

LICENSING SUB – COMMITTEE

Wednesday 05 August 2026 10:00 at Guildhall Winchester

Report of the Service Lead for Public Protection

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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**
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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