

Evans, Kieran

From: Frank Fender <frank@fjlicensingolutions.co.uk>
Sent: 19 October 2016 19:17
To: Olney Town Council Clerk
Cc: Evans, Kieran
Subject: Olney Wine Bar and Brasserie, 9 High Street South, Olney

Dear Mr Costello

I am the consultant who submitted the application for a new premises licence for Olney Wine Bar and Brasserie. I act on behalf of the applicants, Olney Wine Bar and Brasserie Limited.

The Licensing Authority at Milton Keynes Council have made me aware of the representation which you have made in respect of this application. Your representation has been forwarded to me, as required under The Licensing Act 2003, and I am writing to you in order to address the concerns you have expressed.

As you have made a valid representation, the application will be determined at a hearing of the Licensing Sub Committee at Milton Keynes Council - unless you feel we have addressed your concerns satisfactorily and you are minded to withdraw the representation. Obviously, I am hoping that after you read this email, you will consider withdrawing the representation, although I fully respect your right to maintain the representation and to have it heard before the said sub committee.

I am not sure if you are aware, but the Olney Wine Bar already has an existing premises licence, which permits the premises to open from 08.30hrs to 01.00hrs on a Monday, Tuesday and Wednesday, from 08.30hrs to 02.00hrs on a Thursday, Friday and Saturday, and from 08.30hrs to 00.30hrs on a Sunday.

These are the current opening hours for the premises, authorised for Olney Wine Bar. The hours for the different licensable activities are slightly different:

The hours currently permitted for the sale of alcohol are currently from 10.00hrs until 00.30hrs on a Monday, Tuesday and Wednesday, from 10.00hrs to 01.30hrs on a Thursday, Friday and Saturday, and from 12.00hrs to 23.30hrs on a Sunday.

The hours currently permitted for music entertainment and performance of dance, are from 20.00hrs midnight on a Monday, Tuesday and Wednesday, from 21.00hrs to midnight on a Thursday, Friday and Saturday and from 12.00hrs to 23.00hrs on a Sunday.

The application currently at the Council Offices seeks to standardise the hours for the various permitted licensable activities, and the terminal hours sought for the activities are similar to the existing licence - although the terminal hour for the music entertainment hours sought are a little longer than the existing hours.

What I am trying to say here, is that there is already an existing licence to allow activities for hours which are not too dissimilar to those already permitted.

This does of course, beg the question - why a new application then?

The answer to that question is simple. The current licence relates to the current Olney Wine Bar premises at 9 High Street South. I am sure that the Town Council is aware that the premises next door, Cross Keys House (number 11) has been acquired by my client and planning permission has recently been granted to make alterations to that building, to link it to the existing wine bar. The new application takes the new premises (Cross Keys House) into account as well.

There is also to be refurbishment work carried out in both Cross Keys House and the existing Olney Wine bar. When renovations take place at existing licensed premises, an application has to be made to the Licensing Authority for permission to make those changes. The changes being made here mean a new application is the sensible way forwards.

Once refurbished, and open to the public, the premises intends to operate as a wine bar and brasserie. The space on the ground floor of the premises will be larger than before, and there will also be 2 smaller private dining / function rooms on the first floor. This promises to be a venue which will serve Olney proud, rather than become a blight to the community.

There will be an emphasis on food at these premises - as the word 'brasserie' would suggest. The music entertainment is sought as part of the application, so that customers who have been dining can enjoy some music, and even have a dance if that is their wish. The intention is to provide a pleasant, relaxing environment where customers can feel safe and spend an enjoyable evening.

Your representation suggests the narrow footpath outside these premises to be narrow and therefore a threat to the safety of persons who are under the influence of alcohol - I would ask you to consider that not everyone who goes out for a drink, intends to get drunk or even become drunk. People have a personal responsibility to look after themselves.

The footpath outside the public house on the opposite of High Street South is not too dissimilar in width to the footpath outside my client's premises - I am not aware that there have been any issues of public safety as a result of that?

Nor am I aware of any accidents of the nature you suggest could occur, from when the premises was previously open to the public. I would point out that vehicle users are restricted to 30mph on this road, and visibility is good in this area (no blind bends etc). Traffic would also be at a reduced level in the later evenings.

Your concerns about taxis dropping off and picking up customers outside these premises is noted. Whilst it is out of the applicants hands to tell taxi / private hire drivers where to stop (drivers have individual responsibilities to comply with road traffic laws, including parking) - I do not consider it to be unreasonable for my client to make contact with local taxi / private hire companies and request them to carefully consider where they drop off and pick up customers, and I will recommend this action to be undertaken.

Your final concern is in respect of the potential for noise disturbance as a result of the late night operation of the premises. You have then proposed hours which you suggest would be acceptable to the Town Council.

I would again draw your attention to the hours which are already granted in respect of the Olney Wine Bar - which are later than what you have suggested.

As part of the application, we have also proposed certain measures to reduce the impact of noise nuisance, and we have also agreed additional measures with the Environmental Health Officer at Milton Keynes Council. I believe you have been made aware of these measures by Mr Evans, Licensing Officer at Milton Keynes Council (whom I have copied into this email).

In concluding this email, we are confident that the reopening of Olney Wine Bar will be welcomed by the vast majority of the local community. The wine bar had a superb reputation and not only attracted local people from Olney, but also people from surrounding towns and villages. This is something which Olney should be proud of, and it is expected that the reopening of the premises will bring a similar pride to the area.

If after reading this email, the Town Council are minded to remove their representation, then I would ask you to make contact with the Licensing Authority to do so. If you feel further clarification is required, then please do not hesitate to contact me either by return email, or on my number below.

Thank you for taking the time to read this email and I look forward to hearing from you.

Kind regards

Frank

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