

**Katherine Whiting-Waites**

**113 Upper Brook Street**

**Winchester**

**SO23 8DG**

**Received 03 February 2025**

Dear Licensing Officer

I would like to represent my objection to the Vodka Bar (Upper Brook St, SO23 8AL) alcohol license.

My objections are as follows:

- The prevention of crime and disorder – when this establishment was previously open there were multiple house windows broken, fast food put through letter boxes, cars vandalised and public urination and defecation.
- Public safety – there were fights in the street, and aggressive, drunken and intimidating behaviour towards residents and passersby. Occasionally there have been what sounds like sexual harassment. Broken glass was routinely on the ground, dangerous for children and pets.
- The prevention of public nuisance – every time the establishment was open, there was routinely shouting, screaming, swearing and singing post midnight. Litter, vomit, faeces, discarded food routinely down the street with no responsibility taken by the nightclub. Most of the houses are not protected/buffered by front gardens.

To note, there are no CCTV cameras on Upper Brook St, so evidence for police has never been easy to collect. Generally when police have been called, response times mean that events have finished by the time they arrive.

Please can you take these issues into consideration when deciding on licensing.  
Thank you very much.

Yours faithfully

**Sarah Mayo**

**59 Upper Brook Street**

**Winchester**

**SO23 8DG**

**Received 06 February 2025**

Dear Licensing Section,

I am writing to formally object to the licence application for the proposed Vodka Bar and Nightclub on my street.

As one of the closest residents to the premises, I strongly oppose this application on the grounds of the following four key licensing objectives:

**1. Prevention of Crime and Disorder** The presence of a nightclub in our residential area is likely to lead to an increase in crime and antisocial behaviour. Already, we experience issues with rubbish being left outside my property and on the street as a result of KFC and Dominos on my doorstep. These fast food outlets already encourage groups of individuals to gather in groups and cause a nuisance by shouting, swearing, and banging on doors. The introduction of a nightclub serving alcohol until the early hours will almost certainly escalate incidents of criminal damage, vandalism, and physical altercations, making our neighbourhood an unsafe place to live.

**2. Public Safety** As a single female living alone, I already feel vulnerable in my home close to KFC and Dominos, and the idea of a nightclub attracting intoxicated and potentially aggressive individuals so close to my residence is deeply unsettling. Furthermore, my neighbour is a 93-year-old female who lives alone and I share a similar level of concern for her safety. The duty of care held by the council must prioritise the well-being of existing residents over the commercial interests of a business that will disrupt the peace and security of the area.

**3. Prevention of Public Nuisance** The negative impact on the quality of life for residents cannot be overstated. We already witness issues with individuals urinating and defecating in the street - I had to report a recent incident to the council as it was just outside my house. And this will only worsen with a nightclub in operation. Noise pollution from shouting, loud music, and taxis picking up individuals in the early hours will be unbearable. Our homes should be a place of peace, not disrupted by continuous public nuisance created by a drinking establishment.

**4. Protection of Children from Harm** Many families with young children live in this area. The introduction of a nightclub will expose them to late-night disturbances, potential disorderly behaviour, and increased exposure to alcohol-related incidents. This will not create a safe environment for children to grow up in and contradicts the council's obligation to foster a safe and secure community.

Winchester City Council has a duty of care to its residents, ensuring they feel safe and protected within their homes. Approving a nightclub so close to a residential area is entirely inappropriate and contradicts the council's efforts to create a secure and harmonious community.

I trust that my concerns, alongside those of my neighbours, will be given serious consideration, and I urge the council to reject this application.

Yours sincerely,

**Michael Coker-Davies**

**56 Upper Brook Street**

**Winchester**

**SO23 8DG**

**Received 06 February 2025**

Second Application for alcohol licence by Benamor It, Ref Vodka Bar.

Sir, With reference to the application as detailed above i should like to raise the following objections.

Vodka Bar has long supplied cheap alcohol to late night drinkers. Throughout its previous existence it continuously attracted late night alcohol fuelled issues. Fighting, shouting, swearing and criminal damage. My own vehicle was written off by drunk youths jumping on the roof of my car. This was logged by Hampshire Police at the time.

The location of the premises is completely unsuited to what is essentially a residential area. The locality comprises streets of homes for families of all sizes.

Complaints to both the Council and Police frequently fell on deaf ears. Hampshire Police, ( as we are all aware ) in line with Policing generally, lack any sort of recourses to deal with such problems. They are frequently at their lowest cover ( the early hours of the morning ) when problems occur. This is not a one off event such as Boom Town, but an ongoing night after night week after week, month after month problem !

I repeat myself by saying that with all the lessons learned the location is completely unsuitable. Most towns have long ago moved

such environment way from residential areas for all the obvious reasons. Industrial estates frequently being used with transport being provided as required.

The Licensee stated previously that those causing such problems came from other cheap alcohol premises, and not his. Vodka Bar staff and its own CCTV are of course completely under its own control and bear no reflection what so ever as to what happens elsewhere.

We as local residents have been fed endless platitudes by the Police and Winchester City Council and left to the misery caused by previously granting a licence to this address. This quite simply cannot be allowed to happen again.

The proof, if any where ever needed that Vodka Bar WA ALWAYS the route of all the problems described is that since its recent closure Upper Brook Street and no doubt other streets as well have found a lasting and sensible existence.

Winchester is already very well catered to for cheap late night drinking establishments, it does not need another with such an obvious and troubled past.

Quite simply and by any fair reason this premises cannot be allowed to re open. You would not have it in your street !!!!!

Yours.     /

**Kathleen Healey**  
**42 Heritage Court**  
**Upper Brook Street**  
**SO23 8DG**  
**Received 10 February 2025**

To whom it may concern

I am writing to inform you of my objection to the application for a new licence by the new prospective owner of the Vodka Bar and Night Club on Upper Brook Street Winchester.

I am a blind resident of Upper Brook Street and my reasons for my objection are outlined below:

1 I am concerned of my own and the safety of others when walking past the venue at night. As the pavement is narrow I worry that I will have to make an impossible decision to either step off the pavement into a live lane of traffic to avoid the queue to the venue or try and move through a queue of intoxicated people therefore possibly putting myself in what could easily be a volatile situation just to go about my business. This is my only way into town, and I am sure you understand my concerns with having to make this impossible choice. This is made harder by not being able to visually assess if there is space to pass a hyped up possibly rowdy group of people safely because I have no useful vision so use a white cane to help me go out independently. Walking past a large group of intoxicated people will make me feel intimidated.

2 I am on the waiting list for a guide dog and have concerns about the cleanliness of the streets after the night club has closed. I worry about what both I and my guide dog will step in or on. As you will be aware a guide dog is an assistance dog and having broken glass and other rubbish littering the pavements of Upper Brook Street and the surrounding streets will mean that my guide dog will be more likely to need to visit the vets because of cutting his/her paws more regularly than it would otherwise, this will in turn mean that I will not be able to be as independent because my guide dog will have to be out of work more.

3 When we first moved to the area we chose to live here because of our proximity to town and the fact that both of us are unable to drive means that we need to have shops/public transport all within an easy distance. As I have become more familiar with the area, I live in I have grown in independence over time. I am concerned for my safety if the venue reopens, I worry that it will encourage yet more anti-social behaviour and crime. This will internally cause disturbance to the residents in the vicinity of the venue, one example is noise level. This will mean that I will not be able to leave my bedroom window open on trickle or be able to have it open in the summer due to the disturbed night's sleep. Being blind my hearing is more sensitive. I have never understood why a venue such as the Vodka night club was ever enabled to operate in a residential street. I would be happier if the venue were relocated to an area that was not so close to what is otherwise a quiet neighbourhood.

I look forward to reading your response to my objection.

Yours sincerely

**Claire Kerry**

**5a Parchment Street**

**Winchester**

**SO23 8AT**

**Received 10 February 2025**

Good afternoon,

It has come to my attention that the owner of Vodka Bar is applying for an alcohol license and looking to reopen the venue. I would like to voice my objections and request that this be denied. As a resident of Parchment Street, when the venue was previously open I was frequently kept awake by the music from Vodka Bar, which would occur on weekday nights when I had to be up early for work the next day. I think it is completely ridiculous that the venue could play music at such volumes that it could be heard at the distance of my building from the venue, and if my life as a full-time worker was disturbed then I dread to think what families with children on my street and in closer proximity to the venue would go through if the venue reopens.

I have also noticed that drunk and disorderly behaviour that made me feel unsafe in my home and made me dread having to walk to my door late at night for any reason has reduced since the venue was closed.

I believe that the license application has already been rejected once. I hope that Winchester council and lawmakers will listen to reason from Winchester citizens and reject the application again.

With thanks and appreciation,



**Gillian Milton**

**The Old Chapel**

**60 Parchment Street**

**Winchester**

**SO23 8BA**

**Received 10 February 2025**

Dear sirs

I am writing as I believe another application has been put in to the council for a new Premises Licence at the above location.

I object to this licence being granted for the following reasons.

This is a very residential area of Winchester where many young families live as well as more elderly people. We are a wonderful mixture of young and old which ensures a healthy environment to live in. This is not the right place for a vodka bar and nightclub as many people who attend until all hours of the morning abuse the area through drink, drugs, criminal damage, swearing, shouting and fighting in the street, damaging parked cars, banging on doors, urinating and vomiting in the surrounding streets and gardens. This is what I have experienced from before when it was open. Winchester is a very beautiful, relatively small, self contained City renowned for its culture and history and that is why so many visitors and tourists head here, not for vodka bars and nightclubs.

I am not against the young adults going out and enjoying themselves but there are plenty of restaurants and bars available to them around the city centre for them to frequent. A vodka bar and nightclub should be built on an industrial site where once business has been conducted during the day there is nobody to disturb or distress until the early hours of the morning with all the debris left as evidence.

**I DO HOPE THAT YOU WILL TAKE MY OBJECTIONS SERIOUSLY AS  
WINCHESTER IS A VERY SPECIAL CITY TO MANY PEOPLE IN THIS COUNTRY  
AND ABROAD.**

Yours faithfully

**Peter Deehan**

**12 Parchment Street**

**Winchester**

**SO23 8AZ**

**Received 11 February 2025**

Dear Sirs

**The Vodka Bar, Upper Brook Street, Winchester**

May I please object to Benmor's application for a new Premises Licence for this property.

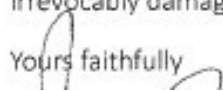
My ground for objection is 'the prevention of public nuisance' emanating from such extraordinary opening times in predominantly a residential setting in Winchester. My own house is in Parchment Street and within 100m of the property and if the outside is used by patrons smoking and vaping, much closer.

Parchment St is a narrow thoroughfare where homes, including mine, are very close to the pavement. If you permit this application, I fear I and my family will be subjected to public nuisance from drunken patrons passing my house and shouting, singing, littering, urinating, vomiting etc, after leaving the premises through all the early hours of the morning.

I often leave for work before 6am and as well pedestrian disturbance, it is clear that taxis leaving the premises will use Parchment Street as their shortest route dispersing to the north and east of the city, and to the motorways. Please consider the likelihood of damage occurring to parked vehicles and the detrimental effects that increased traffic noise during the hours between midnight and past 3am will have on residents.

I am very concerned I will be affected by noisy traffic and unruly pedestrians passing my home through all the early hours of the morning, and that my quiet enjoyment of life in Winchester will be irrevocably damaged if you permit this application.

Yours faithfully



**Cllr Rachel Aron**

**64 Middle Brook Street**

**Winchester**

**SO23 8DQ**

**Received 11 February 2025**

Dear Licensing

I am resubmitting my representations as a Winchester City Council Councillor in relation to the above new application which has the potential to undermine at least two of the licensing objectives: those concerning prevention of crime and prevention of public nuisance. Although the application is for a new premises licence, the experience of residents in the area of the previous nightclub with the same name that closed a few years ago, was that it was a great public nuisance, especially at closing time. Drug-taking, drunkenness, noise, fights and other antisocial behaviour were common. The noise of police sirens, in the middle of the night, another frequent occurrence, were a strong indication that crime either had been committed or police feared crime would be committed. Although the premises site is in the centre of Winchester, there are residential streets close by, in particular Upper and Middle Brook Streets and Parchment St, all of whom were affected. (I should mention that I am a resident in Middle Brook St).

Without tight conditions I fear this experience could be repeated. I would like in addition to reserve the right to speak at the relevant Licensing Committee meeting. Councillors Reach and Murphy agree with this email.

Best wishes

**David Hambidge**  
**93 Upper Brook Street**  
**Winchester**  
**SO23 8DG**  
**Received 18 February 2025**

**Subject: Objection to Premises Licence Application by Benamor Limited**

With reference to the application from **Benamor Limited, 4 Wilderton Road, Poole, BH3 6EE**, for a **Premises Licence New for Vodka Bar and Nightclub, Upper Brook Street, Winchester, Hampshire, SO23 8AL**:

The revised application by Benamor Limited does not address the strong concerns I raised regarding the original application. The issues of public safety, nuisance, and crime prevention remain unaddressed. The "Helch Market" concept is a distraction and totally irrelevant to local residents' concerns. It is noteworthy, however, that the existing Bournemouth business model operates—presumably successfully—under far more restricted licensing arrangements.

Therefore, I wish to object again in the strongest possible terms to the above proposal; specifically, that alcoholic drinks will be available for sale and consumption on the premises for up to 17 hours per day and until three o'clock in the morning.

As long standing and elderly residents of Upper Brook Street, my wife and I can vividly recall the disruptive antisocial behaviour we and other residents endured during the previous incarnation of the Vodka Bar and Nightclub. Reference to police records from that period will confirm and itemize the number of occasions when complaints of unruly behaviour, vandalism, and sleep disturbance were reported.

These included:

- Criminal damage to parked vehicles;
- The removal of BT internet cables from the front walls of several properties;
- *Repeated banging on front doors in the early hours of the morning.*

Additionally, there was mindless screaming and shouting which was extremely annoying and sometimes frightening, particularly for the older homeowners, whose lives were repeatedly blighted by drunken people leaving the Vodka Bar and passing down Upper Brook Street in the early hours.

Should the licence for the Supply of Alcohol applied for by Benamor Limited be approved, there can be little or no doubt that the previously awful consequences of the Vodka Bar's activities will be revisited upon the residents of Upper Brook Street.

I emphatically urge the Council to reject this application on the grounds that the licence as requested will have a profoundly detrimental impact on the lives of the residents of Upper Brook Street.

**[name withheld]**

**[number withheld] Parchment Street**

**Winchester**

**SO23 8AZ**

**Received 19 February 2025**

Hello there,

I live at [number withheld] Parchment Street with my husband and I am writing to express concerns about Vodka nightclub opening again in the neighbourhood.

There are lots of young professionals and families living on our street, and in the area, and I am very concerned about the noise that would be caused by a nightclub opening up, especially as there are also lots of fast food outlets nearby, which club visitors would most likely go to after the club has closed.

I am also concerned by the fact that alcohol will be available to drink as it is inevitable that there will be more inebriated people walking around our street, being noisy and messy. I would not feel as safe (as a young woman) walking outside at night without my partner. I am also concerned that additional noise would obstruct the peace of the street and affect sleep. People already walk through the area at night coming back from town, putting their rubbish in private bins (i.e. food waste in recycling bins), damaging cars and waking us up and I do not want there to be more of this.

I don't think the night club will benefit the local community at all and would be better off in a student environment, as really that is who it will cater for in Winchester. I very strongly object and am willing to comment further.

Thanks,

**Charles Pascall**

**103 Upper Brook Street**

**Winchester**

**SO23 8DG**

**Received 21 February 2025**

Dear Sir,

I wish to register my objection to the revised application for a licence on the following grounds; -

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

To my knowledge the operation of the premises has not been experienced under the management of Benamor Ltd so the objection can only be made with experience of the major disruption experienced when the Vodka Bar & Night Club was last in operation. In the absence of any increased actions to prevent trouble caused by customers leaving the premises and in the absence of a police presence it must be deduced that no improvement will occur. Since operations under the previous licence ceased, it has been noticeable that there has been a very significant decrease in Crime and Disorder, matters affecting Public Safety and the occurrence of Public Nuisance in the residential parts of Upper Brook Street and the surrounding area.

- **The prevention of crime and disorder**

There were previously numerous occasions when property was damaged by clients leaving the Vodka Bar who were presumably drunk. These included wilful damage to motor vehicles parked in Upper Brook Street. (The mirrors were broken and bonnet dented on my own vehicle.)

On at least one occasion an individual broke into one of the properties in Upper Brook Street and was apprehended by police in that property's garden.

- **Public safety**

Regularly there have been deposits of urine, vomit and faeces in Upper Brook Street in the raised flower beds and along the pavement. This presents a Public Health Hazard and this effects Public Safety.

Queuing for entry was uncontrolled by the premises and resulted in the pavement being obstructed and this on a number of occasions resulted in proposals from individuals that one should “take to the road!”

- **The prevention of public nuisance**

Every Night the Vodka Bar was open there was considerable noise experienced from customers leaving the bar and on almost every night customers leaving the bar obviously thought it was “fun” to knock on all the front doors and ring front door bells all down Upper Brook Street. The residents do not frequent the bar and being professionals have to be up early in the morning to get to work and appointments, the extended hours are thus unreasonable. I myself have to work (voluntary) in my house, often in the very early morning or very late at night, in my unpaid position of chairman of a technical committee of the International Standards Organisation (ISO) and have been interrupted in my meetings by unsociable patrons causing such disturbance. This on top of a normal day.

Upper Brook Street is a mainly residential street in a conservation area and without suitable policing being available the siting of such an establishment in the close proximity is unsustainable.

On studying the revised application, particularly from section M onwards (pages 16-21), there appear to be a number of measures that will be taken by the establishment. Most of these were in place under the previous licence and had little or no effect on the problems caused by the establishment for residents and their property/safety. Indeed, most of the measures are aimed at recording issues after the event and are not likely to prevent the considerable inconvenience caused by patrons leaving the premises in the middle of the night.

One can thus have little faith that matters will improve in this mainly residential area of Winchester under the terms of this new licence. If it is granted residents believe that our street will be forever blighted by an establishment that any planner worth their salt would never allow to be sited in a residential and conservation area.

We object.

Yours faithfully,



**Lesley Gillon**

**131 Upper Brook Street**

**Winchester**

**SO23 8DG**

**Received 24 February 2025**

Dear Sir

I wish to object to the recent application for a licence for the Vodka Bar.

On the following grounds.

The prevention of crime and disorder

It will put an extra strain on our already overstretched police force.

Prevention of public nuisance:

No matter how this fresh application is worded it is still a licence for late night drinking and loud music.

Upper Brook Street suffered from the last 'Vodka Bar', late night noise, rubbish on the street eg. cigarette ends, ash, with added vomit.

We have households with young children and households with elderly residents, this is not the area to allow a new Vodka Bar.

**Sue Kiley**

**73 Upper Brook Street**

**Winchester**

**SO23 8DG**

**Received 24 February 2025**

Dear Sir or Madam,

I would like to object to the granting of an alcohol licence for Vodka Bar and Nightclub in Upper Brook St., Winchester, Hants., SO23 8AL.

Since the nightclub closed down some time ago the residents of Upper Brook St have enjoyed quiet nights. When the club was open previously we had to endure being constantly woken up by drunken behaviour throughout the night and well into the small hours of the morning. Since these terraced houses are right onto the street with no front garden, it is impossible to sleep through people shouting, fighting, screaming, singing, arguing, banging on doors and other drunken behaviour such as vomiting and urinating down the street. As the bar is planning to be open until 3 am most nights, and midnight on Sundays, this will have an extremely detrimental impact on the residents, their health and wellbeing and feelings of safety. We have had to endure this before and are well aware of the impact it will have if the Vodka Club reopens.

I am also extremely concerned about the safety of young people, particularly students, wherever there are long licensing hours like this. The combination of youth and alcohol can lead to poor decisions. I read recently of a Winchester student dying through excessive alcohol consumption. If the bar is planning to sell alcohol from 10 am to 3 am this is a real safety concern.

Please remember your duty of care, not only to the residents but also customers of the bar, when making any decisions regarding the Vodka Club.

Thank you for your consideration.

Yours faithfully,

Margaret Stokes

50 Upper Brook Street

Winchester

SO23 8DG

Received 25 February 2025

Dear Sirs,

Vodka Bar

I am seriously concerned about the licence for the club in Upper Brook St, having heard the previous problems endured in our square.

Having moved here because of "Lock Down" I'm hoping the gentle, historical and quiet of Winchester will continue. As I am nearly 90 years old, I'm worried about how I can cope with any disruption and chaos. I have moved twice since the start of the pandemic to get here, and can't contemplate any more disruption.

I really appreciate beautiful historic Winchester - long may it last.

**Lynn Robertson**  
**48 Upper Brook Street**  
**Winchester**  
**SO23 8DG**  
**Received 25 February 2025**

Dear Sir/Madam,

I am writing to object to the granting of licence for the above named property and I am following the objection categories that you note on your website. PLEASE CONFIRM SAFE RECEIPT OF THIS EMAIL OBJECTION. Thank you.

### **POSITION**

I am writing to **object to the application for a licence** for the above property drawing from the key points in *WCC Local Framework Plan for Winchester Town* (LP) and the **current built environment (2024/2025)**, in Upper Brook Street, Winchester S023 5AL. The **WCC Local Plan (LP)**, embeds-in all aspects the fundamental community importance of human well-being, this is underpinned by the **opening of the new healthcare centre *St Clement's Partnership* -located in very close proximity to the building 'Vodka Bar and Nightclub':the NHS building is just across the road.**

### **THE OBJECTIONS**

1. The **WCC LP** gives pointers developed by WCC e.g. signposts in Upper Brook Street highlighting way for Holy Trinity church/St Peter's church/Cathedral demonstrably the *Vodka Bar and NightClub/events venue* is located **in a residential area**. And by definition of a nightclub they are loud inside and the attendees are loud on exit and so not fitting with community well-being in a residential area.
2. This residential area has young families some of whom are healthcare professionals and need undisturbed sleep/and easily frightened elderly and disabled neighbours adjacent to/ above and along the road.
3. The **WCC LP** expressly seeks to enhance neighbourhood and community and create human benefit; WCC demonstrate this with pavement signage for disabled residents/visitors.
4. I do not want anti social behaviour with my garden used as a toilet or to be kept awake by noise/behaviour nuisance; and this further extends the demands on the police service when calls for help are made.
5. Prevention of Crime and Disorder – the Bar has a past history of criminality – drug related.

6. The area has no public transport late at night nor sufficient taxis to take home the attendees – people will resort to driving their own vehicles for transport when under the influence of sleeplessness/drink and maybe other substances. Winchester City Council would be indirectly agreeing to dangerous and criminal road behaviour by supporting the licence.
7. Winchester City Highway Rangers' have commented in the past about the behaviours of the attendees and that it is negative and detrimental to neighbourhood and Winchester; **public safety does matter.**
8. **WCC LP** expressly directs to safe and stable communities, care for air quality not loads of cars to move revellers, affordable housing (this is a residential area), care for heritage assets and setting: the Vodka Bar is in the sight-line of the Cathedral, a major heritage asset **and a direct/indirect source of jobs.**
9. Children live in the properties by the Vodka Bar and along Upper Brook Street how will they be safeguarded from those attending and potential criminality? As the new Healthcare Centre develops in its community practice and scope with extended hours how will the hard pressed *NHS* staff be safeguarded? What happens when there is disorder and anti social behaviour/damaging the building? Where and who is available to respond?

In **2024/2025** the street-scene has moved-on from the old licence (withdrawn) the problems of criminality and anti-social behaviour are not decreasing and the demands on emergency services are going up and that includes the need for safeguarding. The **WCC Local Plan Part 2** notes the need to expressly protect and enhance **the special character of Winchester Town including the setting/heritage assets/treed skyline – not the development directly in this residential town centre with nightclubs.**

**This application for a licence should be refused.**

**C. Adrian Hutton**

**8 Merchants Place**

**Upper Brook Street**

**Winchester**

**SO23 8HW**

**Received 25 February 2025**

Dear Sir/Madam,

It has come to our notice that a second application has been made to reopen the Vodka Bar on Upper Brook Street.

I have been a resident in Merchants Place, Upper Brook Street, for 20 years, and I have seen the trouble caused by clients of this establishment when it was open in the past. Nuisance behaviour included shouting and screaming outside the opening hours, particularly when leaving the club in the early hours of the morning, often disturbing our sleep, discarded litter in the street and in Merchants Place, vomiting in the street, and even graffiti on properties there. The relative absence of the above during the period since the establishment was closed down in 2023 has made a great difference to the local neighbourhood, and I wish to object in the strongest terms to any reinstatement of a licence for the Vodka Bar.

Our house has been on the market for almost two years now, and I have little doubt that potential buyers are not encouraged by the presence nearby of KFC and Domino Pizza; the renewed existence of the Vodka Bar would undoubtedly further reduce the attraction of our house to potential buyers.

I am concerned and disappointed that you appear to have long taken the view that this neighbourhood does not deserve the consideration given to residents elsewhere in the city) you have only to consider that Upper Brook Street has rarely if ever had a visit from the street cleaners while the new St Clements surgery has been under construction), and that you think it is a convenient area in which to establish takeaways and nightclubs. I ask you to reject this and any future similar application firmly, and give us the chance of a nuisance-free existence!

Yours faithfully,

**Scott James**

**Flat 4**

**72a Parchment Street**

**Winchester**

**SO23 8AT**

**Received 27 February 2025**

To whom it may concern,

I am writing in response to the new application from Benamor Ltd regarding the reopening of the Vodka Bar and nightclub on Upper Brook Street, Winchester.

I have lived in my flat on Parchment Street for over twenty years, the Porthouse was open when I moved in, but it wasn't a massive issue as all the doors and windows were closed, noise was kept to a minimum and to be honest apart from the noise and antisocial behaviour associated with the patrons leaving the club you hardly noticed it.

The issues with this premises started when ban on smoking inside began, for the first couple of years patrons would smoke in the front of the club, again this caused very little issue as there was nothing keeping them outside, they would smoke then go back inside. The real problems began when the back garden area of the club was designated a 'smoking area'.

Now when the club applied for this area to become a smoking area for the patrons it was described as a safe area to go and smoke, but what it became is a beer garden absolutely packed with people drinking and partying from 12am through to 3am at least three nights a week but up to seven nights during fresher's week. This behaviour was actively encouraged by the club who would advertise the ability to reserve a booth outside and by the offer of table service so patrons would stay in the beer garden all night hardly setting foot in the club, for the sake of the people who live in the local area this cannot be allowed to happen again.

Regarding your application dated 1<sup>st</sup> February it suggests that you are expecting to reopen this smoking area as a place for consuming food and drink, I refer you to subsections 'I' where you have ticked **both** to the question

'Will the provision of late night refreshment take place indoors or outdoors or both'

And section 'M', where you state –

"The existing smoking yard area will be used as quiet seating for the food halls and bars"

When the licensing for this smoking area was granted, it had the following caveats

*2 No tables or seats, with the exception of a 'seat rail', as shown on plan ref: 1080/13/3/A, shall be provided on land outside the existing club building. The existing bench seats and tables shall be removed within 1 month of the date of this permission.*

*2 Reason: The area to the rear of the club building is not intended to form part of the entertainment area of the club. The provision of seating could encourage customers to stay outside for a longer period than that required for a cigarette break, leading to increased noise and disturbance to the detriment of the amenities of neighbouring residents.*

**3 No food or drink is to be served to customers outside the existing club building.**

Planning Application

Reference: [16/00905/FUL](#)

This would suggest you are attempting to change the use of this designated smoking area to somewhere you can sit and consume food and alcoholic beverages until 3am is this correct?

I know the previous owner of this premises encouraged drinking outside, but this was never allowed as part of his application, and one would hope is a reason why their licence was reviewed and rescinded.

A question to the licensing officer, as this area was only ever designated a smoking area would a planning application be required for the change of use to an area where food and beverages can be consumed?

You also state in your application –

*“The premise license holder shall produce a Noise Management plan for the outside smoking/seating area and shall ensure compliance with all aspects of this thereafter The Noise Management plan shall be agreed with the Licensing Authority within 28 days of the commencement of this premises license”*

Whilst I applaud your intentions, I would suggest that the noise management plan should be a cornerstone of your application so interested and invested parties such as myself can see what you intend to do to prevent this premises from becoming the blight on the local residents that it was previously.

I fear that similar to the previous licensee there will be a lot of posters asking people to be respectful of the neighbours and to keep noise to a minimum but very little policing to ensure the proposed noise management plan is adhered to, and this area will very soon become the problem that it was previously

I understand that I live in the city centre and you have to expect a little noise but imagine living in a house or flat where you are unable to open the windows at night (which I think is a basic right) during our increasingly hot summers due to the noise of a beer garden no more than 30 meters away from your bedroom, and even with the windows closed are forced to wear ear plugs and noise cancelling



headphones or sleep in the living room to drown out the excessive racket this premises produces.

The real issue is the lack of control in this space, for my sanity and that of my neighbours I would hope there to be a number of very stringent measures placed upon the license, ones which the local residents are aware of and can be challenged if they are not being upheld, to keep the noise this area produces to a minimum.

To finish a quotation from Demian Halperin from the scientific paper "Environmental noise and sleep disturbances: A threat to health

"There is clear evidence that sleep disturbances are associated with health deterioration, and growing evidence that exposure to noise pollution, around-the-clock, negatively affects health, too. It has also been proven that nocturnal noise pollution significantly impairs sleep, objectively and subjectively. Whether these noise-induced sleep disturbances represent the link between environmental noise exposure and negative health outcomes still remains uncertain. However, the emerging data suggest that indeed nocturnal environmental noise may be the most worrying form of noise pollution in terms of its health consequences, possibly because of its synergistic direct and indirect (through sleep disturbances) influence on biological systems. Duration and quality of sleep should thus be regarded as risk factors or markers significantly influenced by the environment and possibly amenable to modification through both education and counselling as well as through measures of public health. **One of the means that should be proposed is avoidance at all costs of sleep disruptions caused by environmental noise.**"

Demian Halperin (from the national Library of  
Medicine) [Environmental noise and sleep disturbances: A threat to health? - PMC](#)

Yours faithfully

**Kate Robson**

**101 Upper Brook Street**

**Winchester**

**SO23 8DG**

**Received 28 February 2025**

Dear Sir or Madam,

I am a resident of Upper Brook Street and am greatly concerned about this application for a late night alcohol licence and nightclub. The proposed late night alcohol venue is on a quiet residential street and the late night discharge of drunken people down the street when they leave the proposed club would be extremely noisy and hugely disruptive.

I object on the following grounds:

1. Prevention of crime and disorder: noise, damage to property, rubbish and hygiene.
2. Public Safety: damage to property, rubbish, urine, vomit, fights, threatening behaviour.
3. The prevention of public nuisance: noise, drunken behaviour, rubbish, urine, vomit.
4. The protection of children from harm: rubbish, vermin, sleep deprivation, threatening behaviour, banging on doors.

When the vodka bar was open before I was frequently woken up by noise and this disruption to sleep was hard. There was a stream of loud drunk people walking down the street late at night and in the early hours of the morning. They would fight, shout at each other, sing, sit on the brick planters eating their take-aways while shouting loudly to each other, leave take-away rubbish on the street and in the planters (attracting vermin), vomit on the street and planters (attracting vermin), urinate on the street and bang on the doors and windows, a window was even smashed a few years ago causing great anxiety to the house owner and neighbours.

If the drunks didn't depart down Upper Brook Street then they would go along the passageway by Gervades Dry Cleaners, also residential, this was dubbed "Vomit Alley" in the press as it was so bad!

No amount of security at the venue would prevent these disturbances further down the street. Restricting the nightclub to weekends is also not a solution, people work weekends and people need to sleep every night, not just Monday to Thursday! This sort of venue, with extended drinking hours, should not be in a residential area.

When the nightclub was closed, Upper Brook Street became noticeably quieter and cleaner, highlighting the huge impact it had. Please don't let this late night drinking club re-open, we don't want to go back to noise, violence, disturbance, rubbish and vomit.

Kind regards

**Rebecca Pound**

**77 Upper Brook Street**

**Winchester**

**SO23 8DG**

**Received 03 March 2025**

Dear Sir/ Madam,

I'm writing to express my objections to a premises licence for a vodka bar and nightclub in Upper Brook Street.

I live at 77 Upper Brook Street. When those premises were inhabited by a nightclub, we suffered antisocial behaviour at night from the drunk customers. I was frequently woken, not just by screaming at shouting, but also by drunken altercations. Sometimes, I wasn't sure if I ought to call the police. This antisocial behaviour also included broken bottles over the pavements which are a hazard for children and dogs. There would also be litter and vomit on the street which was highly unpleasant.

Thank you for considering my objections,

Yours sincerely,