

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

Received 16 June 2026

Dear Nick,

I would like to make representations against this application:

- The prevention of crime and disorder

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

- The prevention of public nuisance

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

Thanks,

Mark

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

Received 20 June 2026

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

Dear Licensing Officer,

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

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

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

1. Background and Local Context

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

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

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

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

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

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

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

3. Public Safety — Poor Lighting and Pedestrian Risk

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

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

4. Prevention of Crime and Disorder

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

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

5. Precedent and Cumulative Impact

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

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

6. Conclusion and Request

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

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

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

Yours faithfully,

Glen Marinus

Resident, 46 Middle Brook Street

Winchester

SO23 8DQ