

FOR DECISION  
WARD(S): ST MICHAEL

**LICENSING SUB – COMMITTEE**

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

Report of the Service Lead for Public Protection

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Application: Application for the Grant of a New Premises Licence

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

**Part A. Report**

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

**Applicant:** The Pump House Winchester Limited

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

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

**Designated Premises Supervisor**

Reece Comberbach

**Steps to promote the Licensing Objectives**

Please see Section M, Appendix 1.

## **Relevant Representations**

### **2. Responsible Authorities**

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

#### **Environmental Health**

No representations received. Amended opening hours to reflect relevant conditions on planning permission as per officer guidance. These are reflected in Section 5 of the report.

#### **Hampshire Constabulary**

No representations received. Amended licensable hours and conditions agreed with the applicant, which are reflected in Section 5 of this report.

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

No representations received.

#### **Child Protection Team**

No representations received.

#### **Building Control**

No representations received.

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

No representations received.

#### **Public Health Manager**

No representations received.

#### **Home Office**

No representations received.

#### **Licensing Authority**

No representations received.

#### **Planning**

No representations received.

#### **South Downs National Park Authority**

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

### **3. Representations from Other Persons**

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

Representations can be seen at Appendix 2.

### **4. Observations**

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

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

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

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

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

1. Grant the licence subject to conditions in accordance with the operating schedule (modified to such extent as the authority considers appropriate for the promotion of the licensing objectives) and the mandatory conditions;
2. Exclude from the scope of the licence any of the licensable activities to which the application relates;
3. Refuse to specify a person in the licence as the premises supervisor;
4. Reject the application.

### **Terminal hours**

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

(Licensing Policy 2.22 Part 4, A8, C4)

## **Licensing Objectives**

### Crime and Disorder

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

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

### Public Safety

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

(Licensing Policy Part 4, B2, B3)

### Public Nuisance

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

(Licensing Policy Part 4, Section C)

### Protection of Children

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

(Licensing Policy Part 4, D6, D7)

## **Human Rights**

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

**Public Sector Equality Duty**

The Public Sector equality duty must be taken in to consideration with all decision making. The duty is stated in section 149 of The Equality Act 2010. This application raises no concerns in relation to the Act.

## 5. Conditions

### Mandatory Conditions

#### **Where the Licence Authorises Supply of Alcohol:**

1. No supply of alcohol may be made under the premises licence:
  - (a) At a time when there is no designated premises supervisor in respect of the premises licence, or
  - (b) At a time when the designated premises supervisor does not hold a personal licence or his personal licence is suspended.
2. Every supply of alcohol under the premises licence must be made or authorised by a person who holds a personal licence.

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

**– effective from 1 October 2014**

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



- request to customers where it is reasonably available.
3. (1) The premises licence holder or club premises certificate holder must ensure that an age verification policy is adopted in respect of the premises in relation to the sale or supply of alcohol.  
 (2) The designated premises supervisor in relation to the premises licence must ensure that the supply of alcohol at the premises is carried on in accordance with the age verification policy.  
 (3) The policy must require individuals who appear to the responsible person to be under 18 years of age (or such older age as may be specified in the policy) to produce on request, before being served alcohol, identification bearing their photograph, date of birth and either—
    - (a) a holographic mark, or
    - (b) an ultraviolet feature.
  4. The responsible person must ensure that—
    - (a) where any of the following alcoholic drinks is sold or supplied for consumption on the premises (other an alcoholic drinks sold or supplied having been made up in advance ready for sale or supply in a securely closed container) it is available to customers in the following measures—
      - (i) beer or cider: ½ pint;
      - (ii) gin, rum, vodka or whisky: 25ml or 35ml; and
      - (iii) still wine in a glass: 125ml;
    - (b) these measures are displayed in a menu, price list or other printed material which is available to customers on the premises; and
    - (c) where a customer does not in relation to a sale of alcohol specify the quantity of alcohol to be sold, the customer is made aware that these measures are available.

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

1. A relevant person shall ensure that no alcohol is sold or supplied for consumption on or off the premises for a price which is less than the permitted price.
2. For the purposes of the condition set out in paragraph 1-
  - (a) “duty” is to be construed in accordance with the Alcoholic Liquor Duties Act 1979;
  - (b) “permitted price” is the price found by applying the formula-  **$P = D + (D \times V)$**   
 where-
    - (i) **P** is the permitted price,
    - (ii) **D** is the rate of duty chargeable in relation to the alcohol as if the duty were charged on the date of the sale or supply of the alcohol, and
    - (iii) **V** is the rate of value added tax chargeable in relation to the alcohol as if the value added tax were charged on the date of the sale or supply of the alcohol;
  - (c) “relevant person” means, in relation to premises in respect of which there is in force a premises licence-
    - (i) the holder of the premises licence,

- (ii) the designated premises supervisor (if any) in respect of such a licence, or
  - (iii) the personal licence holder who makes or authorises a supply of alcohol under such a licence;
  - (d) “relevant person” means, in relation to premises in respect of which there is in force a club premises certificate, any member or officer of the club present on the premises in a capacity which enables the member or officer to prevent the supply in question; and
  - (e) “valued added tax” means value added tax charged in accordance with the Value Added Tax Act 1994.
3. Where the permitted price given by Paragraph (b) of paragraph 2 would (apart from this paragraph) not be a whole number of pennies, the price given by that sub-paragraph shall be taken to be the price actually given by that sub-paragraph rounded up to the nearest penny.
  4. (1) Sub-paragraph 2 applies where the permitted price given by Paragraph (b) of paragraph 2 on a day (“the first day”) would be different from the permitted price on the next day (“the second day”) as a result of a change to the rate of duty or value added tax.  
(2) The permitted price which would apply on the first day applies to sales or supplies of alcohol which take place before the expiry of the period of 14 days beginning on the second day.

### **Possible Conditions**

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

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

### **Operating Hours**

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

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

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

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

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

### **All Licensing Objectives**

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

### **Crime and Disorder**

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

### **Public Nuisance**

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

**Protection of Children**

*PC1: The premises licence holder shall ensure that a system is in place to ensure that every individual who appears to be under 25 years of age seeking to purchase or be supplied with alcohol at or from the premises, shall produce acceptable means of identification and age confirmation. Acceptable identification shall be a passport, photo driving licence or PASS accredited photo ID. If the person seeking alcohol is unable to produce acceptable means of identification, no sale or supply of alcohol will be made to or for that person.*

**6. Other Considerations****Council Strategy Outcome (Relevance To:)**

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

**Resource Implications**

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

**Appendices**

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