

Flat 2  
60-61 Quarry Street  
Guildford  
Surrey  
GU1 3UA

28 October 2015

Dear Sir/Madam,

**Representations against Licensing Application under Licensing Act 2003**

I would like the following points to be considered against the licence application at 60 Quarry Street during its consultation.

The proposal concerned is within the conservation area close to two of the most historic sites in Guildford; the Castle and its grounds and St Mary's Church. In addition to this, the site is in the same building as four residential properties. As such this application should be considered carefully and I would appreciate it if the following representations against the application grouped by the licensing act objectives are taken into account.

**Public Nuisance:**

**Refuse Disposal:** There is no provision for the disposal of commercial waste and recycling which will be caused by selling alcohol for consumption on the premises. The only place for this to go is on the narrow pedestrian pavement. This will cause an increase in vermin and smell and block some of the public pedestrian right of way along the street (presumably on a daily basis). On several occasions I have cleaned up the waste left by the previous retail shop's waste disposal, this would be worse with the consumption of drink at the address concerned.

**Noise:** Playing background music into the evening with doors open into the courtyard area will disturb the residents of the above properties. In addition to this when customers are leaving there will be a possibility of them loitering and creating noise outside the street as there is nowhere for them to disperse to.

**Smell:** Refuse from the shop would have to be kept somewhere, either in the courtyard or on the street to the front of the property, either way the smell from this rubbish will impact on the current residents and may attract vermin.

**Lighting:** The courtyard area is extremely dark as there is no ambient light able to get into it. As such lighting would need to be provided for customers using the courtyard, this would have a negative impact on the bedrooms that look onto the courtyard which currently enjoy a dark and peaceful outlook.

**Smoking:** Smoke from customers using the courtyard area will be contained in the small walled courtyard and be able to drift into the bedroom

windows of the properties above. The courtyard is small and enclosed and as such would not allow for any smoke to be dispersed.

**Privacy:** The use of the courtyard to the rear of the shop will impact on the ability to use the residential property as it looks directly into the bedroom windows of the first floor properties. This lack of privacy throughout the day and into the evening would impact the use of my property, as, particularly during the summer, I would like the windows to be open.

### **Protect Children from Harm:**

Children who use the bedrooms overlooking the courtyard would be disturbed by its use as a drinking establishment. They would be disturbed by the noise, light and smell created which could harm their development and certainly their health through lack of sleep. In addition they would be exposed to inevitable bad language and potentially to tobacco smoke.

### **Public Safety:**

**Refuse:** As previously mentioned the refuse from the shop causes a problem. It will include glass and, potentially, broken glass. The provision for waste disposal at the properties is for this waste to be left on the street. This refuse leaves the public at risk unnecessarily with broken glass being stored on a very narrow pavement.

**Clients Leaving:** The area outside of the property is very narrow onto a one-way street that is busy throughout the evening. Other licensed premises on the street have a garden area or large pavement area for customers to leave through making it far safer than having potentially intoxicated clients leaving directly onto a very narrow pavement directly onto the road in groups of up to 50. This causes an issue of safety not only to the clients but also to users of the public highway.

### **Questions/Issues over the Application:**

1. The application states 15 Covers and up to a Max of 50 on specific occasions. Guidance under *British Standard 6465-1:2006 Sanitary Installations* suggests that for these numbers of customers a minimum of 2 WCs should be installed however there is only one on the plans provided. Does the applicant plan to not follow this best practice and guidance? What mitigation has been put in place for this? Will there be any access to this WC for customers with disabilities?
2. The application states "Approx. 15" covers however later in the application on the plans diagrams it states "Inside: 12 Covers" and "Outside: 11 Covers". Is the application for 15 covers or 23? Why has this not been clarified in the application?

3. The application states “occasional” promotions for up to 50 people. How will this be monitored? How often will these events take place? Will there be a limit on the number of people allowed to mass in the courtyard area? Will additional WCs be obtained for these events? Where will they be placed? Clearly 50 people who are likely to mass in the courtyard area will make the problems outlined in the representations above a heightened concern to the residents and users of Quarry Street and also create a heightened issue with refuse (as outlined above).
4. There is no mention in the application as to how noise and disturbance to the nearby residents will be controlled by the applicant with regards to their customers’ use of the courtyard area.

**Additional Points:**

**Interference with Sleep:** As a shift worker it is important for me to be able to sleep at unusual times during the day. The proximity of the courtyard and the background music with the proposed bifold doors open would impact on my ability to get this sleep and as such would have an impact on my health.

**Context:**

In considering the above points I believe that some context is important. The following facts should be borne in mind: there is only one narrow pavement for pedestrians on Quarry Street; there is already concern about refuse disposal on the street; there are six bedrooms that have windows into the courtyard area; there are four residential properties in the building, each of which has at least one bedroom with windows onto the courtyard. As I write this letter a building contractor is in the courtyard discussing the development and I can hear every word of their discussion despite the window being closed. It has made me realise that the eye line of any customers stood in the courtyard is directly into the two bedrooms of my property and so I also believe that this possibly an invasion of my privacy.

I believe that the above points show that the proposal to use the courtyard in association with this proposition would have a dramatic impact on the residents who already inhabit the building. In addition I believe that the impact of granting a license to sell alcohol for consumption on the premise will have a serious impact as outlined above on the street as a whole. Having said all of that, I am in favour of bringing businesses into the Guildford High Street area and as such would support an application for a license to sell alcohol for consumption off of the premises at the property concerned.

Yours sincerely,

*{ORIGINAL SIGNED}*

MDA DORMON

NL CURTIS

**From:** Stuart Eastland [REDACTED]  
**Sent:** 24 October 2015 16:47  
**To:** Licensing Unit  
**Cc:** Jean Eastland  
**Subject:** Licensing application by Corkage Ltd, 60-61 Quarry St, Guildford

Dear Sir/Madam,

We are writing to express our objection to the application to run a licensed "wine retailer" shop from the commercial premises at 60-61 Quarry Street. We have an interest in this application as we are in the process of purchasing Flat 4, 60-61 Quarry Street.

It is clear from the application that the intention is to run a hybrid wine shop / wine bar. The application talks of having 15 covers on a regular basis and 50 covers for "special events" such as tastings.

The gross floor area of the premises is approximately 50m<sup>2</sup> and after allowing for some reduction for the (single) toilet and a bar area, it seems that there is insufficient space to cater for the proposed numbers. Having a single toilet for 50 customers (plus staff) also seems inadequate.

We are concerned that use of the rear patio area (immediately below the bedroom windows of the flats above) will cause excessive disturbance to the residents.

The 1<sup>st</sup> and 2<sup>nd</sup> floors of the building at 60/61 Quarry Street was converted from commercial (B1) to residential use (C3) in 2012. At the time of this change of use the Senior Planning Officer (Environmental Health) commented that "The location does not appear to be in close proximity to any potentially or known noisy or late night operations".

In granting the change of use from commercial to residential, the free-holder and Guildford Borough Council must accept that this imposes a duty of care towards the residents of the new flats.

Whilst the proposed opening hours are not excessive, we are concerned that once established, it will be easy for these hours to be extended. I note that another current licensing application is requesting an extension in hours to 2:30am (Five and Lime).

Although the applicant discusses "strong management controls" we are aware that the business (Corkage td) was incorporated in late 2014 and to the best of our knowledge, does not operate any existing licensed premises. We have concern that the applicant may not have sufficient experience to ensure that there is no nuisance or disturbance caused to nearby residents.

In summary we wish to oppose the granting of this application due to the potential of public nuisance.

**Stuart & Jean Eastland**

Woodside Farm House  
Lower Ham Lane  
Elstead  
GU8 6HQ

[REDACTED]

Dear Mark,

Thank you for your response.

Our initial email expresses our reservations in general terms relating to the possible disturbance that a wine bar will cause to neighbours and residents immediately above the bar.

Our specific concerns relating to the Licensing Objectives are as follows:

**Prevention of public nuisance**

- The license seeks approval for up to 50 covers in a single room of 50 m<sup>2</sup> which will be too small to contain these numbers (plus staff). We have concerns that the overspill will migrate onto the pavement and road outside the bar where noise will cause disturbance to neighbours and residents in the homes immediately above the bar.
- The license seeks approval for extending the shop/bar area onto the patio to the rear of the unit. We have concerns that this will cause disturbance to the residents of the homes immediately above whose bedroom windows open onto this patio..
- The license seeks approval for music during opening hours which will cause disturbance to neighbours and residents in the homes immediately above the bar.
- The 1st and 2nd floors of the building at 60/61 Quarry Street was converted from commercial (B1) to residential use (C3) in 2012. At the time of this change of use the Senior Planning Officer (Environmental Health) commented that “The location does not appear to be in close proximity to any potentially or known noisy or late night operations”. Operating a bar in the ground floor commercial unit will create both noise and late night operations which will cause disturbance to neighbours and residents in the homes immediately above the bar.
- Although the applicant discusses “strong management controls” we are aware that the business (Corkage td) was incorporated in late 2014 and to the best of our knowledge, does not operate any existing licensed premises. We have concern that the applicant may not have sufficient experience to ensure that there is no nuisance or disturbance caused to nearby residents.

**Public safety**

- The license seeks approval for up to 50 covers in a single room of 50 m<sup>2</sup> which will be too small to contain these numbers (plus staff). We have concerns that the overspill will migrate onto the pavement and road outside the bar where they will be at risk from traffic on the street.
- The license seeks approval for up to 50 covers in a single room of 50 m<sup>2</sup> with a single toilet (for both customers and staff) which raised health and hygiene issues.

In summary we wish to oppose the granting of this application due to the potential of public nuisance and risk to public safety.

Regards,

**Stuart & Jean Eastland**

