate to extend the café culture into a quiet residential area. We suggest that the opening times should be 12.00 every day except Fridays and Saturdays could be 11.00 which would correspond more to the timings of the Canterbury and Tonbridge Wells other Corkk venues. As regards closing times, I propose 21.00 Monday to Thursday and 22.00 Friday to Saturday. Sundays arguably really shouldn't be later than 18.00.

4. Food and waste disposal.

The most worrying aspect of the Corkk Ltd application is the proposal, as stated in Section 5 of 21, to serve food. No 7 GMS has no back entrance onto Little Minster Street as do The Old Vine, Three Joes, The Orangerie and the Giggling Squid where all their food waste, dry rubbish and empty bottles are housed in bins and collected by the Council. It is not acceptable for ANY type of rubbish/waste or bottles to be kept at any time on GMS; and it would be offensive and a health risk to the general public as well as the residents. Corkk Ltd must state how they propose to dispose of their food waste and rubbish without causing offence or excessive noise to the residents and until they have made arrangements for a back door entrance on Little Minster Street, their application should not be processed.

5. Rats.

Rats have become a constant and increasing problem since the arrival of multiple food outlets in The Square. Indeed, rats are frequently seen running across the road by The Old Vine and/or running onto the Cathedral Green and in the last few years, the residents have had recurring infestations of rats in their attics and gardens and in some cases, inside the house. It is not right to worsen what is already a serious problem - a problem posing a health risk not just to the residents but to the general public. And Corkk Ltd must surely state the measures that they will take to minimise the risk when it is this question of hygiene and food waste that would impact on the residents in GMS in terms of a health hazard.

6. Summary.

It would be short sighted if not unethical for the Council to consider this application in isolation, when it should be part of a carefully considered over-all plan for what is crucially a residential as well as business area. We would ask that the approval period be extended by four weeks so that a food licence be applied for as is required and to ensure that the key aspects of location of food waste and bottles, noise, alcohol-induced disorderly behaviour (outside as well as inside were they to attain a pavement licence) and intrusion of tables/chairs all be addressed. And critically, that we are given full reassurance that suitable provision would be made to minimise the prevalence of rats which are of course a health and safety issue.

We would be grateful for your consideration on this matter.

Carlina & Nitin Mehta

6 Great Minster Street, Winchester, SO23 9HA

Received 11 July 2026

Representation to the Premises Licence Application – No. 7 Great Minster Street

We are the owners and residents of No. 6 Great Minster Street, the property immediately adjoining the application premises. As the closest neighbouring residents, we have first-hand experience of the impact that the existing licensed premises and outdoor drinking areas already have on our home and daily lives and are writing to submit a representation objecting to the application by Corkk Ltd for the grant of new premises licence at 7 Great Minster Street, SO23 9HA for the sale of alcohol indoor and outdoor.

Great Minster Street is primarily a residential, family-oriented street situated opposite the Cathedral and is characterised by historic properties, some of which are over 600 years old. The introduction of a new alcohol-led premises in this location would be out of keeping with the residential nature, tranquillity and historic character of the area.

The street is already served by a significant number of food and drink establishments within close proximity. Converting a retail premises into a drinking venue immediately adjacent to residential properties would have a substantial adverse impact on the quality of life of those who live here.

At present, we already experience disturbance from loud conversations, drinking and smoking associated with customers using the outdoor seating areas at No. 7 and The Old Vine, late into the evenings. The partial removal of the buffer between No. 6 Great Minster Street and The Old Vine has increased the impact of this activity on neighbouring residents.

The level of outdoor seating and the volume of customers already has a direct impact on our ability to enjoy our home. We frequently keep our shutters and windows closed, particularly during busier periods, because of the persistent noise from customers and the smoke from those drinking and smoking outside. It has become the norm for open-street drinking and for customers to loiter and congregate directly outside our homes, which has become a nuisance for the residents and unacceptable. This significantly reduces our enjoyment of our property and demonstrates the extent to which the current level of outdoor activity already affects nearby residents. The introduction of an additional alcohol-led premises would only intensify and compound these issues even further.

It would eliminate any remaining separation between residential and commercial activity, attracting more drinkers further into the residential section of the street. This would inevitably lead to increased noise, anti-social behaviour and disturbances associated with intoxicated patrons, leaving residents with no meaningful buffer from these impacts.

There are also significant security and privacy concerns. We already feel uncomfortable leaving our home through the front entrance, particularly at weekends, as customers seated outside The Old Vine and No. 7 are often gathered next to our property and are able to observe residents entering and leaving their homes. A wine bar or similar drinking establishment next door would only exacerbate this situation.

These concerns are particularly significant given our own experience. Since the increase in alcohol-related footfall on Great Minster Street, our home was burgled by intoxicated intruders, resulting in criminal proceedings at Winchester Crown Court. Whilst we cannot demonstrate a direct causal link between the increased number of drinkers on the street and this incident, it has understandably heightened our concerns about safety and security. The prospect of introducing another alcohol-led premises immediately adjacent to our home would further increase those concerns and further diminish our sense of safety within our own property.

As a consequence of these ongoing issues, we no longer feel comfortable allowing our younger relatives to visit the park opposite our home without adult supervision, something that would previously have caused us no concern. We also no longer feel entirely at ease simply leaving our home through our front door when groups of customers are gathered immediately outside neighbouring licensed premises. The increasing level of alcohol-related activity has progressively eroded our enjoyment of our home and our confidence in using our immediate surroundings. Collectively, these changes have resulted in a significant decline in our quality of life as residents of Great Minster Street.

The application is likely to contribute to the existing issues of anti-social drinking in the surrounding area, particularly on Cathedral Green. Such behaviour is frequently visible and audible from nearby homes and often extends into Great Minster Street. Residents regularly witness examples of inappropriate and disorderly conduct, including intoxicated individuals using Cathedral Green. The introduction of another licensed premises is likely to increase these existing problems rather than alleviate them.

Finally, we would like to request that the current ongoing issues (as mentioned above) regarding The Old Vine and No.7 which have also already been raised in previous emails are to be addressed, prior to even considering another licensing application first and foremost - as these issues have still not been resolved. Such as the tables and chairs at the Old Vine going beyond the site plan and its frontager and extending to No.7. additionally and most importantly protocol not being followed, whereby adjoining properties consent was not obtained. (i.e No.6 Great Minster)

For these reasons, we respectfully request that the application be refused. Granting this licence would be contrary to the licensing objectives of preventing public nuisance and the prevention of crime and disorder. It would further erode the amenity of residents, increase disturbance and security concerns, and undermine the unique residential and historic character of Great Minster Street.

As the occupiers of the property immediately adjoining the application premises, we respectfully ask the Licensing Department to give significant weight to the direct, lived experience of those most affected by this proposal. Our objection is based not on speculation, but on the existing and ongoing impacts that licensed premises already have on our home. We believe that granting a further alcohol licence at No. 7 Great Minster Street would materially worsen these impacts and would not promote the licensing objectives.

Kind regards,

Carlina and Nitin Mehta, 6 Great Minster Street, Winchester, SO23 9HA

Ann Scott

Minster House, 3 Great Minster Street, Winchester, SO23 9HA

Received 11 July 2026

Representation on the Premises Licence Application

Corkk Ltd – 7 Great Minster Street, Winchester SO23 9HA

Licensing Act 2003

To: Licensing Authority, Winchester City Council

I wish to make a representation in respect of the application by Corkk Ltd for a premises licence at 7 Great Minster Street, Winchester.

I am a resident of Great Minster Street and have lived opposite Winchester Cathedral for many years. My home is situated only a short distance from the proposed premises and I therefore experience, on a daily basis, the way in which residents, visitors and businesses share this unique part of the city.

Having considered the application, I believe that granting the licence as applied for would undermine the licensing objectives of:

- the prevention of crime and disorder;
- public safety; and
- the prevention of public nuisance.

Prevention of Public Nuisance

The southern end of Great Minster Street has a distinctly residential character. It comprises only seven private houses immediately opposite Winchester Cathedral. The proposed premises is located within this quieter residential section of the street, unlike the more commercial northern end adjoining the High Street.

Although the application describes the business as a wine merchant with wine tasting facilities, the activities proposed under the licence are likely to generate additional customer activity during the day and evening. Customers arriving, leaving or congregating outside the premises, even for short periods, are likely to increase noise in what is otherwise a quiet residential environment.

Great Minster Street is a narrow historic street where sound reverberates between the buildings. Normal conversation outside licensed premises, particularly during the evening, can be clearly heard by nearby residents. The proposed opening hours extend into the late evening and are likely to affect the quiet enjoyment of neighbouring homes.

Should customers be permitted to consume alcohol outside or stand on the pavement with drinks while waiting for companions or transport, the likelihood of disturbance would increase significantly.

Prevention of Crime and Disorder

The application seeks permission for both on-sales and off-sales of alcohol.

The Cathedral Green and surrounding area already experience incidents of anti-social drinking. The availability of alcohol for consumption away from the premises gives rise to a legitimate concern that some purchases could be consumed in nearby public spaces, including Cathedral Green and the Cathedral Precinct.

I make no suggestion that the applicant intends to encourage such behaviour. However, the Licensing Authority must consider whether granting an additional outlet for both on- and off-sales of alcohol in this location is compatible with the licensing objective of preventing crime and disorder.

Public Safety

Great Minster Street occupies a unique position within the historic heart of Winchester. It forms one of the principal pedestrian approaches to Winchester Cathedral and is used throughout the year by residents, visitors, tourists, worshippers, school groups, wedding parties, funeral cortèges and those attending civic, cultural and religious events. Pedestrian numbers increase substantially before and after Cathedral services, concerts, graduation ceremonies and major public events.

The proposed premises is situated immediately adjacent to this heavily used pedestrian route, at the point where the commercial city centre meets a quiet residential street. Any congregation of customers outside the premises, whether waiting, socialising or consuming alcohol, has the potential to impede pedestrian movement and create conflict with passing traffic.

The footways are relatively narrow and already become congested at busy times. There is an existing accessibility problem nearby, where tables and chairs placed outside The Old Vine frequently obstruct the dropped kerb on Great Minster Street. This often prevents wheelchair users and others with limited mobility from crossing safely at the designated point. Instead, they are obliged to retrace their route and cross at the sharp right-angled bend at the southern end of the street and make their way back in the carriageway instead of on the pavement.

The Licensing Authority should consider the cumulative effect of another licensed premises on this important pedestrian route, particularly if customers were to gather outside or if any external drinking area were permitted.



Great Minster Street looking north towards the High Street



Great Minster Street looking south

Requested Conditions

If the Licensing Authority is minded to grant the application, I respectfully request that it considers imposing conditions to ensure that the licensing objectives are properly promoted. These should include:

- no external seating or standing area for the consumption of alcohol;
- no consumption of alcohol outside the premises;
- no off-sales of alcohol, or alternatively no off-sales after an early evening hour;
- clear notices requesting customers to leave quietly and respect nearby residents;
- active management of customers outside the premises, particularly at closing time, to discourage loitering and minimise disturbance.

Conclusion

Great Minster Street is unusual in that it combines a small residential community with one of the principal pedestrian approaches to Winchester Cathedral. This balance is an important part of its character and contributes to the experience of both residents and visitors.

I respectfully ask the Licensing Authority to give considerable weight to the likely impact of the proposed licensed activities on neighbouring residents, on public safety and on the existing problems associated with anti-social drinking in the surrounding area.

For these reasons, I ask that the application be refused. If the Authority is nevertheless minded to grant the licence, I respectfully request that it be granted only with conditions that provide effective protection for residents, preserve public safety and promote the licensing objectives.

Ann Scott

Minster House, 3 Great Minster street, Winchester SO23 9HA

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Corkk Ltd

Appendix 3



Legend



Other Persons



Premises

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
PSMA Number	100019531

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