

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