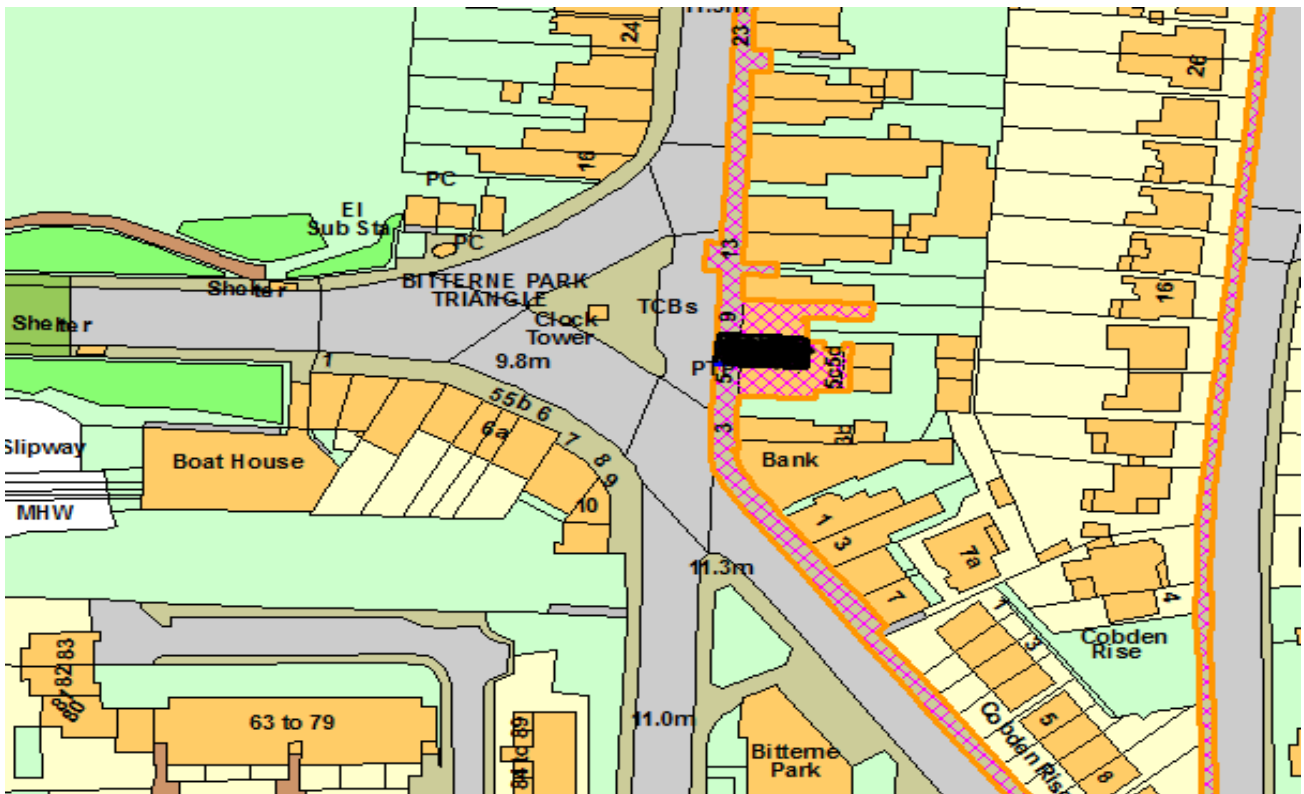


DECISION-MAKER Licensing (Licensing and Gambling) Sub-Committee
SUBJECT Hearing to Consider an application for Variation of a Premises Licence –
 The Butcher's Hook, 7 Manor Farm Road, Southampton SO18 1NN
DATE OF HEARING Thursday 11 December 2014
REPORT OF Head of Legal and Democratic Services
E-mail licensing@southampton.gov.uk
 Application Date : 21 October 2014 Application Received 21 October 2014
 Application Valid : 21 October 2014 Reference : **2014/03639/01SPRV**



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Representations from Responsible Authorities

Responsible Authority	Satisfactory?
Hampshire Constabulary	Yes
Local Safeguarding Children Board	No Response Received
Hampshire Fire And Rescue	Yes
Environmental Health	Yes
Planning & Sustainability	No Response Received

Public Health	No Response Received	
<i>Other Representations</i>		
Name	Address	Contributor Type
Mr. Paul Jenks	44 Hillside Avenue, Southampton,SO18 1JY	Resident Support
Mr. Michael Best	26 Home Farm, East, Lockerley SO51 0JT	Resident Support
Ms. D Morris	47A Manor Farm Road Southampton SO18 1NR	Resident Support
Mr. Colin Sutherland	26 Furze Road, Southampton SO19 8PE	Resident Support
Mr Steve Adams	65 Ash Tree Road, Southampton, SO18 1NA	Resident Support
Ms Elizabeth Batten	44 Manor Farm, Southampton SO18 1NN	Resident Support
Dr Paul Garside	35 Hillside Ave, Southampton SO18 1LD	Resident Support
Dr. Tim Chown	49 Chelwynd Drive Southampton SO16 3HY	Resident Support
Mr Ian Turner	270A Priory Road, Southampton SO17 2LS	Resident Support
Mrs Rachael Birchal	12 Alcantara Cres, Southampton SO14 3HR	Resident Support
Ms Vicki Holland	29 Whitworth Road, Southampton SO18 1GE	Resident Support
Mr. Santa Jancenoka	Bitterne Balti, 9 Manor Farm Road, SO18 1NN	Trader Objection
Ms. Chloe Mason	50 Manor Farm Road, Southampton SO18 1NN	Resident Objection
Mr. Gordon Gray-Drummond	3B The Triangle, Cobden Ave, Southampton SO18 1FZ	Resident Objection
Mr. Jide David	5B Manor Farm Road Southampton SO18 1NN	Resident Objection

Legal Implications

1. The legislation specifically restricts the grounds on which the sub-committee may refuse an application for variation of a premises licence, or impose conditions. The legislation provides for a presumption of grant of an application for variation of a premises licence, subject to the determination of the application with a view to promoting the licensing objectives in the overall interests of the local community. In doing so the sub-committee must give appropriate weight to:
 - the steps that are appropriate to promote the licensing objectives;
 - the representations (including supporting information) presented by all the parties;
 - its own statement of licensing policy
 - the Statutory Guidance
2. An application may be refused in part and thereby only permit some of the licensable activities sought.
3. An applicant for variation of a premises licence whose application has been refused, or who is aggrieved by conditions imposed, may appeal against the decision to the Magistrates' Court. Any other person, who made a valid representation, may appeal to

the Magistrates' Court against the decision to grant the application or against any conditions imposed.

4. In considering this application the sub-committee will sit in a quasi-judicial capacity and is thus obliged to consider the application in accordance, in particular, with both the Licensing Act 2003 (Hearings) Regulations 2005 (as amended) and the rules of natural justice. The practical effect of this is that the sub-committee must make its decision based on evidence submitted in accordance with the legislation and give adequate reasons for reaching its decision.
5. The sub-committee must also have regard to:
 - *The Crime and Disorder Act 1998*
Section 17 of the Crime and Disorder Act 1998 places the sub-committee under a duty to exercise its various functions with due regard to the likely effect of the exercise of those functions on, and the need to do all that it reasonably can to prevent, crime and disorder in its area.
 - *The Human Rights Act 1998*
The Act requires UK legislation to be interpreted in a manner consistent with the European Convention on Human Rights. It is unlawful for the sub-committee to act in a way that is incompatible (or fail to act in a way that is compatible) with the rights protected by the Act. Any action undertaken by the sub-committee that could have an effect upon another person's Human Rights must be taken having regard to the principle of proportionality - the need to balance the rights of the individual with the rights of the community as a whole. Any action taken by the sub-committee which affects another's rights must be no more onerous than is necessary in a democratic society. The matters set out in this report must be considered in light of the above obligations.

Copies of the application for variation of the premises licence and the representations to it are annexed to this report.

Southampton City Council

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 Anthony Nicholls

(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

Premises licence number

2013/01185/01SPRN

Part 1 – Premises Details

Postal address of premises or, if none, ordnance survey map reference or description

The Butcher's Hook Alehouse 7 Manor Farm Road
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Post town	Southampton
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Post code	SO18 1NN
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Telephone number at premises (if any)	
---------------------------------------	--

Non-domestic rateable value of premises	£4380
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Part 2 – Applicant details

Daytime contact telephone number	██████████
---	------------

Current postal address if different from premises address	
--	--

Post Town		Postcode	
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Part 3 - Variation

Please tick yes

Do you want the proposed variation to have effect as soon as possible?

If not do you want the variation to take effect from

Day		Month		Year	
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

Please describe briefly the nature of the proposed variation (Please see guidance note 1)
Extension of license boundary to include small outdoor seating area directly in front of property.

Due to large amounts of customers drinking outside the premises initially after opening we were asked by licensing officer Phil Bates and local police to enforce a no drinks outside policy at all times. Our customer levels have since died down significantly to the point where we believe outside drinking can take place safely and without jeopardising our licensing objectives. An extension to our license boundary is sought to ensure that all responsible authorities are aware of our plans and any further conditions may be detailed.

Customers will be asked to come inside at 22:45 and if the premises is at capacity at this time they will be asked to finish their drinks and leave the outside space by 23:00.

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.

Provision of regulated entertainment

Please tick yes

- a) plays (if ticking yes, fill in box A)
- b) films (if ticking yes, fill in box B)
- c) indoor sporting events (if ticking yes, fill in box C)
- d) boxing or wrestling entertainment (if ticking yes, fill in box D)
- e) live music (if ticking yes, fill in box E)
- f) recorded music (if ticking yes, fill in box F)
- g) performances of dance (if ticking yes, fill in box G)
- h) anything of a similar description to that falling within (e), (f) or (g) (if ticking yes, fill in box H)

Provision of entertainment facilities:

- i) making music (if ticking yes, fill in box I)
- j) dancing (if ticking yes, fill in box J)
- k) entertainment of a similar description to that falling within (i) or (j) (if ticking yes, fill in box K)

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

Sale by retail of alcohol (if ticking yes, fill in box M)

In all cases complete boxes N, O and P

A

Plays Standard days and timings (please read guidance note 6)			<u>Will the performance of a play take place indoors or outdoors or both – please tick</u> (please read guidance note 2)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish	<u>Please give further details here</u> (please read guidance note 3)		
Mon					
Tue			<u>State any seasonal variations for performing plays</u> (please read guidance note 4)		
Wed					
Thur			<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> (please read guidance note 5)		
Fri					
Sat					
Sun					

B

Films Standard days and timings (please read guidance note 6)			<u>Will the exhibition of films take place indoors or outdoors or both – please tick</u> (please read guidance note 2)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish	<u>Please give further details here</u> (please read guidance note 3)		
Mon					
Tue			<u>State any seasonal variations for the exhibition of films</u> (please read guidance note 4)		
Wed					
Thur			<u>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</u> (please read guidance note 5)		
Fri					
Sat					
Sun					

C

Indoor sporting events Standard days and timings (please read guidance note 6)			<u>Please give further details</u> (please read guidance note 3)
Day	Start	Finish	
Mon			<u>State any seasonal variations for indoor sporting events</u> (please read guidance note 4)
Tue			
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 5)
Fri			
Sat			
Sun			

D

Boxing or wrestling entertainments Standard days and timings (please read guidance note 6)			<u>Will the boxing or wrestling entertainment take place indoors or outdoors or both – please tick</u> (please read guidance note 2)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish	<u>Please give further details here</u> (please read guidance note 3)		
Mon					
Tue			<u>State any seasonal variations for boxing or wrestling entertainment</u> (please read guidance note 4)		
Wed					
Thur			<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> (please read guidance note 5)		
Fri					
Sat					
Sun					

E

Live music Standard days and timings (please read guidance note 6)			<u>Will the performance of live music take place indoors or outdoors or both – please tick</u> (please read guidance note 2)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish	<u>Please give further details here</u> (please read guidance note 3)		
Mon					
Tue			<u>State any seasonal variations for the performance of live music</u> (please read guidance note 4)		
Wed					
Thur			<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> (please read guidance note 5)		
Fri					
Sat					
Sun					

F

Recorded music Standard days and timings (please read guidance note 6)			<u>Will the playing of recorded music take place indoors or outdoors or both – please tick</u> (please read guidance note 2)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish	<u>Please give further details here</u> (please read guidance note 3)		
Mon					
Tue			<u>State any seasonal variations for the playing of recorded music</u> (please read guidance note 4)		
Wed					
Thur			<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 5)		
Fri					
Sat					
Sun					

G

Performances of dance Standard days and timings (please read guidance note 6)			<u>Will the performance of dance take place indoors or outdoors or both – please tick</u> (please read guidance note 2)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish	<u>Please give further details here</u> (please read guidance note 3)		
Mon					
Tue			<u>State any seasonal variations for the performance of dance</u> (please read guidance note 4)		
Wed					
Thur			<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> (please read guidance note 5)		
Fri					
Sat					
Sun					

H

<p>Anything of a similar description to that falling within (e), (f) or (g) Standard days and timings (please read guidance note 6)</p>			<p><u>Please give a description of the type of entertainment you will be providing</u></p>		
Day	Start	Finish	<p><u>Will this entertainment take place indoors or outdoors or both – please tick</u> (please read guidance note 2)</p>	Indoors	<input type="checkbox"/>
Mon				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Tue			<p><u>Please give further details here</u> (please read guidance note 3)</p>		
Wed					
Thur			<p><u>State any seasonal variations for entertainment of a similar description to that falling within (e), (f) or (g)</u> (please read guidance note 4)</p>		
Fri					
Sat			<p><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> (please read guidance note 5)</p>		
Sun					

I

Provision of facilities for making music Standard days and timings (please read guidance note 6)			<u>Please give a description of the facilities for making music you will be providing</u>	
			<u>Will the facilities for making music be indoors or outdoors or both – please tick</u> (please read guidance note 2)	
Day	Start	Finish	Indoors	<input type="checkbox"/>
			Outdoors	<input type="checkbox"/>
			Both	<input type="checkbox"/>
Mon			<u>Please give further details here</u> (please read guidance note 3)	
Tue			<u>State any seasonal variations for the provision of facilities for making music</u> (please read guidance note 4)	
Wed			<u>Non standard timings. Where you intend to use the premises for provision of facilities for making music at different times to those listed in the column on the left, please list</u> (please read guidance note 5)	
Thur				
Fri				
Sat				
Sun				

J

Provision of facilities for dancing Standard days and timings (please read guidance note 6)			<u>Will the facilities for dancing be indoors or outdoors or both – please tick</u> (see guidance note 2)		Indoors	<input type="checkbox"/>
					Outdoors	<input type="checkbox"/>
					Both	<input type="checkbox"/>
			<u>Please give a description of the facilities for dancing you will be providing</u>			
Day	Start	Finish				
Mon			<u>Please give further details here</u> (please read guidance note 3)			
Tue						
Wed			<u>State any seasonal variations for providing dancing facilities</u> (please read guidance note 4)			
Thur						
Fri			<u>Non standard timings. Where you intend to use the premises for the provision of facilities for dancing at different times to those listed in the column on the left, please list</u> (please read guidance note 5)			
Sat						
Sun						

K

Provision of facilities for entertainment of a similar description to that falling within i or j Standard days and timings (please read guidance note 6)			<u>Please give a description of the type of entertainment facility you will be providing</u>		
Day	Start	Finish	<u>Will the entertainment facility be indoors or outdoors or both – please tick</u> (please read guidance note 2)	Indoors	<input type="checkbox"/>
Mon				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Tue			<u>Please give further details here</u> (please read guidance note 3)		
Wed					
Thur			<u>State any seasonal variations for the provision of facilities for entertainment of a similar description to that falling within i or j</u> (please read guidance note 4)		
Fri					
Sat			<u>Non standard timings. Where you intend to use the premises for the provision of facilities for entertainment of a similar description to that falling within i or j at different times to those listed in the column on the left, please list</u> (please read guidance note 5)		
Sun					

L

Late night refreshment Standard days and timings (please read guidance note 6)			Will the provision of late night refreshment take place indoors or outdoors or both – please tick (please read guidance note 2)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish			
Mon			Please give further details here (please read guidance note 3)		
Tue					
Wed			State any seasonal variations for the provision of late night refreshment (please read guidance note 4)		
Thur					
Fri			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 (please read guidance note 5)		
Sat					
Sun					

M

Supply of alcohol Standard days and timings (please read guidance note 6)			Will the supply of alcohol be for consumption (Please tick box) (please read guidance note 7)	On the premises	<input type="checkbox"/>
				Off the premises	<input type="checkbox"/>
				Both	<input checked="" type="checkbox"/>
Day	Start	Finish	State any seasonal variations for the supply of alcohol (please read guidance note 4)		
Mon	12:00	23:00			
Tue	12:00	23:00			
Wed	12:00	23:00			
Thur	12:00	23:00			
Fri	12:00	23:00			
Sat	12:00	23:00			
Sun	12:00	23:00			
			Non-standard timings. Where you intend to use the premises for the supply of alcohol at different times to those listed in the column on the left, please list (please read guidance note 5) Customers in the outside space will be asked to come inside at 22:45 and if the premises is at capacity at this time they will be asked to finish their drinks and leave the outside space by 23:00.		

N

<p>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 8)</p>
--

O

Hours premises are open to the public Standard days and timings (please read guidance note 6)			State any seasonal variations (please read guidance note 4)
Day	Start	Finish	
Mon	12:00	23:00	
Tue	12:00	23:00	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 (please read guidance note 5)
Wed	12:00	23:00	
Thur	12:00	23:00	
Fri	12:00	23:00	
Sat	12:00	23:00	
Sun	12:00	23:00	

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

Please tick yes

- 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 failed to enclose the premises licence or relevant part of premises licence

P 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,e) (please read guidance note 9)

Since being declared open by John Denham MP on the 28th of February 2014 The Butcher's Hook Alehouse has attracted huge amounts of praise from the local community as well as Real Ale and Craft Beer enthusiasts. The pub has developed a reputation for serving the best quality refreshments in a congenial environment and has gone on to become the highest-rated nighttime attraction in Southampton in less than 6 months, based on Trip Advisor reviews.

CCTV , Challenge 25 and a zero-tolerance drugs policy are in operation on the premises and Door Staff are employed during busy periods.

We maintain a target customer base consisting of Real Ale and Craft Beer enthusiasts as well as members of the local community who enjoy meeting and socialising with like-minded neighbours. We do not stock products which lead to or encourage binge-drinking. This along with our strict refusals policy, have resulted in no significant incidents of violence or drunk and disorderly behaviour since opening and has helped us successfully meet the licensing objectives.

b) The prevention of crime and disorder

A fully operational CCTV system is in use at all times covering all areas of the premises including the outside area. The system records images at 25 frames per second is able to deal with low level light recording. Frames have clear date and time stamps. Recordings are kept for 28 days. Records of weekly testing are kept. The CCTV recorder is stored in a secure location within the premises. Any faults are reported to Hampshire Western Police within 24hours. Prominent signs are displayed informing customers that CCTV is in operation.

Refusals, Challenge 25 ID checks and Incidents are all detailed, recorded and checked weekly by the DPS. Records are kept for a minimum of 12 months.

A challenge 25 policy is in operation and all staff are trained in this. Advertising of this policy is prominently displayed.

All staff complete training in regards to prevention of the sale of alcohol to those under 18 and in spotting signs of intoxication and how to deal with this. Staff will are required to refresh the training every 6 months. A log of this training is kept and made available on request by those authorised to do so. Staff are required to perform a written multiple choice test related to the training and are required to gain a pass rate of 80% before being allowed to serve alcohol.

A zero tolerance approach to drug taking is in operation on the premises and signage is displayed warning of the repercussions of being caught using or in possession of illegal substances. Police are informed immediately if any such case arises.

We aim to cooperate fully with all responsible bodies with an interest in preventing crime and disorder, take on board all advice and guidance and implement any suggestions into the plans for the premises.

c) Public safety

A fire risk assessment (FRA) has been completed and control measures incorporated into the plans. FRA reviewed yearly or after significant change to layout. Emergency plan has been drawn up and managers fully understand the emergency procedures in the event of a fire. Manual Rotary Fire Alarm Bell positioned near to the fire escape sounding a 60db alarm heard throughout the premises.

Illuminated emergency exit sign maintained to 3 hours will be provided above the fire escape and above the exit from the toilet. A Safe-T Light will be positioned in the toilet providing 4 hours emergency lighting.

One Foam extinguisher plus one CO2 extinguisher positioned as shown on the plans and maintained by Classic Fire.

Fire safety equipment tested monthly and logged. Log book will be made available on request to authorised personnel.

Escape routes have been taken into account whilst planning the internal layout. Thoroughfare has been reserved leading towards exit which is wide enough for wheelchair access.

Maximum internal occupancy has been calculated using CLG guidance to be 40 persons.

Occupancy is monitored and public are refused entry once capacity is reached.

Tap water is made freely and easily available to customers. Service is refused to customers showing signs of drunkenness. Information about risks of drink-driving and excessive alcohol consumption are displayed.

First aid equipment is stored on the premises and maintained.

d) The prevention of public nuisance

Notices are prominently displayed asking customers to leave quietly and respect neighbours. These will be added to the outside area too.

Customers will not be able to take drinks outside after 10pm and noise levels will be checked regularly. Ash trays are provided and regularly emptied. Continual glass collections will take place inside and outside. The area outside the pub is covered by CCTV.

There is a designated space available at the front of the property which clearly marks the appropriate area for customers to use. Additional barriers will be put in place during service to corral customers into the designated drinking area. 2 Picnic benches will be provided with a maximum capacity of 12 seated persons. Once this area is considered to be at full capacity additional customers will be refused service until customers numbers have dropped.

Door staff are employed at busy times and part of their role is to ensure any customers outside the property are behaving in a responsible manor which does not create a disturbance for neighbours and residents. At times when Door staff are not present staff will make regular checks outside to ensure no disturbances are being caused. The outside area is fully visible to staff at all times through the large front window.

Neighbours have been encouraged to contact us immediately if any disturbances are caused. Mobile phone numbers of both managers have been left with The Bitterne Balti, and customers will be prevented from impacting other local businesses in anything other than a positive way. Plans are being discussed to relaunch the local traders association and a spirit of collaboration and cooperation is being encouraged between all local businesses.

We aim to cooperate fully with all responsible bodies with an interest in the prevention of nuisance, as well as taking on board all advice and guidance and implementing any suggestions into the plans for the premises.

e) The protection of children from harm

The nature of the business means that serving only high quality ales and a small selection of high quality ciders and wines, the majority of our customers are over the age of 30 or specifically interested in Craft-Beer and Real Ale. Our policy is never to specifically target younger drinkers through any marketing campaigns or product lines. However a written Child Protection Policy is kept on file and all staff will be trained to identify potential risks to children and how to implement adequate control measures.

All children on the premises are required to be supervised by an adult at all time

A challenge 25 policy will be operated and only Passports, Photocard Driver's Licences, PASS accredited age verification cards and National Identity cards will be accepted as identification. Staff will be trained on how to enforce the challenge 25 policy and their training will be regularly refreshed.

No gambling or entertainment of a sexual nature will ever take place on the premises.

Any artwork or interior decoration is assessed as to its suitability to being viewed by children. Any images deemed violent or sexually explicit in their nature are rejected for display.

Any board games or leisure activities carried out on the premises are checked for age classifications and are only be given the go ahead if deemed suitable to be played or witnessed by children.

Our policies regarding noise pollution are also aimed at preventing any disruption to families whilst children may be sleeping in what is a predominantly residential area.

We aim to cooperate fully with all responsible bodies with an interest in protecting children from harm, take on board all advice and guidance and implement any suggestions into the plans for the premises.

Please tick yes

- I have made or enclosed payment of the fee
- 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, LIABLE ON CONVICTION TO A FINE UP TO LEVEL 5 ON THE STANDARD SCALE, UNDER SECTION 158 OF THE LICENSING ACT 2003 TO MAKE A FALSE STATEMENT IN OR IN CONNECTION WITH THIS APPLICATION

Part 5 – Signatures (please read guidance note 10)

Signature of applicant (the current premises licence holder) or applicant's solicitor or other duly authorised agent (please read guidance note 11). **If signing on behalf of the applicant please state in what capacity.**

Signature	
Date	21/10/14
Capacity	DPS, Co-Owner & Manager

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 12). **If signing on behalf of the applicant please state in what capacity.**

Signature	
Date	21/10/14
Capacity	Co-Owner, Manager

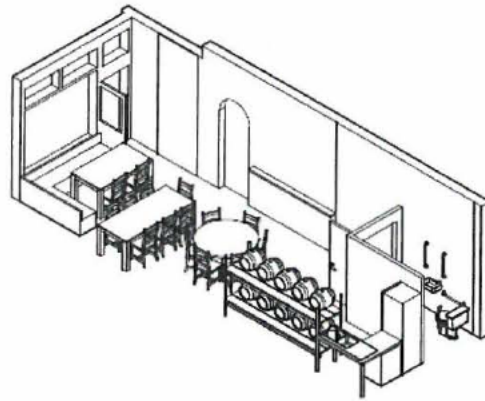
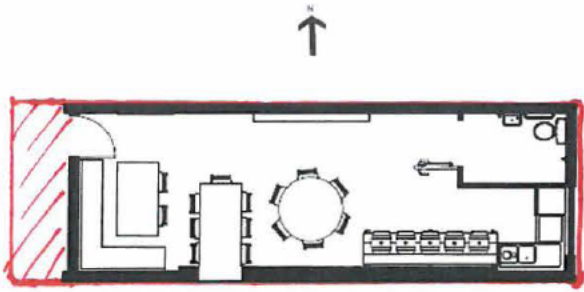
Contact name (where not previously given) and address for correspondence associated with this application (please read guidance note 13)			
Post town		Post code	
Telephone number (if any)			
If you would prefer us to correspond with you by e-mail your e-mail address (optional)			

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. 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 for consumption of these off-supplies you must include a description of where the place will be and its proximity to the premises.
2. Where taking place in a building or other structure please tick as appropriate. Indoors may include a tent.
3. 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.
4. For example (but not exclusively), where the activity will occur on additional days during the summer months.
5. For example (but not exclusively), where you wish the activity to go on longer on a particular day e.g. Christmas Eve.
6. 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.
7. If you wish people to be able to consume alcohol on the premises please tick on, if you wish people to be able to purchase alcohol to consume away from the premises please tick off. If you wish people to be able to do both please tick both.
8. 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, the presence of gaming machines.
9. Please list here steps you will take to promote all four licensing objectives together.

10. The application form must be signed.
11. An applicant's agent (for example solicitor) may sign the form on their behalf provided that they have actual authority to do so.
12. Where there is more than one applicant, both applicants or their respective agents must sign the application form.
13. This is the address which we shall use to correspond with you about this application.

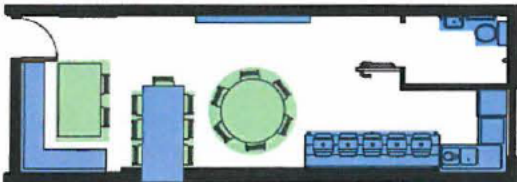


DRAWING TITLE	7 Manor House Road Premises License Drawing Plans
DRAWING NUMBER	BH007
DATE ISSUED	19/04/2013
DRAWING BY	Daniel Richardson
COMMENTS	
REVISIONS	
PAGE SIZE	A4
SCALE	1:100
SHEET	1 OF 3

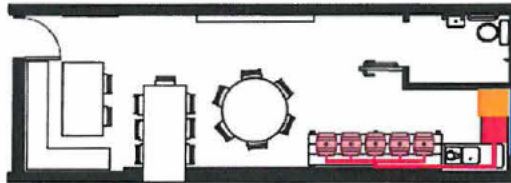
LICENSING

Fixed & Movable Furniture

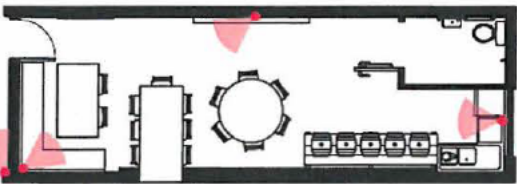
KEY:
 ■ Areas of fixed furniture
 ■ Areas of moveable furniture



Plant Equipment



CCTV Locations



The proposed drinks storage and dispense system is identical to those commonly used at Cask Ale Festivals. The system is designed to be simpler and easier to maintain than a standard cellar and bar setup which often require pressurised gases and chemical coolants.

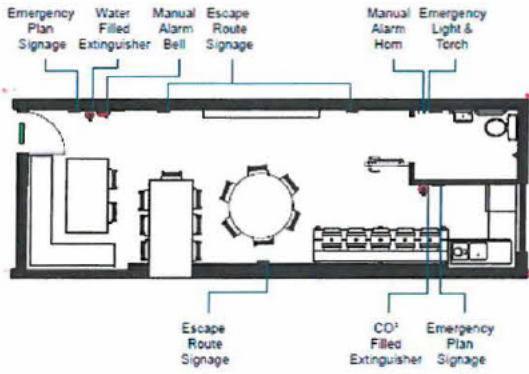
Stillaged casks are covered with Cask Jackets which have PVC pipes sewn into them through which cooled water is re-circulated. A water cooling unit (shown in red) is situated under the work surface at the back of the property. This pumps cooled water through the network of pipes connected to the cask jackets to keep the beer at the optimum temperature of 11-13°C.

A bottle fridge (shown in orange) will be also located at the rear of the premises.

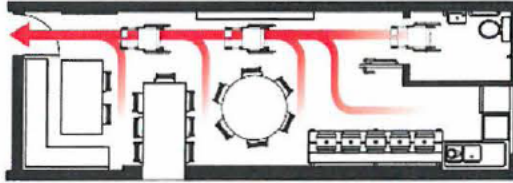
The fridge and water cooler are both typical air cooled units and do not require external heat dumps. However they have been positioned next to the window at the rear of the property (shown in blue) which will provide adequate ventilation as expressed by the equipment manufacturers.

DRAWING TITLE	7 Manor House Road Premises License Drawing Plans
DRAWING NUMBER	BH006
DATE ISSUED	19/04/2013
DRAWING BY	Daniel Richardson
COMMENTS	
REVISIONS	
PAGE SIZE	A4
SCALE	1:100
SHEET	2 OF 3

Fire Safety Equipment



Escape Routes



DRAWING TITLE	7 Manor House Road Premises License Drawing Plan
DRAWING NUMBER	BH-009
DATE ISSUED	19/04/2013
DRAWING BY	Daniel Richardson
COMMENTS	
REVISIONS	
PAGE SIZE	A4
SCALE	1:100
SHEET	3 OF 3

Plan not reproduced to scale.

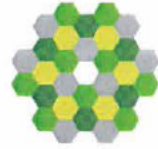
LICENSING



Annex 4 – Plans

Land Registry
Current title plan

Title number **HP699808**
Ordnance Survey map reference **SU4314SE**
Scale **1:1250**
Administrative area **Southampton**



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Dr. Tim Chown
49 Chetwynd Drive
Southampton
Southampton
SO16 3HY

11:28 PM on 13 Nov 2014

I fully support the application as someone who has lived in Southampton for over 30 years.

The Butcher's Hook is a new, unique, and high quality outlet providing a service and entertainment for beer connoisseurs that is unmatched elsewhere in the city. The venue attracts a responsible, mature audience, probably due to its location away from the city centre.

The addition of external seating would allow this excellent alehouse to offer patrons the chance to enjoy sitting outdoors when the weather permits. The view back across the bridge is excellent, particularly at dusk and night.

I hope that the Council supports this application, just as it has the expansion of Southampton's only brewpub, the Platform Tavern, which I also welcome wholeheartedly.

Dr. Tim Chown
Via Public Access

Ms Elizabeth Batten
44 Manor Farm Road
Southampton
Southampton
SO18 1NQ

4:57 PM on 13 Nov 2014

The Butcher's Hook has been a welcome addition to Bitterne Triangle, bringing a relaxed and enjoyable atmosphere, plus a real sense of community involvement. I would like to support this application and look forward to being able to sit outside in the sunny weather with a very nice local ale.

Ms. Elizabeth Batten
Via Public Access

Mr. Ian Turner

6:44 PM on 14 Nov 2014

This is a great mature bar and this tiny little outside area will be lovely looking over the park and really add to the Bitterne triangle area. This sort of new wave responsible drinking establishment is something we should all encourage. I urge you to approve this.

Mr Ian Turner

Via Public Access

Ms. Vicki Holland
29 Whitworth Road
Southampton
Southampton
SO18 1GE

4:27 PM on 13 Nov 2014

The Butcher's Hook has been such a marvellous addition to Bitterne Park Triangle and is helping to revive the area. We have been much in need of a nice, well-run local pub/meeting place for people in the area. It contributes and gets involved with local events and activities, it is really enthusiastically and well run, and has proved so popular with Bitterne Park residents that it is often full to capacity. It would be really nice if it were allowed to put a few tables and chairs outside during in the summer so that people could sit out with their drinks. The establishment is so well run and the clientele so friendly and well behaved that I cannot foresee any noise or behaviour problems occurring. It would be really good to encourage this fledgling business to develop and evolve. It has proved to be such a hit with residents.

Ms. Vicki Holland
Via Public Access

Mrs. Rachael Birchall
12 Alcantara Crescent
Southampton
SO14 3HR

6:35 PM on 13 Nov 2014

Whenever I have used this pub the owners and customers have been very responsible and I believe would continue to be with this new area.

Mrs Rachael Birchall
Via Public Access

Mr. Steve Adams
65 Ash Tree Road
Southampton
Southampton
SO18 1NA

5:28 PM on 13 Nov 2014

What a lovely proposal for Bitterne Park residents to take in the fresh air and be social with other local people and be part of the community. This is what the area needs as the pubs around Bitterne Park are few.

Mr. Steve Adams
Via Public Access

Mr. Colin Sutherland

26 Furze Road

Southampton

Southampton

SO19 8PE

4:48 PM on 13 Nov 2014

This application should be fully supported for the following reasons:

The butchers hook is a local small business would should be fully supported especially in today's age of large companies;

The premises next door has already got a seating area at the front of their restaurant so there should be no objection as the Butcher's Hook wouldn't be the first business to do it and will cause no undue obstruction to the pavement;

All external activities will be covered by a combination of door staff and/or CCTV;

The Butcher's Hook does not attract the typical "boozey" culture that other pubs in the area may attract. From personal experience i can attest that the customers are overwhelmingly polite and considerate of local residents and businesses.

Mr. Colin Sutherland

Via Public Access

Ms. D Morris
47A Manor Farm Road
Southampton
Southampton
SO18 1NR

8:38 AM on 14 Nov 2014

This variation will enhance the growing sense of community for Bitterne Park, and provide visible examples of responsible and sociable drinking for all residents and especially young people in the area. Local "Triangle" cafes have increasingly provided small outdoor areas for use by customers in good weather, this improved amenity is fostering a greater sense of community and neighbourliness in Bitterne Park.

Ms. D Morris
Via Public Access

Mr Michael Best
26 Home Farm
East Tytherley Road
Lockerley
SO51 0JT

9:05 AM on 14 Nov 2014

Since opening the Butchers Hook has become a valued social and cultural amenity in the Bitterne Triangle and Southampton. The success of the venture proves this point and it must be supported to allow it to grow.

Mr Michael Best
VIA Public Access

Dr. Paul Garside
Ground Floor Flat 35
Hillside Avenue
Southampton
SO18 1LD

7:16 PM on 14 Nov 2014

It will be a welcome addition to a popular pub which is an asset to the local community.

Dr. Paul Garside
Via Public access

MR. Paul Jenks
44 Hillside Avenue
Southampton
Southampton
SO18 1JY

5:53 PM on 13 Nov 2014

The Butcher's Hook has quickly established itself as a pleasant and friendly place to have a drink. It has increased footfall on the Triangle to the benefit of surrounding businesses.

A number of other businesses have started putting tables outside which enhance the atmosphere of the Triangle. Outside seating would be a welcome additional facility for customers of the micro pub, and as they are only open until 23:00 I do not think that there would be any noise problem.

I fully support the application.

VIA Public Access

Licensing Team,
Southampton and Eastleigh Licensing Partnership,
PO Box 1767,
Southampton
SO18 9LA



14th November 2014

Ref: Butchers Hook, Bitterne Triangle, SO18 1NN

Dear Licensing

I am writing as a concerned local resident to object to a licensing application (for a planned outside seating area) for the Butchers Hook.

I live at Bitterne Triangle and have done for many years. When the Butchers Hook first opened they had many customers spilling out onto the pavement every time they were open. Sometimes there would be up to 20 or 30 people hanging around drinking on the street and obstructing the pavement. This is quite intimidating for a person like me, I am an older gentleman of 69 and found it daunting walking through the groups of people just to get back from the local shops to my apartment. I feel that it also must be intimidating for other people too regardless of their age. It must be intimidating for women, or people with their children to have to walk through or around onto the road to avoid large groups of drinking and smoking adults.

The obstruction to the pavements has carried on the whole time they have been open even though they now employ a doorman. I'm not entirely sure what they employ these doormen for because they don't seem to stop the customers hanging around outside and blocking the pavement. When the people are crowding in a group on the street outside the Butchers Hook, apart from it being intimidating, it also prevents access to the other shops for disabled people. How are people on mobility scooters or in wheelchairs, or those with limited movement supposed to get past them? They do not always move out of the way as I have seen myself. I personally believe that the crowds of people outside this pub should be considered a public nuisance.

I do not feel that it will be a good idea if they are allowed to put an outside seating area there. I feel that already it causes a nuisance as it is with the hordes of drunken people outside. If they put seating there, that will reduce the space for passers by on the pavement and will mean that smokers will be pushed further out from the front of the property. When the warmer weather comes around again, this problem is going to get even worse and I personally am already beginning to dread the idea of the summer. This is not fair as summer should be looked forward to not dreaded. I think it is extremely unfair that this one business affects the local residents in this way.

I live across the street from the pub and I find that I can hear their customers outside as they can be very noisy. I believe it must be even worse for the residents living closer to the pub and have spoken to some of their neighbours who are getting more and more frustrated with the noise. They have even started playing live music on the weekends which is beginning to become an annoyance. It is not fair to have loud live music in such a residential area on a Sunday! Something really needs to be done about it and granting them permission for an outside seating area is only going to encourage more customers and therefore more noise.

I have lived at the Triangle for over 26 years and in that time there has never been a single business that has caused so much nuisance, annoyance and frustration to myself and other residents. With this in mind, I do not feel that it is suitable to have an outside seating area at such a small property when the number of customers clearly outweighs the amount of space available. They cannot control the customers they have now let alone if they try to encourage even more.

Also, the fact that they are serving high strength beer and cider in their pub, up to 11% abv, higher than normal beers, is quite worrying. This results in many drunken customers outside causing problems for local residents. I have personally experienced unwelcome behaviour from a drunk customer and I know that a local, long serving business owner also had an incident with an aggressive drunk customer of theirs which was reported to the police. This cannot be allowed to continue or encouraged to get worse.

I am objecting to the seating area/ extension of the Butchers Hook license on the grounds of prevention of public nuisance, prevention of crime and disorder and also for public safety grounds. I hope that you seriously consider my objection when making your decision.

Best regards,

A black rectangular redaction box covering the signature of Gordon Gray-Drummond.

Gordon Gray- Drummond

3B The Triangle

Cobden Avenue

Southampton

SO18 1FZ

Licensing Team
Southampton and Eastleigh Licensing Partnership
PO Box 1767
Southampton
SO18 9LA

13/11/2014

Dear Sir/ madam

I live at 5D Manor Farm Road which is at the back of the Butchers Hook. I have not had a great experience with the place in the eight months it has been open. I feel I need to object to the proposed outside seating area as I feel it is going to cause more of a nuisance to me and the other local residents.

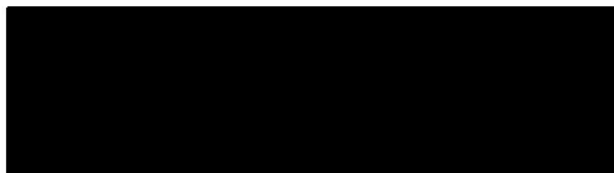
I already struggle with the noise from the place. There is some kind of loud extractor fan or something at the back of their place which makes a really loud noise and has been keeping me awake. On top of this, the customers are generally noisy too. I can hear them even when my windows are closed!

As well as the noise, I have problems with the sheer amount of people hanging around. I have been burgled before and experience anxiety around strangers hanging around my property. It is very dark around the flats here and the people hanging around just add to the discomfort I already feel. I think that if there is seating available out the front it will just increase the numbers of drunk people loitering in the area. Already it makes me anxious and on edge when I have to go past the pub to get to the shops. I have to fight through groups of sometimes drunken people blocking the pavement or I am forced to go around them into the road. I don't think this is very safe at all. I feel intimidated a lot of the time.

I hope that you will take my concerns into consideration when deciding whether or not to grant an extension to their license to allow for a seating area outside. I really do think that if they are allowed to increase the number of customers they can have there that it will cause even more of a public nuisance than it does already. I know I am not the only local who is objecting to the proposed seating area so I do hope you listen to our concerns. Thank you.

Yours faithfully

Chloe Mason
5D Manor Farm Road
~~Golden Avenue~~
Southampton
SO18 1NN



Licensing Team,
Southampton and Eastleigh Licensing Partnership,
PO Box 1767,
Southampton
SO18 9LA



14th November 2014

RE: Butchers Hook outside seating area application

Dear Sirs

I have written and complained several times about the Butchers Hook for various reasons since they opened. I am now writing again because they have put in an application for an outside seating area and this is something that I strongly object to on the basis that I believe it will create a public nuisance and may increase instances of crime and disorder.

There have been numerous complaints over the last eight months to various departments and organisations including licensing, the Council, the Police, various MPs/ councillors and the pub itself. Nothing has improved and in fact, things have just got worse. The pub owners have even started to have live music events at the weekends after we raised concerns about the levels of noise affecting our restaurant. They were supposed to fit sound proofing as agreed when they first got their license but of course they have not bothered even though we have requested it several times.

We originally objected to the license before it was granted because we had several fears about how it would affect us. It has since transpired that we were correct in every concern we raised. The noise and the groups of people hanging around out the front of the property have been the main two headaches for us and local residents as well.

The noise levels are quite simply intolerable and drown out our own ambient music that we play in the restaurant for our customer's pleasure. That is just noise from the customers; the levels become unbearable once they start playing live music. We actually had customers leave the restaurant before finishing their meals because they found the noise to be too irritating and they told us this themselves.

The groups of people hanging around the front of my property became so irritating and upsetting to my customers that I paid for a railing to be erected out the front to keep their customers away. I feel that if they are allowed to put seating out the front it will just cause the number of people loitering and causing a nuisance to increase. Already they block the pavements and cause an obstruction for people wishing to pass to get to other local businesses so if there are picnic tables out on the pavement it will just reduce the amount of space for smokers to stand. This will likely result in the people spreading out further afield. It will also encourage more customers in and to be honest, I don't believe that is a good thing for a pub which is so tiny already.

I have had an incident where a drunken Butchers Hook customer racially abused and physically assaulted me in my own restaurant. This was reported to the police and dealt with but in my 16 years running my restaurant here at the Triangle this has never happened before. They serve very

strong beers in that pub and I feel that encouraging more customers by granting this seating area will just result in an increase in incidents like this.

My customers reported feeling intimidated when coming into and out of the restaurant, by the many people outside smoking and drinking. Before I put the railings up we had people leaning against our windows, banging on them and generally leering at our customers who were trying to enjoy an evening out. This is something we do not want for our customers.

We strongly object to the planned outside seating area as we believe it will just add to the myriad problems already being experienced by us and other local residents. I know for a fact that we are not the only ones who have been experiencing problems with the noise and customers from the pub so I do hope that we are listened to when you make your decision on whether to allow the outside seating area or not.

Warmest regards,

A black rectangular redaction box covering the signature of Santa Jancenoka.

Santa Jancenoka
Bitterne Balti
9 Manor Farm Road
Southampton
SO18 1NN

Licensing Team,
Southampton and Eastleigh Licensing Partnership,
PO Box 1767,
Southampton
SO18 9LA

11th November 2014

I am writing to object to a planned outside seating area for the Butchers Hook. I am a local resident and feel it is going to cause more of a nuisance than it already is!

I live with my family in the flat at the back of 5B Manor Farm Road, behind the Butchers Hook. I have been getting increasingly frustrated by the place since it opened. Me and my family have been affected by noise and odours as well as feeling uneasy and like we're being watched when we go in or out of our flat.

I have three children under the age of 10 and have problems getting them to sleep on the days when the Butchers Hook is open. The place can be very noisy and quite frankly smelly when they have the windows open. We can hear the noise even though we keep our windows shut. On top of the noise from the people inside the pub, there is an extractor fan of some sort right by our front door and it is really loud. They recently tried to stop it being so loud by stuffing what appears to be beer mats or paper of some sort around the fan to stop it making a noise. It hasn't really worked.

The smell that comes from the property when their windows are open isn't very nice and we are getting very fed up with it on top of all the noise. It really is causing my family to become quite irritable and frustrated as I mentioned that my children and me and my partner struggle to sleep.

The window at the back of the property used to be blocked up but now it has been cleared and we feel like people are watching us whenever we leave or return to our home. It is an uncomfortable feeling for me and my children.

My children's bedroom window is directly above the Butchers Hook and the noise is very loud in their room, even with windows closed, when people are outside smoking and drinking. I am a bit concerned as I've now heard that they want to put seating outside so they can get more customers out there. This is worrying for me as my kids are already suffering and not sleeping properly so I can only imagine it will get a lot worse if there are even more people out there. Who knows what it would be like if they extended opening hours too. It would be unbearable!

Also, the pub has recently had live music on Sunday evenings until fairly late which I think is a bit out of order as it is the start of the school week. My kids need to get some sleep! There is never any warning to the music either which I feel is unfair to their neighbours.



I hope my fears as a local resident and direct neighbour of the Butchers Hook are taken into consideration when the Council is deciding whether or not to allow extra seating outside and also if and when the license is next reviewed.

Yours faithfully



Jide David
5B Manor Farm Road
Southampton
SO18 1NN