



GUILDFORD  
BOROUGH

**James Whiteman**  
Managing Director

**[www.guildford.gov.uk](http://www.guildford.gov.uk)**

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8 March 2019

Dear Councillor

Your attendance is requested at a meeting of the **LICENSING SUB COMMITTEE** to be held in the Room 1- Channies, Millmead House, Millmead, Guildford, Surrey GU2 4BB on **MONDAY 18 MARCH 2019** at **7.00 pm**.

Yours faithfully

James Whiteman  
Managing Director

**MEMBERS OF THE LICENSING SUB COMMITTEE**

Councillor David Goodwin (Chairman)  
Councillor David Elms  
Councillor David Quelch

**QUORUM 3**



**Guildford Borough Council**  
Millmead House, Millmead, Guildford, Surrey GU2 4BB

## THE COUNCIL'S STRATEGIC FRAMEWORK

### Vision – for the borough

For Guildford to be a town and rural borough that is the most desirable place to live, work and visit in South East England. A centre for education, healthcare, innovative cutting-edge businesses, high quality retail and wellbeing. A county town set in a vibrant rural environment, which balances the needs of urban and rural communities alike. Known for our outstanding urban planning and design, and with infrastructure that will properly cope with our needs.

### Three fundamental themes and nine strategic priorities that support our vision:

- |                     |  |
|---------------------|--|
| <b>Place-making</b> | Delivering the Guildford Borough Local Plan and providing the range of housing that people need, particularly affordable homes |
|                     | Making travel in Guildford and across the borough easier   |
|                     | Regenerating and improving Guildford town centre and other urban areas   |
| <b>Community</b>    | Supporting older, more vulnerable and less advantaged people in our community  |
|                     | Protecting our environment   |
|                     | Enhancing sporting, cultural, community, and recreational facilities   |
| <b>Innovation</b>   | Encouraging sustainable and proportionate economic growth to help provide the prosperity and employment that people need       |
|                     | Creating smart places infrastructure across Guildford  |
|                     | Using innovation, technology and new ways of working to improve value for money and efficiency in Council services             |

### Values for our residents

- We will strive to be the best Council.
- We will deliver quality and value for money services.
- We will help the vulnerable members of our community.
- We will be open and accountable.
- We will deliver improvements and enable change across the borough.

## AGENDA

### ITEM NO.

#### **1 LOCAL CODE OF CONDUCT - DISCLOSABLE PECUNIARY INTERESTS**

In accordance with the local Code of Conduct, a councillor is required to disclose at the meeting any disclosable pecuniary interest (DPI) that they may have in respect of any matter for consideration on this agenda. Any councillor with a DPI must not participate in any discussion or vote regarding that matter and that they must also withdraw from the meeting immediately before consideration of the matter.

If that DPI has not been registered, you must notify the Monitoring Officer of the details of the DPI within 28 days of the date of the meeting.

Councillors are further invited to disclose any non-pecuniary interest which may be relevant to any matter on this agenda, in the interests of transparency, and to confirm that it will not affect their objectivity in relation to that matter.

#### **2 APPLICATION TO VARY PREMISES LICENCE GUPLA0563 - CORKAGE, 60 QUARRY STREET, GUILDFORD, GU1 3UA (Pages 1 - 38)**

#### **3 ADDITIONAL REPRESENTATION RECEIVED FROM THE APPLICANT (Pages 39 - 46)**

**Please contact us to request this document in an  
alternative format**

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**LICENSING SUB-COMMITTEE**

**18 MARCH 2019**

<b>Application Type:</b>	Application to vary Premises Licence <b>GUPLA0563</b>	
<b>Ward:</b>	Holy Trinity	<b>Ward Councillors:</b> Cllr Christianson Cllr Davis Cllr Paul
<b>Applicant:</b>	Mr Andrew Doré    Corkage Ltd	
<b>Premises:</b>	Corkage 60 Quarry Street Guildford GU1 3UA The premise is an independent retailer, selling a range of alcohol and other produce from the premises. The licence was first granted at a hearing of the Licensing Sub – committee on the 23 November 2015. The licence allows for both On and Off Sales.	
<b>Proposal:</b>	The application is to vary the hours for the sale of alcohol permitted by the Premises Licence.  Variation to operating hours: Monday – Tuesday remains as is 11am – 10pm Wednesday – Saturday was 11am – 10pm proposed 11am – 11pm Sundays was 12pm – 5pm proposed 11am – 5pm	

**1. SITE LOCATION**

- 1.1 The premises are situated on the ground floor of 60 Quarry Street, Guildford with a mixture of commercial and residential properties within the immediate vicinity.

A site location map is attached as **Appendix 1**.

**2. APPLICATION**

- 2.1 The application form, a copy of which is attached as **Appendix 2**, gives the following information in relation to the proposed hours:

**Licensable activities:**

- The sale of alcohol

**Proposed hours:**

The table below shows the proposed licensable activities and hours

<b>Activities</b>	<b>Mon</b>	<b>Tues</b>	<b>Wed</b>	<b>Thurs</b>	<b>Fri</b>	<b>Sat</b>	<b>Sun</b>
<b>Sale of alcohol</b>							
<b>For consumption on and off the premises</b>	<b>11:00 – 22:00</b>	<b>11:00 – 22:00</b>	<b>11:00 – 23:00</b>	<b>11:00 – 23:00</b>	<b>11:00 – 23:00</b>	<b>11:00 – 23:00</b>	<b>11:00 – 17:00</b>
<b>Times premises are open to public</b>							
	<b>11:00 – 22:00</b>	<b>11:00 – 22:00</b>	<b>11:00 – 23:00</b>	<b>11:00 – 23:00</b>	<b>11:00 – 23:00</b>	<b>11:00 – 23:00</b>	<b>11:00 – 17:00</b>

## **2.2 Current licence and conditions**

The current licence has both mandatory and additional conditions linked to the operating schedule attached; these include conditions imposed on the granting of the licence by the Licensing sub-committee at a hearing on the 23 November 2015, as **Appendix 3**.

The exemption afforded under the Live Music Act 2012, removes the requirement for recorded music, as a licensable activity between the hours of 0800hrs to 2300hrs.

## **2.3 Previous application history**

Since the granting of the licence, by the Licensing Sub-committee in November 2015, the licence holder has submitted one valid minor variation application to adjust the hours of operation at the premises from 10:00 to 21:00 Monday to Saturday, 11:00 to 16:00 Sunday to 11:00 to 22:00 Monday to Saturday, 12:00 to 17:00 Sunday.

The application was correctly advertised in accordance with the act, receiving one objection from Caroline Scott Plummer.

After considering the objection, operating history of the premises and further consultation with responsible authorities, the variation was granted by delegation at officer level.

Prior to submitting this full variation application, the applicant requested that consideration to allowing a minor variation to adjust the operating hours be allowed.

Whilst the minor variation process can be used to vary hours up to 2300hrs, the applicant was directed to submit a full variation application on this occasion as Officers considered the combined effect of a series of applications to alter the licence may give local residents concerns.

## **3. CONSULTATION**

The application was in consultation from 24 January 2019 to 20 February 2019. The application was advertised in accordance with regulations.

### **Responsible Authorities.**

There have been no representations/objections received from the Responsible Authorities.

### **Representations from other persons**

One objection has been received, on the grounds of public nuisance. The letter of objection lists a number of concerns regarding the operation of the premises and suggests that there will be an increased level of nuisance to residents.

A number of the points raised are not relevant to the application.

One further representation has been received by a resident who indicates that the premises is well run but puts forward a wish to restrict the use of the court yard by limiting the hours of use.

A copy of the representations are attached as **Appendix 4**.

**4. LICENSING POLICY**

The following sections of the Council's Licensing Policy are relevant:

Section 4: (Fundamental Principles)  
Section 12.4: (Public Nuisance)  
Section 11: (Licensing Hours)

**5. NATIONAL GUIDANCE**

The following sections of the Guidance issued by the Secretary of State under Section 182 of the Licensing Act 2003 are relevant:

Paragraphs 2.15 – 2.21 – Public Nuisance.  
Paragraphs 9.31 – 9.41 – Hearings.  
Paragraphs 9.42 – 9.44 – Determining actions that are appropriate for the promotion of the licensing objectives.  
Paragraphs 10.1 to 10.66 – Conditions attached to premises licences.

**6. CONCLUSION:**

1. The Sub-Committee must consider the application for the variation of the premises licence on its merits.
2. Subject to paragraph (3) below, Section 35(2) of the Licensing Act 2003 provides that the Sub-Committee must grant the application.
3. Having regard to the relevant representations received, the Sub-Committee must take such steps (if any) as it considers appropriate for the promotion of the licensing objectives.

The steps are:

- To impose additional conditions of the licence. Any additional or altered conditions must be appropriate for the promotion of the licensing objectives, proportionate and should address the matters raised in the representations. Additionally conditions can be imposed that are consistent with the steps set out in the operating schedule.
- To reject the application.

Originator:

Mark Adams, Licensing Officer  
Tel: (01483) 444368  
E-Mail: mark.adams@guildford.gov.uk

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Appendix 1

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**Application to vary a premises licence under the Licensing Act 2003**

**PLEASE READ THE FOLLOWING INSTRUCTIONS FIRST**

Before completing this form please read the guidance notes at the end of the form. If you are completing this form by hand please write legibly in block capitals. In all cases ensure that your answers are inside the boxes and written in black ink. Use additional sheets if necessary.

You may wish to keep a copy of the completed form for your records.

I/We **Mr. Andrew G. Doré**

*(Insert name(s) of applicant)*

**being the premises licence holder, apply to vary a premises licence under section 34 of the Licensing Act 2003 for the premises described in Part 1 below**

<b>Premises licence number</b> GUPLA0563
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**Part 1 – Premises Details**

Postal address of premises or, if none, ordnance survey map reference or description  Corkage Ltd., 60 Quarry Street			
Post town	Guildford	Postcode	GU1 3UA

Telephone number at premises (if any)	[REDACTED]
Non-domestic rateable value of premises	£22,000

**Part 2 – Applicant details**

Daytime contact telephone number	[REDACTED]		
E-mail address (optional)	[REDACTED]		
Current postal address if different from premises address			
Post town		Postcode	

**Part 3 - Variation**

Please tick as appropriate

Do you want the proposed variation to have effect as soon as possible?  Yes  No

If not, from what date do you want the variation to take effect?

DD	MM	YYYY

Do you want the proposed variation to have effect in relation to the introduction of the late night levy? (Please see guidance note 1)  Yes  No

**Please describe briefly the nature of the proposed variation** (Please see guidance note 2)

The proposed variation is to the Licensed Operating Hours:-

	Current	Proposed
Monday	11am-10pm	11am-10pm
Tuesday	11am-10pm	11am-10pm
Wednesday	11am-10pm	11am-11pm
Thursday	11am-10pm	11am-11pm
Friday	11am-10pm	11am-11pm
Saturday	11am-10pm	11am-11pm
Sunday	12pm-5pm	11am-5pm

If your proposed variation would mean that 5,000 or more people are expected to attend the premises at any one time, please state the number expected to attend:

**Part 4 Operating Schedule**

Please complete those parts of the Operating Schedule below which would be subject to change if this application to vary is successful.

- | <b>Provision of regulated entertainment (Please see guidance note 3)</b>                                    | <b>Please tick all that apply</b>   |
|---|-------------------------------------|
| a) plays (if ticking yes, fill in box A)  | <input type="checkbox"/>            |
| b) films (if ticking yes, fill in box B)  | <input type="checkbox"/>            |
| c) indoor sporting events (if ticking yes, fill in box C)   | <input type="checkbox"/>            |
| d) boxing or wrestling entertainment (if ticking yes, fill in box D)  | <input type="checkbox"/>            |
| e) live music (if ticking yes, fill in box E)   | <input type="checkbox"/>            |
| f) recorded music (if ticking yes, fill in box F)   | <input checked="" type="checkbox"/> |
| g) performances of dance (if ticking yes, fill in box G)  | <input type="checkbox"/>            |
| h) anything of a similar description to that falling within (e), (f) or (g) (if ticking yes, fill in box H) | <input type="checkbox"/>            |

**Provision of late night refreshment** (if ticking yes, fill in box I)

**Supply of alcohol** (if ticking yes, fill in box J)

**In all cases complete boxes K, L and M**

**A**

Plays Standard days and timings (please read guidance note 7)			<u>Will the performance of a play take place indoors or outdoors or both – please tick</u> (please read guidance note 3)	Indoors	<input type="checkbox"/>
Day	Start	Finish		Outdoors	<input type="checkbox"/>
Mon			<b><u>Please give further details here</u></b> (please read guidance note 4)	Both	<input type="checkbox"/>
Tue					
Wed			<b><u>State any seasonal variations for performing plays</u></b> (please read guidance note 5)		
Thur					
Fri			<b><u>Non standard timings. Where you intend to use the premises for the performance of plays at different times to those listed in the column on the left, please list</u></b> (please read guidance note 6)		
Sat					
Sun					

**B**

<b>Films</b> Standard days and timings (please read guidance note 7)			<b>Will the exhibition of films take place indoors or outdoors or both – please tick</b> (please read guidance note 3)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish	<b>Please give further details here</b> (please read guidance note 4)		
Mon					
Tue					
Wed					
			<b>State any seasonal variations for the exhibition of films</b> (please read guidance note 5)		
Thur			<b>Non standard timings. Where you intend to use the premises for the exhibition of films at different times to those listed in the column on the left, please list</b> (please read guidance note 6)		
Fri					
Sat					
Sun					

**C**

<b>Indoor sporting events</b> Standard days and timings (please read guidance note 7)			<u>Please give further details</u> (please read guidance note 4)
Day	Start	Finish	
Mon			
Tue			<u>State any seasonal variations for indoor sporting events</u> (please read guidance note 5)
Wed			
Thur			<u>Non standard timings. Where you intend to use the premises for indoor sporting events at different times to those listed in the column on the left, please list</u> (please read guidance note 6)
Fri			
Sat			
Sun			



**D**

<b>Boxing or wrestling entertainments</b> Standard days and timings (please read guidance note 7)			<b><u>Will the boxing or wrestling entertainment take place indoors or outdoors or both – please tick</u></b> (please read guidance note 3)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish			
Mon			<b><u>Please give further details here</u></b> (please read guidance note 4)		
Tue					
Wed			<b><u>State any seasonal variations for boxing or wrestling entertainment</u></b> (please read guidance note 5)		
Thur					
Fri			<b><u>Non standard timings. Where you intend to use the premises for boxing or wrestling entertainment at different times to those listed in the column on the left, please list</u></b> (please read guidance note 6)		
Sat					
Sun					

**E**

Live music Standard days and timings (please read guidance note 7)			<b><u>Will the performance of live music take place indoors or outdoors or both – please tick</u></b> (please read guidance note 3)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish			
Mon			<b><u>Please give further details here</u></b> (please read guidance note 4)		
Tue					
Wed			<b><u>State any seasonal variations for the performance of live music</u></b> (please read guidance note 5)		
Thur					
Fri			<b><u>Non standard timings. Where you intend to use the premises for the performance of live music at different times to those listed in the column on the left, please list</u></b> (please read guidance note 6)		
Sat					
Sun					

**F**

Recorded music Standard days and timings (please read guidance note 7)			<u>Will the playing of recorded music take place indoors or outdoors or both – please tick</u> (please read guidance note 3)	Indoors	<input checked="" type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish			
Mon	11:00	22:00	<u>Please give further details here</u> (please read guidance note 4) Music will continue to be kept at a low ambient level to permit conversation between customers and avoid any nuisance to residents in the flats above.		
Tue	11:00	22:00			
Wed	11:00	23:00	<u>State any seasonal variations for the playing of recorded music</u> (please read guidance note 5)		
Thur	11:00	23:00			
Fri	11:00	23:00	<u>Non standard timings. Where you intend to use the premises for the playing of recorded music at different times to those listed in the column on the left, please list</u> (please read guidance note 6)		
Sat	11:00	23:00			
Sun	11:00	17:00			

**G**

Performances of dance Standard days and timings (please read guidance note 7)			<u>Will the performance of dance take place indoors or outdoors or both – please tick</u> (please read guidance note 3)	Indoors	<input type="checkbox"/>
Day	Start	Finish		Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Mon			<b><u>Please give further details here</u></b> (please read guidance note 4)		
Tue					
Wed			<b><u>State any seasonal variations for the performance of dance</u></b> (please read guidance note 5)		
Thur					
Fri			<b><u>Non standard timings. Where you intend to use the premises for the performance of dance at different times to those listed in the column on the left, please list</u></b> (please read guidance note 6)		
Sat					
Sun					

H

<b>Anything of a similar description to that falling within (e), (f) or (g)</b> Standard days and timings (please read guidance note 7)			Please give a description of the type of entertainment you will be providing		
Day	Start	Finish	<b><u>Will this entertainment take place indoors or outdoors or both – please tick</u></b> (please read guidance note 3)	Indoors	<input type="checkbox"/>
Mon				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Tue			<b><u>Please give further details here</u></b> (please read guidance note 4)		
Wed					
Thur			<b><u>State any seasonal variations for entertainment of a similar description to that falling within (e), (f) or (g)</u></b> (please read guidance note 5)		
Fri					
Sat			<b><u>Non standard timings. Where you intend to use the premises for the entertainment of a similar description to that falling within (e), (f) or (g) at different times to those listed in the column on the left, please list</u></b> (please read guidance note 6)		
Sun					

I

<b>Late night refreshment</b> Standard days and timings (please read guidance note 7)			<b><u>Will the provision of late night refreshment take place indoors or outdoors or both – please tick</u></b> (please read guidance note 3)	Indoors	<input type="checkbox"/>
Day	Start	Finish		Outdoors	<input type="checkbox"/>
Mon			<b><u>Please give further details here</u></b> (please read guidance note 4)	Both	<input type="checkbox"/>
Tue					
Wed			<b><u>State any seasonal variations for the provision of late night refreshment</u></b> (please read guidance note 5)		
Thur					
Fri			<b><u>Non standard timings. Where you intend to use the premises for the provision of late night refreshment at different times, to those listed in the column on the left, please list</u></b> (please read guidance note 6)		
Sat					
Sun					

**J**

<b>Supply of alcohol</b> Standard days and timings (please read guidance note 7)			<b>Will the supply of alcohol be for consumption – please tick</b> (please read guidance note 8)	On the premises	<input type="checkbox"/>
				Off the premises	<input type="checkbox"/>
				Both	<input checked="" type="checkbox"/>
<b>Day</b>	<b>Start</b>	<b>Finish</b>	<b>State any seasonal variations for the supply of alcohol</b> (please read guidance note 5)		
Mon	11:00	22:00			
Tue	11:00	22:00			
Wed	11:00	23:00			
Thur	11:00	23:00			
Fri	11:00	23:00			
Sat	11:00	23:00			
Sun	11:00	17:00			

**K**

**Please highlight any adult entertainment or services, activities, other entertainment or matters ancillary to the use of the premises that may give rise to concern in respect of children (please read guidance note 9).**



**L**

<b>Hours premises are open to the public</b> Standard timings (please read guidance note 7)			<u>State any seasonal variations</u> (please read guidance note 5)	
Day	Start	Finish		
Mon	11:00	22:00		
Tue	11:00	22:00		
Wed	11:00	23:00		
Thur	11:00	23:00		<b><u>Non standard timings. Where you intend the premises to be open to the public at different times from those listed in the column on the left, please list</u></b> (please read guidance note 6)
Fri	11:00	23:00		
Sat	11:00	23:00		
Sun	11:00	17:00		

Please identify those conditions currently imposed on the licence which you believe could be removed as a consequence of the proposed variation you are seeking.

None Applicable

Please tick as appropriate

- I have enclosed the premises licence
- I have enclosed the relevant part of the premises licence

If you have not ticked one of these boxes, please fill in reasons for not including the licence or part of it below

Reasons why I have not enclosed the premises licence or relevant part of premises licence.

**M** Describe any additional steps you intend to take to promote the four licensing objectives as a result of the proposed variation:

**a) General – all four licensing objectives (b, c, d and e) (please read guidance note 11)**

All current procedures recorded in our original licence application will continue to be maintained in force during the extended hours. We have received no complaints from residents nor had any cause to involve the local police or any other interested authorities in this application, during the past three years trading.

**b) The prevention of crime and disorder**

**c) Public safety**

**d) The prevention of public nuisance**

**e) The protection of children from harm**

Checklist:


**Please tick to indicate agreement**

- I have made or enclosed payment of the fee; or
- I have not made or enclosed payment of the fee because this application has been made in relation to the introduction of the late night levy.
- I have sent copies of this application and the plan to responsible authorities and others where applicable.
- I understand that I must now advertise my application.
- I have enclosed the premises licence or relevant part of it or explanation.
- I understand that if I do not comply with the above requirements my application will be rejected.

**IT IS AN OFFENCE, UNDER SECTION 158 OF THE LICENSING ACT 2003, TO MAKE A FALSE STATEMENT IN OR IN CONNECTION WITH THIS APPLICATION. THOSE WHO MAKE A FALSE STATEMENT MAY BE LIABLE ON SUMMARY CONVICTION TO A FINE OF ANY AMOUNT.**

**Part 5 – Signatures** (please read guidance note 12)

**Signature of applicant (the current premises licence holder) or applicant’s solicitor or other duly authorised agent** (please read guidance note 13). **If signing on behalf of the applicant, please state in what capacity.**

Signature	Andrew Dore  Digitally signed by Andrew Dore Date: 2019.01.22 18:08:48 Z
Date	22/01/2019
Capacity	Owner

**Where the premises licence is jointly held, signature of 2nd applicant (the current premises licence holder) or 2nd applicant’s solicitor or other authorised agent** (please read guidance note 14). **If signing on behalf of the applicant, please state in what capacity.**

Signature	
Date	
Capacity	

**Contact name (where not previously given) and address for correspondence associated with this application** (please read guidance note 15)

<b>Post town</b>		<b>Post code</b>	

Telephone number (if any)	
If you would prefer us to correspond with you by e-mail, your e-mail address (optional)	

**Notes for Guidance**

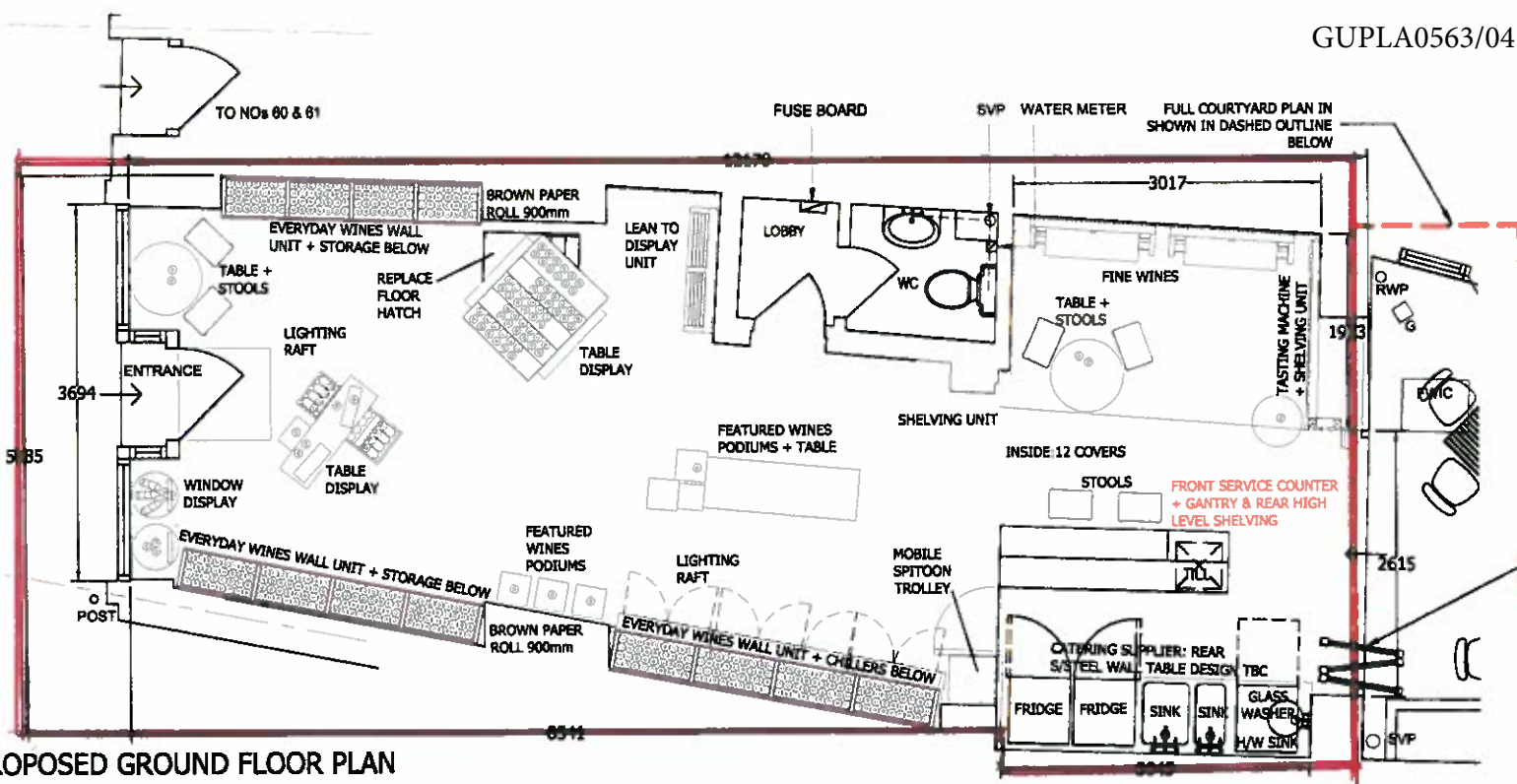
**This application cannot be used to vary the licence so as to extend the period for which the licence has effect or to vary substantially the premises to which it relates. If you wish to make that type of change to the premises licence, you should make a new premises licence application under section 17 of the Licensing Act 2003.**

1. You do not have to pay a fee if the only purpose of the variation for which you are applying is to avoid becoming liable for the late night levy
2. Describe the premises. For example, the type of premises, its general situation and layout and any other information which could be relevant to the licensing objectives. Where your application includes off-supplies of alcohol and you intend to provide a place of consumption of these off-supplies of alcohol, you must include a description of where the place will be and its proximity to the premises.
3. In terms of specific regulated entertainments please note that:
  - Plays: no licence is required for performances between 08.00 and 23.00 on any day, provided that the audience does not exceed 500.
  - Films: no licence is required for 'not-for-profit' film exhibition held in community premises between 08.00 and 23.00 on any day provided that the audience does not exceed 500 and the organiser (a) gets consent to the screening from a person who is responsible for the premises; and (b) ensures that each such screening abides by age classification ratings.
  - Indoor sporting events: no licence is required for performances between 08.00 and 23.00 on any day, provided that the audience does not exceed 1000.
  - Boxing or Wrestling Entertainment: no licence is required for a contest, exhibition or display of Greco-Roman wrestling, or freestyle wrestling between 08.00 and 23.00 on any day, provided that the audience does not exceed 1000. Combined fighting sports – defined as a contest, exhibition or display which combines boxing or wrestling with one or more martial arts – are licensable as a boxing or wrestling entertainment rather than an indoor sporting event.
  - Live music: no licence permission is required for:
    - a performance of unamplified live music between 08.00 and 23.00 on any day, on any premises.
    - a performance of amplified live music between 08.00 and 23.00 on any day on premises authorised to sell alcohol for consumption on those premises, provided that the audience does not exceed 500.
    - a performance of amplified live music between 08.00 and 23.00 on any day, in a workplace that is not licensed to sell alcohol on those premises, provided that the audience does not exceed 500.
    - a performance of amplified live music between 08.00 and 23.00 on any day, in a church hall, village hall, community hall, or other similar community premises, that is not licensed by a premises licence to sell alcohol, provided that (a) the audience does not

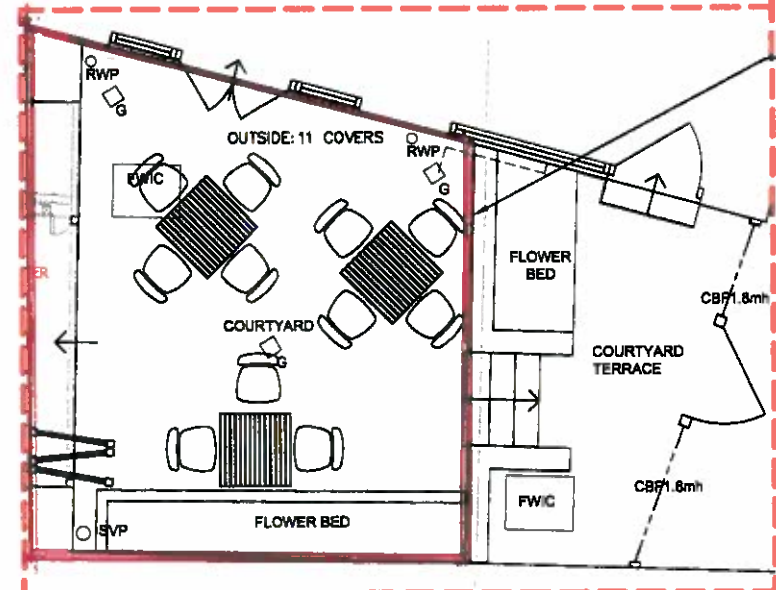
- exceed 500, and (b) the organiser gets consent for the performance from a person who is responsible for the premises.
- a performance of amplified live music between 08.00 and 23.00 on any day, at the non-residential premises of (i) a local authority, or (ii) a school, or (iii) a hospital, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance on the relevant premises from: (i) the local authority concerned, or (ii) the school or (iii) the health care provider for the hospital.
- Recorded Music: no licence permission is required for:
  - any playing of recorded music between 08.00 and 23.00 on any day on premises authorised to sell alcohol for consumption on those premises, provided that the audience does not exceed 500.
  - any playing of recorded music between 08.00 and 23.00 on any day, in a church hall, village hall, community hall, or other similar community premises, that is not licensed by a premises licence to sell alcohol, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance from a person who is responsible for the premises.
  - any playing of recorded music between 08.00 and 23.00 on any day, at the non-residential premises of (i) a local authority, or (ii) a school, or (iii) a hospital, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance on the relevant premises from: (i) the local authority concerned, or (ii) the school proprietor or (iii) the health care provider for the hospital.
- Dance: no licence is required for performances between 08.00 and 23.00 on any day, provided that the audience does not exceed 500. However, a performance which amounts to adult entertainment remains licensable.
- Cross activity exemptions: no licence is required between 08.00 and 23.00 on any day, with no limit on audience size for:
  - any entertainment taking place on the premises of the local authority where the entertainment is provided by or on behalf of the local authority;
  - any entertainment taking place on the hospital premises of the health care provider where the entertainment is provided by or on behalf of the health care provider;
  - any entertainment taking place on the premises of the school where the entertainment is provided by or on behalf of the school proprietor; and
  - any entertainment (excluding films and a boxing or wrestling entertainment) taking place at a travelling circus, provided that (a) it takes place within a moveable structure that accommodates the audience, and (b) that the travelling circus has not been located on the same site for more than 28 consecutive days.
- 4. Where taking place in a building or other structure please tick as appropriate (indoors may include a tent).
- 5. For example state type of activity to be authorised, if not already stated, and give relevant further details, for example (but not exclusively) whether or not music will be amplified or unamplified.
- 6. For example (but not exclusively), where the activity will occur on additional days during the summer months.
- 7. For example (but not exclusively), where you wish the activity to go on longer on a particular day e.g. Christmas Eve.

8. Please give timings in 24 hour clock (e.g. 16.00) and only give details for the days of the week when you intend the premises to be used for the activity.
9. If you wish people to be able to consume alcohol on the premises, please tick 'on the premises'. If you wish people to be able to purchase alcohol to consume away from the premises, please tick 'off the premises'. If you wish people to be able to do both, please tick 'both'.
10. Please give information about anything intended to occur at the premises or ancillary to the use of the premises which may give rise to concern in respect of children regardless of whether you intend children to have access to the premises, for example (but not exclusively) nudity or semi-nudity, films for restricted age groups or the presence of gaming machines.
11. Please list here steps you will take to promote all four licensing objectives together.
12. The application form must be signed.
13. An applicant's agent (for example solicitor) may sign the form on their behalf provided that they have actual authority to do so.
14. Where there is more than one applicant, each of the applicants or their respective agents must sign the application form.
15. This is the address which we shall use to correspond with you about this application.

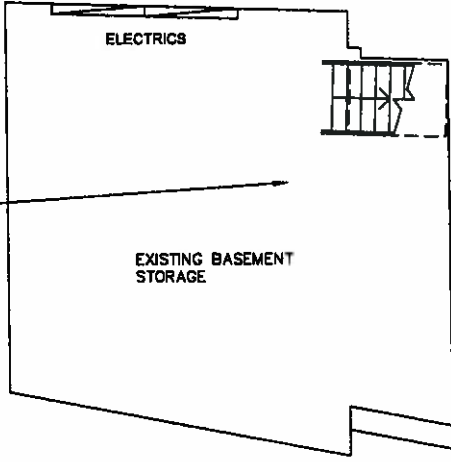
EDGE OF KERB



PROPOSED GROUND FLOOR PLAN



PROPOSED COURTYARD PLAN



PROPOSED BASEMENT PLAN

CLIENT TO ADVISE EXTENT OF REFURBISHMENT TO EXTERNAL AREAS

CLIENT TO ADVISE EXTENT OF REFURBISHMENT - BASEMENT WORKS IN ABEYANCE.

B	Issued for tender	13.09.12
A	Issued for tender	04.09.12
Issue	Description	Date

DESIGNER AND / OR SUB-CONTRACTORS SHALL VERIFY ALL PROJECT DIMENSIONS BEFORE COMMENCING ON SITE OR OFFSITE FABRICATIONS. DIMENSIONS SHALL BE PRECISE AND OVER INCLUDE DIMENSIONS. THIS DRAWING IS CONTRACT AND CANNOT BE SUPERSEDED IN WHOLE OR IN PART OR BY ANY OTHER WITHOUT THE WRITTEN PERMISSION OF STAMP DESIGN. NO LIABILITY IS OFFERED OR IMPLIED ON THE CONTENT OF THESE DRAWINGS. CLIENT AND CONTRACTOR SHALL SATISFY THEMSELVES THAT THE QUANTITIES INDICATED IN THIS DRAWING IN TERMS OF FUNCTION AND FEASIBILITY. QUANTITIES SHOULD BE OBTAINED FROM THE LANDLORDS ARCHITECT, STRUCTURAL ENGINEERS AND PROJECT TEAM AS TO THE FEASIBILITY OF QUANTITIES CONTAINED HEREIN. THE LANDLORDS AGENTS WILL BE RESPONSIBLE IN ALL CASES FOR PROVIDING ACCURATE INFORMATION OF QUANTITIES, AND BEING OFF OF DESIGN WITHOUT HESITATION. NO STRUCTURAL DESIGN AND TENDER PLACE SHOULD STRUCTURAL DESIGN BE REQUIRED, THIS MUST BE COMPLETED AND SIGNED OFF BY AN INDEPENDENT STRUCTURAL ENGINEER IN ALL CASES. NO LIABILITY OR WARRANTY AS TO THE STRUCTURAL RELIABILITY OF ANY WORK CONTAINED HEREIN IS OFFERED OR IMPLIED IN THIS DRAWING AND

client  
**CORKAGE**  
60 Quarry Street  
Guildford

**STAMP**  
133 PARK STREET  
LONDON  
SE1 1EA  
www.stampdesign.co.uk

title  
Proposed  
General Arrangement Plans  
scale  
1:50 @ A3  
drawing no.  
RM  
STA.CORKAGE.GA001



## Licensing Act 2003 Premises Licence

### NAME OF LICENSED PREMISES

**CORKAGE LTD** **COPY**

### ADDRESS OF LICENSED PREMISES

60 Quarry Street, Guildford, Surrey, GU1 3UA

### ORIGINAL LICENCE COMMENCEMENT DATE

23/11/2015

### EXPIRY DATE, IF TIME LIMITED

N/A

### LICENSABLE ACTIVITIES AUTHORISED BY THE LICENCE

-Recorded Music  
-Sale of Alcohol

#### Recorded Music Indoors

Day	Start Time	End Time
Monday	11:00	22:00
Tuesday	11:00	22:00
Wednesday	11:00	22:00
Thursday	11:00	22:00
Friday	11:00	22:00
Saturday	11:00	22:00
Sunday	12:00	17:00

#### Sale of Alcohol Both on and off the premises

Day	Start Time	End Time
Monday	11:00	22:00
Tuesday	11:00	22:00
Wednesday	11:00	22:00
Thursday	11:00	22:00
Friday	11:00	22:00
Saturday	11:00	22:00
Sunday	12:00	17:00



Mike Smith  
Licensing Team Leader  
Guildford Borough Council



**Licensing Act 2003  
Premises Licence**

**COPY**

**Opening Hours**

Day	Start Time	End Time
Monday	11:00	22:00
Tuesday	11:00	22:00
Wednesday	11:00	22:00
Thursday	11:00	22:00
Friday	11:00	22:00
Saturday	11:00	22:00
Sunday	12:00	17:00

**WHERE THE LICENCE AUTHORISES SUPPLIES OF ALCOHOL WHETHER THESE ARE ON AND/OR OFF SUPPLIES**

ON/OFF

**NAME, REGISTERED ADDRESS OF HOLDER OF PREMISES LICENCE**

Mr Andrew George Doré

**REGISTERED NUMBER OF HOLDER, FOR EXAMPLE COMPANY NUMBER, CHARITY NUMBER (WHERE APPLICABLE)**

9319120

**DETAILS OF DESIGNATED PREMISES SUPERVISOR**

Name:	Mr Andrew George Dore
Address:	[REDACTED]
Telephone:	[REDACTED]
Licence Number:	1490
Licensed By:	Guildford

Mike Smith  
Licensing Team Leader  
Guildford Borough Council

**Licensing Act 2003**  
**Premises Licence**

COPY

**MANDATORY CONDITIONS**

**A: Sales of alcohol**

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

**Mandatory Licensing Conditions (Off Sales)**

1. The premises licence 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.

**B: Permitted price for alcohol**

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 amount 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) "value 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



Mike Smith  
Licensing Team Leader  
Guildford Borough Council

## Licensing Act 2003 Premises Licence

COPY

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.

### **C: Permitted hours**

As displayed on the Premises Licence.

### **D: Additional conditions as laid out in the application operating schedule**

1. The premises shall install and maintain a CCTV system The CCTV system shall continually record whilst the premises is open for licensable activities and during all times when customers remain on the premises. All recordings shall be stored for a minimum period of 31 days with date and time stamping. Viewing of recordings shall be made available immediately upon the request of an authorised officer of a responsible authority throughout the preceding 31 day period.
2. A staff member from the premises who is conversant with the operation of the CCTV system shall be on the premises at all times when the premises is open. This staff member must be able to provide an authorised officer of a responsible authority copies of recent CCTV images or data with the absolute minimum of delay when requested.
3. No deliveries shall take place outside of normal opening hours.

### **E: Additional conditions as imposed at Licensing Sub-committee hearing of the 23<sup>rd</sup> November 2015**

1. The premises shall be a smoke free zone at all times and no smoking to take place in the courtyard.
2. There shall be no music to be played in the courtyard.



Mike Smith  
Licensing Team Leader  
Guildford Borough Council

## Licensing Act 2003 Premises Licence Summary

**COPY**

### NAME OF LICENSED PREMISES

**CORKAGE LTD**

### ADDRESS OF LICENSED PREMISES

60 Quarry Street, Guildford, Surrey, GU1 3UA

### ORIGINAL LICENCE COMMENCEMENT DATE

23/11/2015

### EXPIRY DATE, IF TIME LIMITED

N/A

### LICENSABLE ACTIVITIES AUTHORISED BY THE LICENCE

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Mike Smith  
Licensing Team Leader  
Guildford Borough Council

## Licensing Act 2003 Premises Licence Summary

**COPY**

### Opening Hours

Day	Start Time	End Time
Monday	11:00	22:00
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### WHERE THE LICENCE AUTHORISES SUPPLIES OF ALCOHOL WHETHER THESE ARE ON AND/OR OFF SUPPLIES

ON/OFF

### NAME, REGISTERED ADDRESS OF HOLDER OF PREMISES LICENCE

Mr Andrew George Doré

### REGISTERED NUMBER OF HOLDER, FOR EXAMPLE COMPANY NUMBER, CHARITY NUMBER (WHERE APPLICABLE)

9319120

### DESIGNATED PREMISES SUPERVISOR

Mr Andrew George Doré

### STATE WHETHER ACCESS TO THE PREMISES BY CHILDREN IS RESTRICTED OR PROHIBITED

N/A



Mike Smith  
Licensing Team Leader  
Guildford Borough Council

**From:** Caroline Scott [REDACTED]  
**Sent:** 12 February 2019 13:13  
**To:** Licensing Unit  
**Subject:** Corkage extended license application

To whom it may concern:

I am one of the residents of the block of flats above the wine bar Corkage in Quarry Street. I saw that another application has been put in to the council to further extend licensing hours until 11pm and I wanted to outline some of my concerns below as the owner claims in the application that "we have received no complaints from residents nor had any cause to involve the local police or any other interested authorities in this application, during the past three years trading." This is untrue. I can prove correspondence that I have had with the council regarding noise and environmental health issues.

My concerns are as follows:

1. Noise - I have lived at the flat directly above the bar ever since it opened (2016) and have had some issues with the bar during that time. At present it closes at 10pm but in actual fact I have noticed that people don't tend to leave until at least 10.30pm and many people sit out on the patio (just below my bedroom) talking until closing time which gets quite loud. Once the patrons have gone the noise continues while the staff stack the bottle deposit and close the doors up. All of this means I can't go to sleep until 11pm when it's quiet - and if the license is granted to extend - even later.

2. Smoking: while the document submitted that "no complaints have been received" that is untrue. My neighbor [REDACTED] and I have both been unhappy with the patrons smoking in the doorway to our building and the cigarette butts left to accumulate in our doorway. It's unpleasant to have to walk through smoke to get in or out as well. We spoke to the managing agent (Gascoigne's) some time ago about this and unfortunately the response from the owner was hostile. I haven't yet had a follow up to this but we requested that the bar take responsibility for ensuring that any mess left by their patrons was cleaned up by thoroughly sweeping the pavement when they close.

3. Changing nature of the business: when I bought the flat in 2016 I was told there would be a wine shop below which served some drinks but with early closing. However in the time I have lived here the shop/bar has more than once requested extensions to its licensing hours. I was unhappy when the time was extended to 10pm (as I explain above in practice that means quiet an hour later) but extending it til 11 means that it will be almost midnight by the time everything is quiet. I imagine that's why many owners live in the flat above their business. It seems that gradually the wine shop is now a late night bar and that's not compatible with a residential block. Had I known 3 years ago that the goal posts would keep shifting and my sleep would be disturbed I may not have bought and it puts me in a difficult situation now.

4. Other lesser issues:

- a) While the bar has been there there have also been numerous occasions when their alarm has gone off in the middle of the night and been left ringing until 9am.
- b) There's a patio light that is directed towards the building and therefore casts a bright light. I did at one stage ask if this could be repositioned slightly to avoid so much glare at night but there has been no change.
- c) Vomit in the doorway had to be cleared up and is occasionally found outside our building. My neighbor [REDACTED] had to clear it up. While this cannot be attributed definitely to the bar it is part of the environmental health questions arising.
- d) Music from the bar - this is generally not an issue but sometimes in the summer it can be a nuisance.

Overall myself and my neighbor [REDACTED] [REDACTED] are strongly against this extension on the grounds of noise disruption and environmental health grounds which compromise the standard of living of the residents who live above the bar. We have not found the owner to be cooperative or responsive to previous issues and this is a concern going forward.

Please let me know if this email constitutes my formal objection (or if I need to write a letter with the above points) and what further steps there will be in the consultation of this license.

Yours Faithfully

Caroline Scott Plummer

A large black rectangular redaction box covering the signature area.



**From:** [REDACTED]  
**To:** [Licensing Unit](#)  
**Subject:** Licence variation - GUPLA0563  
**Date:** 13 February 2019 14:08:28

---

Dear Sirs,

I understand that there is a current application to vary the premises licence with reference GUPLA0563 in respect of 60 Quarry Street, Guildford, in order to extend the licensed hours.

The rear of the property consists of an open air seating area, which is directly abutted by the windows of the residential flats on the first and second floors. On this basis I would propose that the extension of the permitted hours might only apply to the internal service areas so as to minimise disruption to the residential flats.

I would otherwise note that Corkage have been a good and respectful neighbour and I wish their business every success.

Kind regards

Richard Wilkin  
[REDACTED]

This page is intentionally left blank

60 Quarry Street,

GU1 3UA.

Guildford, Surrey.

4th March 2019

Sophie Butcher,  
Committee Officer,  
Committee Services,  
Guildford Borough Council,  
Milmead House,  
Milmead,  
Guildford,  
Surrey,  
GU2 4BB.

Dear Sophie,

**Re: Licensing Sub-Committee Hearing - 18th March 2019**

Further to your email of 1st March enclosing information pertaining to the forthcoming Licensing Sub-Committee meeting, I am writing to provide some further details concerning our proposal and respond to some of the concerns raised by the local residents.

I would reiterate my previous statement that in the past 3 years of trading, we have not received any complaints directly from residents themselves either in person, by email or in writing. In February 2018, we did receive an email from the property manager (Steve Russell, Gascoignes) forwarding an email he had received from a resident complaining about an accumulation of cigarette butts around the doorway to the flats and attributing the problem solely to patrons of Corkage. A copy of my email response is attached.

In July/August 2018 we experienced difficulties with a faulty smoke alarm in the basement and were alerted by Ian Croll (GBC Environmental Health Authority) that it had disturbed residents on several occasions. My email of 1st August 2018 attached explains the actions taken and hopefully demonstrates that I am both cooperative and responsive when issues have been raised with me.

In the past few weeks I have raised enquiries with both the Landlord [REDACTED] and the property managers (Gascoignes) as to whether they had received formal complaints outside of the two referenced above that would require action or response from us, and they have confirmed they have not.

In response to the specific issues raised by Caroline Scott:-

**1. Noise**

With the exception of Sundays, the hours within which we are permitted to carry out our licensable activities are between 11am-10pm. Although this permits us to sell alcohol until

10pm, our current procedures are to take last orders at 9:30pm with the view that the majority of customers drinking on site will have vacated the premises by 10pm, our advertised closing time. As licence holder it is within my discretion to allow a reasonable drinking up time which ordinarily would not exceed 15-20 minutes beyond the advertised closing time. As a family business employing staff who are only remunerated until 10pm it is not in our interests to prolong the time our customers take to leave the premises. Anyone leaving after 10:30pm are probably members of staff after clearing up. Should approval be granted to carry out licensable activities until 11pm, we would propose to take last orders at 10:30pm with a view that most customers will have left the premises by 11pm.

## **2. Smoking**

I refer to my attached email response when this issue was raised with us. We took the complaint seriously and monitored the situation in subsequent weeks (including taking daily photos of the area before opening), but cannot agree with complainants assertions as to either the scale or the source of the problem. I have seen residents of the flats smoking in the doorway concerned, along with partners of shoppers at Phyllis Tuckwell, passing-by pedestrians, car drivers parked in the public parking bays outside Corkage, and patrons of the two pubs within 100 metres of us on Quarry Street. The vast majority of our patrons are non-smokers, but if on the rare occasion a customer asks where he or she can smoke, because we agreed to prohibit customers from smoking on the patio to the rear of the property, as a condition to the original premises licence being granted, we have no alternative but to direct them to outside the front. We continue to keep the front of the shop clear of all detritus (cigarette butts, glasses and bottles from the pub, and residents own refuse sacks etc.) as it is clearly in our interests to ensure we continue to be an attractive proposition to all customers.

## **3. Changing Nature of the Business**

When we originally conceived our business, we anticipated approximately 50% revenue derived from retail (off) sales and 50% from customers consuming on the premises. During the past three years it has been increasingly evident from our revenue analysis that our customers value the on site drinking experience more than the retail. Although it is our intention to try to redress this balance and increase retail sales in future, it is clear from the establishment and subsequent closure of competitors such as Inn At Home during our existence, that a purely retail operation in isolation is not a viable business model in central Guildford.

## **4. Fire Alarm**

The attached email refers. I am not aware of a repeat of the alarm going off since we took steps to replace the faulty one and have certainly received no further complaints from residents, managing agent or environmental officers. I should add, that most retailers would have installed burglar or fire alarms to protect their stock and the issue that arose could have happened whether or not the premises were licensed to sell alcohol.

## **5. Patio Light**

Whilst neither myself nor my Manager recall being asked to reposition the patio light, we will endeavour to ensure that it is not directed towards the windows of the flats above

when the patio is in use in the summer months. We do have a large parasol that is erected when the weather is inclement which would obstruct the light from the windows.

## **6. Vomit**

We take every step to ensure that customers do not leave our premises inebriated. We have an informal guideline that no table should be served more than one bottle of wine per person. We are not aware of any of our customers ever leaving the premises and vomiting outside and staff would be more than aware as they would have to go past/through it after locking up. We have also had to clear up vomit in our doorway that had appeared post-locking up and before opening the next day. Unfortunately, this is an issue we share with residential neighbours as a consequence of living in a town centre with several pubs and clubs nearby, and as with cigarette butts it is in our best interest to clear up our shop frontage and make it presentable.

## **7. Music**

Whilst we are permitted to play recorded music during operating hours as part of our licensed activities, following discussions with the team, we have agreed to turn off the music promptly at 10pm as part of the encouragement to customers to vacate the premises (or 11pm if the extension is agreed).

With regards to the representation made by Richard Wilkin that in the event the extension of licensable hours is approved we should consider customers vacating the patio by 10pm, we do not consider this to be an unreasonable proposal. We do, however, have a proposal of our own that may assuage his concerns and satisfy a couple of the other issues raised above.

## **Proposal to Erect an Awning**

Whilst we already have a large parasol that covers the seated patio area to the rear of the property, we are currently considering replacing this with a permanent awning fitted at the rear of the shop. This would enable us to erect downward lighting and heating to the area and act as a screen to light and noise to the flats above. If the no-smoking provision in the patio area was also removed, we could ensure that any customers wishing to smoke did so in an area we controlled and cleaned regularly, which should assuage any concerns of residents that our patrons are contributing to the accumulation of cigarette butts at the front of the property. We have discussed this proposal briefly with the landlord who is amenable to the idea and agrees it would have a positive impact on the environment for the residents above. Mr. Wilkin may be prepared to reconsider his representation if we implemented this measure too.

Finally, I would like to remind the Licensing Sub-Committee of the nature and scale of our business. Our maximum seated capacity inside is 22 seats with six individual tables seating between 2-6 people. There is seating for a further dozen people on 4 small tables on the patio to the rear. We are rarely visited by larger groups with the exception of private hire events organised by groups of school parents or local solicitors or accountants firms. The majority of our customers are couples who wish to enjoy a glass of quality wine and a quiet conversation in a civilised environment. The proposal to extend our hours until 11pm is to facilitate those couples who may have already been to the theatre or dinner and are seeking a glass of wine at the end of their evening before heading home, which our self-

Agenda item number: 3

imposed 9.30 last orders provision prohibits. We have no intention of becoming a late night venue.

I trust that the above explanation with supporting documents provides further clarity of our intentions, and I would be more than happy to meet with any local residents in future to address any concerns that may have in person.

Yours sincerely,

Andrew G Doré  
Owner

---

Registered in England & Wales No. 9319120      VAT No. 213858112    Tel: 01483 576107

Sophie - Ist Email below..

Andy Doré  
Owner  
Corkage  
60 Quarry Street  
Guildford  
Surrey  
GU1 3UA

Tel: [REDACTED]

Mob: [REDACTED]

Begin forwarded message:

**From:** andy [REDACTED]  
**Subject:** Corkage - Fire Alarm  
**Date:** 1 August 2018 15:30:55 BST  
**To:** [REDACTED]

Ian,

Further to your letter of 2nd July informing us you had received a complaint regarding our fire alarm going off on several occasions, I just wanted to let you know the steps we have taken to try to mitigate the problem.

Our fire alarm engineer has visited the premises and confirmed that the alarm fitted in the basement is principally a smoke detector and is therefore easily set off by movement of dust particles - which are obviously abundant in the basement. He has replaced the sensor with one that detects significant change in temperature (fire) rather than smoke which he assures us should alleviate the issue of the alarm being triggered by dust caused by movement in the basement, large lorries passing outside etc.

We hope that this will reduce the chance of the alarm being triggered unnecessarily which we are conscious must be a significant nuisance for the residents above. Unfortunately, we do not live at the premises ourselves, but both myself and my Manager have provided our contact numbers to the Town Rangers to contact us in the event they become aware of the alarm sounding - we can be at the shop within 10 minutes of a call in most instances.

I trust this evidences that we have taken the matter seriously and taken steps to try to mitigate the problem and would appreciate your acknowledgement in due course.

Many Thanks,

Andy Doré  
Owner  
Corkage  
60 Quarry Street

Guildford  
Surrey  
GU1 3UA

Tel: [REDACTED]  
Mob: [REDACTED]



Sophie,

2nd email attached.

Andy Doré  
Owner  
Corkage  
60 Quarry Street  
Guildford  
Surrey  
GU1 3UA

Tel: [REDACTED]  
Mob: [REDACTED]

Begin forwarded message:

**From:** [REDACTED]  
**Subject: Re: smoking in the doorway - Quarry Street**  
**Date:** 5 February 2018 11:14:00 GMT  
**To:** Steve Russell [REDACTED]  
**Cc:** [REDACTED]

Steve,

Thanks for your e-mail informing me of an issue raised by one of the residents of the flats above our premises. As you know, Corkage is a Non-Smoking venue and this extends under the amended terms of our licence to include the seated patio area to the rear of the building, and this is strictly enforced. Whilst we encourage our patrons to act responsibly at all times, we cannot be held responsible for their activities once they have left the premises.

Quarry Street is a public highway and to my knowledge, members of the public are still permitted to smoke on the street. It is also a busy thoroughfare for shoppers and the patrons of the 2 pubs within 100 metre radius of Corkage, so I am not sure how the complainant can be certain that it is patrons of Corkage as opposed to other passers-by that are smoking in the doorway ?

Obviously, we take our responsibilities to prevent any nuisance being caused to our fellow residents very seriously and will remind customers of the need to vacate the surrounding area promptly, but we cannot be expected to police what they do outside the licensed parameters of the business. We do, however, regularly check outside the shop front to clear any litter at opening times as obviously this is unattractive for potential customers and we have not noticed an obvious issue with regards to cigarette butts to date.

The complainant was aware that they would be living above a licensed premises when they took occupancy of the flat above (unlike their predecessor who insisted upon the no smoking provision in the patio area at the tribunal hearing when our licence was first granted). I would suggest that the source of their frustration is not so much a smoking problem, but that when they applied for part-time work with us shortly after taking residency, we found their performance to be unsatisfactory and didn't offer any regular shift work.

We have now been trading for two years and this is the only resident that has made any sort of complaint on a single issue that may or may not be caused by our customers.

If you wish to discuss this further, please feel free to call or visit during our normal opening hours.

Regards,

Agenda item number: 3  
Appendix 2

Andy Dore

On 5 Feb 2018, at 09:47, Steve Russell [REDACTED] wrote:

*Morning Andy*

*I've received this from a flat resident of 60/61. Self-explanatory. Anything you can do before I need to place a sign up? i.e. a sign of your own or something?*

*Regards*

*Steve Russell*  
[REDACTED]

Gascoignes Chartered Surveyors  
[REDACTED]  
[REDACTED]

<image001.png>

**From:**

**Sent:** 03 February 2018 18:40

**To:** Steve Russell

**Subject:** smoking in the doorway - Quarry Street

Dear Steve

Since the opening of the bar below my flat, there have been increasing problems with smokers hanging out in our doorway, and just now - not for the first time- I had to walk through ash and smoke to open the door, which is already unpleasant, but is made worse by the accumulation of cigarette butts that arrive in the lobby that I often have to clean up.

Could we put up a no-smoking sign in the doorway to discourage people from hovering there? (with the neighbours agreement). I am not sure what the situation is regarding the doorway, but presume it to be private property. The patrons of Corkage should be encouraged to smoke elsewhere.

Many thanks